

DSWD Sec. Rex Gatchalian meet with Aeta community and leaders

Department of Social Welfare and Development (DSWD) Secretary Rex Gatchalian greets the chieftains and community leaders of an Aeta community in Barangay Maruglu, Capas town in Tarlac province during the participatory dialogue conducted by the staff of the Kapit-Bisig Laban sa Kahirapan-Comprehensive and Integrated Delivery of Social Services (KALAHI-CIDSS).

The dialogue, which was part of the pilot implementation of the Social Protection for Indigenous Peoples (IP) in the IP community, was held to gain an in-depth understanding

of socioeconomic issues of the Aeta group. Joining the DSWD Secretary in the launch were local officials led by Tarlac Provincial Governor Susan Yap, Tarlac 3rd District Representative Noel “Bong” Rivera, Capas Mayor Roseller “Boots” Rodriguez, and Vice Mayor Alex Espinosa.

Philippine Army 72nd Brigade Commander BGen. Gulliver Siñeres also showed his support to the event.

The DSWD officials who attended the activity were Undersecretary for Legislative Affairs Fatima Aliah Dimaporo, Asst.

Secretary and Chief Information Officer Julius Gorospe, Information and Communications Technology Management Service Director Christian Joseph Regunay, and Field Office-3 (Central Luzon) Regional Director Venus Rebulde. Source: DSWD



City Government of Bacoor

PINANSYAL NA TULONG PARA SA MGA BACOOREÑO

Pinangunahan ni Mayor Strike B. Revilla at ni Sen. Ramon “Bong” Revilla Jr. kasama sila Vice Mayor Rowena B. Mendiola, Sangguniang Panlungsod Members ang pamamahagi ng pinansyal na tulong sa mahigit dalawang libong Bacooreño na benipisyaryo ng Assistance to Individuals In Crisis

Situation (AICS) na programa ng Department of Social Welfare & Development (DSWD). Ang pondong ipinamahagi ay galing sa tanggapan ni Sen. Bong Revilla Jr. na inilaan sa Lungsod ng Bacoor.

Nag bigay naman ng minsaha si Cong. Lani M. Revilla sa mga Baco-

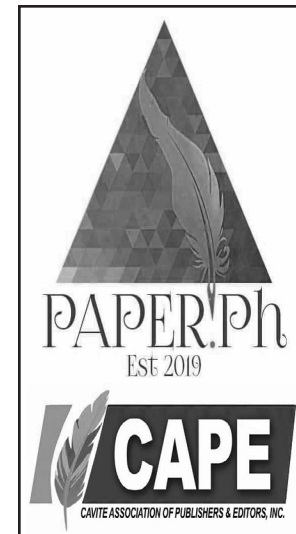
oreñoong benipisyaryo na nag mula sa Barangay Maliksi 1 & 2, Habay 1 & 2.

Ibinahagi naman ni Sen. Bong Revilla Jr. ang bagong batas na inaprunahan ni Pangulong Bong Marcos na Expanding the Coverage of the Centenarian Act. 2016.

Sa huli, nagpasalamat si Mayor Strike

B. Revilla sa tulong na ibinibigay ni Sen. Bong Revilla Jr. dahil hindi nakakalimot ang senador sa mga kababayan nitong Bacooreño. Patuloy ang pamamahagi ng AICS o tulong pinansyal sa mga Bacooreño nangangailangan.

As We Strike At Home ka Dito!



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4Ps beneficiaries migrating to e-wallets

City Government of Imus

Barangay officials, MOVE – KATROPA para sa mga kababaihan



TINGNAN: Karagdagang suporta ang hatid ng Men Opposed to Violence Everywhere – KALalakihang Tapat sa Responsibilidad at Obligasyon sa Pamilya (MOVE – KATROPA) Barangay Level nang mahalal ang mga officer nito noong Biyernes, Pebrero 23, 2024, sa Function Hall ng New Imus City Government Center.

Hinirang bilang presidente si Jhunn

Camia, vice president si Romeo Ramos, secretary si Ronnell Garcia, assistant secretary si Niel Camerino, treasurer si Markey Tapawan, assistant treasurer si Vicente Katigbak, auditor si Renato Lemsic, at public relations officers sina Rex Cale at Rogie Cocjin.

Muli ring katuwang ang Gender and Development Unit at City Social Welfare and Development Office sa oryentasyon ukol sa papel ng mga miyembro

at officer ng MOVE – KATROPA para sa patuloy na pagsusulong ng kamalayan hinggil sa karahasang dinaranas ng mga kababaihan at bata mula sa mga kalalakihan.

Ang MOVE ay itinatag ng Philippine Commission on Women noong 2016 para sa pagpapalitan ng kampanya laban sa karahasan sa mga kababaihan at bata.

(Photos by: Imus CIO/ Imus CTHO)

The Department of Social Welfare and Development (DSWD) is now in the process of migrating beneficiaries of the Pantawid Pamilyang Pilipino Program (4Ps) to e-wallets which can easily be used to send and receive money, purchase food as well as other goods and services.

“The wave of the future is cashless transac-

tions. This is an upgrade from the 4Ps beneficiaries basic deposit accounts from the current automated teller machine (ATM) cards to electronic or digital wallets such as G-Cash and Pay Maya,” DSWD Asst. Secretary for Strategic Communications Romel Lopez, who is also the agency’s spokesperson, said on Friday (March 1).

E-wallets like Gcash that are most helpful to 4Ps beneficiaries living in geographically isolated and disadvantaged areas (GIDA) since they would no longer have to troop to the ATM which are situated in the town proper. “For GIDA beneficiaries, going to the nearest ATM is costly and hard.

Asst. Secretary Lopez pointed out that e-wallets are most helpful to 4Ps beneficiaries living in geographically isolated and disadvantaged areas (GIDA) since they would no longer have to troop to the ATM which are situated in the town proper.

“For GIDA beneficiaries, going to the nearest ATM is costly and hard. E-wallets like Gcash that are most helpful to 4Ps beneficiaries living in geographically isolated and disadvantaged areas (GIDA) since they would no longer have to troop to the ATM which are situated in the town proper.

PH Dengue cases down

Based on data as of February 23, 2024, the Department of Health (DOH) reports a notable 11% reduction in Dengue cases nationwide was observed from January 14 to 27, 2024, with 7,434 cases, in comparison to the preceding period from January 1 to 13, 2024, which had 8,368 cases.

There is a further decrease in the subsequent period from January 28 to February 10, 2024, where only 5,267 cases were recorded.

It is important to note that these figures may be subject to change due to potential delayed consultations and reporting.

Region X and Caraga showed case increase in the recent 3-4 weeks (January 14 to 27) compared to 2 weeks prior (January 1 to 13), reporting 1,384 and 715 new cases in the recent 4 weeks, respectively.

From January 1 to February 10, 2024, a total of 67 deaths were reported, resulting in a case fatality rate (CFR) of 0.32% for

the year 2024. The DOH continues to monitor and assess the situation to implement necessary measures and interventions.

The DOH encourages all to strengthen implementation of the 5S strategy against dengue: Search and destroy mosquito breeding sites, use Self-protection measures, Seek early consultation, Say yes to fogging where needed, and Start and sustain hydration. Source: DOH



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PH and Spain explore Rules-based Order

The 10th Edition of the Philippines-Spain Forum (X Tribuna) opened at the Conservatory of the Peninsula Hotel. The two-day event was jointly organized by the Philippine Chamber of Commerce and Industry (PCCI), through its Philippine-Spain Business Council (PSBC), and Casa Asia, a Spanish public consortium. The Tribuna is an annual platform for dialogue between Spain and the Philippines that encourages multi-stakeholder collaboration and cooperation in the fields of public, cultural and economic diplomacy.

Under the theme "Shaping the Future of Philippine-Spanish Relations," Foreign Affairs Undersecretary for Bilateral Relations and ASEAN Affairs, Ma. Theresa P. Lazaro, delivered a Key-note Address, emphasizing the profound significance of the theme as the Philippines and Spain navigate through this era of technological advancements, shifting geopolitical landscapes, and evolving global challenges.

Undersecretary Lazaro underscored that "a rules-based international order is essential for na-

tions to thrive in peace and effectively address changes and challenges." She acknowledged the collaborative journey of the Philippines and Spain over the years to address shared threats and enhance their partnership for the progress and prosperity of their peoples. This includes both countries' commitment to upholding a maritime regime based on UNCLOS, including Spain's expression of support for the 2016 Arbitral Award; joint projects to promote good governance in the Bangsamoro; initiatives to foster defense



Foreign Affairs Undersecretary for Bilateral Relations and ASEAN Affairs Ma. Theresa P. Lazaro delivers the keynote address for the Philippine side at the 10th Edition of the PH-Spain Forum (X Tribuna)

dialogues and capacity-building programs; and efforts to further expand their robust economic engagements.

As the other Key-note Speaker, Mr. Carlos Moreno, Director General for North America, Eastern Europe, and Asia and the Pacific of the Ministry of Foreign Affairs, European Union, and Cooperation (MAEC), underscored Spain's firm resolve to defend international law and the rules-based order, recognizing the global impact of issues in the Indo-Pacific region.

Mr. Moreno mentioned Spain's interest to boost trade and investments between the two countries. He also expressed optimism for the resumption of negotiations of the PH-EU Free Trade Agreement, and looked forward to its immediate conclusion. The panel discussion on the situation in the Indo-Pacific was

equally insightful and featured Undersecretary for Migrant Workers' Affairs, Eduardo Jose A. de Vega, alongside esteemed panel members such as Strategic base President, Prof. Victor Andres Manjit, Casa Asia Director Emilio de Miguel, and Dr. Mario Esteban of the Autonomous University of Madrid. Together, they shed light on the pressing security risks in the Indo-Pacific region, providing valuable perspectives and analysis.

This year's edition of the Tribuna featured four comprehensive sessions covering a range of topics such as the geopolitical situation in the Indo-Pacific region, food security and supply chains, digitalization, infrastructure development for tourism, and energy security.

The Tribuna offered participants from various sectors such as government, business, academia, and research institutions a platform to discuss multi-sectoral issues that impact Philippine and Spanish businesses.

Source: DFA

4Ps beneficiaries migrating to e-wallets

(From page 1)

In line with the DSWD's planned migration to e-wallets, the 4Ps national program office held a simultaneous pilot implementation of its Digital Financial Literacy Program (DFLP) in Quezon City. The DSWD spokesperson explained,

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City Government of Carmona

ANNUAL PHYSICAL EXAMINATION AT MEDICAL CHECK-UP FOR 137 BHWs NG CARMONA

Sinimulan kahapon ng City Health Office ang Annual Physical Examination at Medical Check-up ng nasa 137 na Barangay Health Workers (BHWs) ng City of Carmona. Ito ay para masigurado ang kanilang magandang kalusugan at para sa kanilang local and provincial accreditation upang patuloy silang makapagbigay serbisyo publiko sa mga mamamayan.



DENR plans for construction of Marine Research Stations

(From page 11)

Miguel Cuna, Undersecretary Augusto Dela Peña, and Head Executive Assistant Joaquin Loyzaga led the tree-growing activity within the green spaces at the Regional Government Center in Tuguegarao City. They also led the groundbreaking ceremony for the PENRO Cagayan building graced by Cagayan 3rd District Representative Joseph Lara who intervened with the necessary information center, pasalubong stalls; and installation of water and solar-powered generation systems.

During the visit, Secretary Loyzaga together with Undersecretary Juan

stakeholders of National Irrigation Administration, SN Aboitiz, the provincial government of Isabela, Cagayan State University, and local government unit of Ramon, Isabela for the strengthening of Magat watershed; and with Cagayan Governor Manuel Mamba and Tuguegarao City Mayor Maila Ting-Que for the improvement of the Department's priority programs implementation. Source: DENR

"Nothing in life is to be feared, it is only to be understood. Now is the time to understand more, so that we may fear less." Marie Curie

4Ps beneficiaries migrating to e-wallets

(From page 10)

Oro City also underwent the DSWD spokesperson. Digital Financial Literacy orientation where they also learned online banking safety to prevent themselves from scams and fraud.

"Since 2019, the DSWD has been embarking on financial inclusion initiatives to ensure that all 4Ps beneficiaries have fully functioning transaction accounts that they can utilize to help them save money and empower them to become more financially independent," Asst. Sec. Lopez said.

The initiative is to help 4Ps beneficiaries access a wide array of financial opportunities to support their economic sustainability, according to

the DSWD spokesperson. "With the pilot implementation of the Digital Financial Literacy Program in the Family Development Sessions (FDS) of 4Ps household-beneficiaries, we are further capacitating them about the basics of financial literacy such as mobile banking, budget and savings, and consumer protection, among others," Asst. Sec. Lopez said.

The 4Ps Digital Financial Literacy Program is being conducted by the DSWD in partnership with the Landbank of the Philippines (LBP); Bank of the Philippine Islands (BPI) Foundation; Ayala Foundation; GCash; and Pay Maya. Source: DSWD

DENR plans for construction of Marine Research Stations



(From page 3) site to serve as sentinel important that is why we are working with the UPM-SI to create further studies in collaboration with the community, and we would like this to be a center of education so that we know why we need to protect the area," the top environment official added.

Regional Executive Director Gwendolyn Bambalan of DENR Region 2 expressed gratitude to the Environment Secretary for considering the region as one of the recipients of the said project.

"We also thank of (Turn to page 13)

In her recent visit to Region, DENR Secretary Maria Antonia Yulo-Loyza emphasized the island's beauty, diverse flora and fauna, and vast natural resources. Secretary Loyza also said corals that live in the northern parts of the Philippines are resilient to climate change per extensive scientific research conducted by the University of the Philippines – Marine Science Institute (UPMSI). "This project is so

City Government of Imus

Task Force TOMAHAWK, binuo para sa kaligtasan ng mga motorista sa hatinggabi

Nagsama-sama ang City of Imus Traffic Management Unit, Civil Security Unit, at Imus Pulis para mabantayan ang kaligtasan ng mga motorista sa kanilang pagbaybay sa kalsada mula 12:00 a.m. hanggang 5:00 a.m. sa pamamagitan ng binuong grupo ng lokal na pamahalaan na "Task Force TOMAHAWK." Layon nitong

- Unregistered Motor Vehicles
- Driving under the Influence of Alcohol
- Illegal Drag Racing. Hangad ng Pamahalaang Lungsod ng Imus na magsilbi rin itong paalala sa mga motorista na mag-ing disiplinado at sumunod sa batas trapiko para sa kaligtasan ng mga Imuseño.
- No Helmet/Improper Helmet
- Driving without Proper License

(Photos by: CITMU)



DTI studies Vape certification facilities



Following the Department of Trade and Industry's (DTI) heightened enforcement operations against illegal vape products, Secretary Fred Pascual directed his officials to assess the Department's preparedness in implementing the Vape Law and to identify any equipment needed for testing.

"It is essential to have a well-maintained machinery, up-to-date methodologies, and an efficient laboratory management system to bring vapor products into the market with greater confidence in their safety and performance," Secretary Pascual emphasized.

The DTI's Consumer Protection Group, led by Assistant Secretary Amanda Nograles inspected existing vape testing facilities in the Bureau of Philippine Standards laboratory in Cavite. This inspection evaluated the testing protocols for vapor products and related accessories, including dry cells and secondary batteries. The team also conducted assessments of various laboratory instruments ensuring the integrity and efficacy of the testing process.

Currently, budgetary constraints prevent the testing facilities from covering HTP consumables, e-liquids for vapor products, and nicotine pouches. The House Committee on Ways and Means has instructed the DTI and the

DENR plans for construction of Marine Research Stations

The Department of Environment and Natural Resources (DENR) through the Biodiversity Management Bureau has identified the municipality of Sta. Ana, Cagayan as one of the six project sites nationwide for the establishment of a marine stations to enhance ocean science, resource management and development

(Turn to page 12)

City Government of Dasmariñas

City of Dasmariñas passed the 2022 Child Friendly Local Governance Audit (CFLGA)

Congratulations City of Dasmariñas for passing the 2022 Child Friendly Local Governance Audit (CFLGA) based on the official list released by the Department of Interior Local Government (DILG).

In recognition to the local government's hard work, the Provincial Government of Cavite through the Provincial Council for the Protection of Children (PCPC), awarded the City with cash incentive worth Sixty Thousand Pesos which is intended to further assist future projects. The City Government's commitment to provide a child-friendly environment and good service is a testament to the capable leadership of the City. Congratulations City of Dasmariñas!



4Ps beneficiaries migrating to e-wallets

(From page 2) 5), Western Visayas (Region 6), and Caraga Region in five regions across the country that included Northern Mindanao (Region 10), Eastern Visayas (Region 8), Bicol (Region

mar; Bulan, Sorsogon; Iloilo City; and Esperanza, Agusan del Sur were invited to participate in the simultaneous digital financial literacy seminars conducted on February 24, 27,

and 29. Last Saturday (February 24), some 58 beneficiaries of 4Ps in the National Capital Region (NCR) led the import-

(Turn to page 13)

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-23-098
FOR: Extra-Judicial Foreclosure of Real Estate Mortgage under Act No. 3135, as amended

NIMFA T. ORONCE,
Mortgagor.

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 the Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on December 1, 1998 by Mortgagor, NIMFA T. ORONCE, single, of legal age, Filipino citizen, with residence and postal addresses at (1) 3445 San Roque St., Sta. Ana, Manila and (2) Lot 25, Blk 1, Rancho Imperial De Silang, Brgy. Tartaria, 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-828679) 26908 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors/Borrowers in the amount of FOUR HUNDRED SIX THOUSAND EIGHT HUNDRED PESOS AND 04/100 (Php406,800.04) inclusive of interest and other charges, as of September 5, 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 April 4, 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. (T-828679) 26908
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Silang, Prov. of Cavite bounded and describes as follows:
A parcel of land (Lot 25 Blk. 1 of the cons./subd. plan Pcs-04-012899 being a portion of Lots 8014, 8015, 8017, 8018, Cad. 452-D, Silang Cad., Lots 8016-A to 8016-H, Csd-04-006071-

D, Lot 15709-A, Csd-042118-012810-D & Lot Blk. 71, Pcs-04-011250, L.R.C. Rec. No.), situated in the Brgy. of Tartaria, Mun. of Silang, Prov. of Cavite. Bounded on the SW., along line 1-2 by Lot 24 Blk. 1; on the NW., along line 2-3 by Rd. Lot 3 (6.50 m. wide); on the NE., along line 3-4 by Lot 26 Blk. 1; and on the SE., along line 4-1 by Rd, Lot 23 (10.00 m. wide), all of the cons./subd. plan. Beginning at a pt. marked "1" on plan, being S. 67 deg. 12'E., 5045.00 m. from BLLM No. 1, Cad. 452-D, Silang Cad.; thence N. 23 deg. 45'W., 10.00 m. to pt. 2; thence N. 66 deg. 15'E., 7.00 m. to pt. 3; thence S. 23 deg. 45'E., 10.00 m. to pt. 4; thence S. 66 deg. 15'W., 7.00 m. to pt. 1; beginning, containing an area of SEVENTY (70) 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 origin. survey, Aug. 1-30, 1997 and was approved on Dec. 5, 1997.

is registered in accordance with the provisions of the Property Registration Decree in the name of NIMFA T. ORONCE, single, of legal age, Filipino."

In the event the public auction should not take place on the said date, it shall be held on April 11, 2024, without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE NO. (T-828679) 26908 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, February 15, 2024.

ATTY. VARBRA ANN A. VARIAS-DIMAYUGA
Clerk of Court VI & 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: Feb. 26, March 4 & 11, 2024

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. RIZALDY F. DE LEON
Attorney-in-Fact of Mortgagee,
BERNALES & ASSOCIATES CORP.
Suite 6 Third Floor, A. Francisco Gold Condominium I,
784 EDSA West Kamias District, Quezon City

NIMFA T. ORONCE
Mortgagor
(1) 3445 San Roque St., Sta. Ana, Manila
(2) Lot 25, Blk. 1, Rancho Imperial de Silang,
Brgy. Tartaria, Silang, Cavite

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

BDO UNIBANK, INC.,
Mortgagee,

-versus-FORECLOSURE CASE NO. F-1292-23

MARIE B. MAHINAY, and NIEVA C. MAHINAY
Debtor/Mortgagor,

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, BDO UNIBANK, INC., with business address at BDO Towers Valero (formerly Citibank Tower), 8741 Paseo De Roxas, Makati City against the Mortgagor/s, Nieva C. Mahinay, as attorney-in-fact of Marie B. Mahinay with residence and postal address at: 1.) No. 1293 Sampaguita St., Brgy. Malaria, Caloocan City; and 2.) # 1 Gladiola St., Araneta Village, Potrero, Malabon; and 3.) Lot 3, Blk 11, Lessandra General Trias, Brgy. Santiago, Gen. Trias Cavite, satisfy the mortgage indebtedness which as of 20 October 2023 amounts to ONE MILLION TWO HUNDRED EIGHTY NINE THOUSAND SIX HUNDRED FORTY NINE PESOS AND 0/100 (P1,289,649.00), excluding penalties charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on MAR 07, 2024 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. 057-2017034749

A PARCEL OF LAND (LOT 3, BLK 11 OF THE SUBDIVISION PLAN, PSD-04- 223864, BEING A PORTION OF LOT 3164-B, FLS-2035-D, L.R.C REC. NO.) , SITUATED IN THE BARANGAY OF SANTIAGO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY ROAD LOT 1; ON THE NE., ALONG LINE 2-3 BY LOT 4; ON THE SE., ALONG LINE 3-4 BY LOT 22; ALONG LINE 4-5 BY LOT 23; AND ON THE SW., ALONG LINE 5-1 BY LOT 2; ALL OF BLOCK 11; ALL OF THE SUBDIVISION PLAN, BEGINNING AT A POINT, MARKED "1" ON PLAN/ XXX CONTAINING AN AREA OF FORTY SIX (46) SQ. METERS, XXX

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

In the event the public auction should not take place on the said date and time, it shall be held on MAR 21, 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, 06 FEB 2024

RICARDO A. TOLEDO
Sheriff

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, 1226, Metro Manila

MARIE B. MAHINAY, and NIEVA C. MAHINAY,
No. 1293 Sampaguita St., Brgy. Malaria, Caloocan City
#1 Gladiola St., Araneta Village, Potrero, Malabon
Lot 3, Blk 11, Lessandra General Trias, Brgy. Santiago, Gen. Trias Cavite

Publication: CAVITE DIGEST
Dates: 12, 19 & 26, 2024
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

RIZAL COMMERCIAL BANKING CORPORATION,
(in its capacity as successor-in-interest of RCBC Savings Bank, Inc.) represented by Atty. Maria Cielito R. Santos.
Petitioner-Mortgagee,

-versus- Foreclosure Case No. F-1383-23

MARIA JAKIELOU BINDOY SONGHENG
represented by Attorney-In-Fact,
JOSEPHINE BINDOY SONGHENG,
Respondents-Debtors/ 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, RIZAL COMMERCIAL BANKING CORPORATION with business address at 28th Floor AT Yuchengco Centre, 25th & 26th Sts., Bonifacio Global City, Taguig City against the Mortgagor/s, MARIA JAKIELOU BINDOY SONGHENG with residence and postal address at Block 5 Lot 8, Georges Street, Addas Greenfields, Bacoor City, Cavite and Lot 6, Block 28, Grand Oakbridge Antel Grand Village, Barangay Bacao 2 4107, General Trias City Cavite to satisfy the mortgage indebtedness as of 25 October 2023 amounts to SIX HUNDRED NINETY SEVEN THOUSAND FIVE HUNDRED SIXTY SIX PESOS & 48/100 (P697,566.48), 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 07 MAR 2024 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
No. 067-2019009121

Block 5 Lot 8, Georges Street. Addas Greenfields, Bacoor City, Cavite
Lot 6, Block 28, Grand Oakbridge Antel Grand Village, Barangay Bacao 2 4107, General Trias City Cavite

Publication: CAVITE DIGEST
Dates: Feb. 12, 19 & 26, 2024

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

In the NOTICE OF EXTRA-JUDICIAL SALE particularly described as BDO UNIBANK, INC. versus MARIE B. MAHINAY, and NIEVA C. MAHINAY published on February 12, 19 & 26, 2024 issues of CAVITE DIGEST an entry/ies should have read **February 12, 19 & 26, 2024** and not what erroneously published.

We regret the error.

The Editor

"In everyone's life, at some time, our inner fire goes out. It is then burst into flame by an encounter with another human being. We should all be thankful for those people who rekindle the inner spirit." Albert Schweitzer

LOT NO: 6 BLOCK NO: 28 PLAN NO: PCS-04-030099
PORTION OF : THE CONSOLIDATION AND SUBDIVISION OF LOTS 1554, SAN FRANCISCO DE MALABON ES-TATE (FRS-04-005506) 21, BLK. 21, 11, BLK. 26, 1, BLK. 27, 3 BLK. 29, AND 37, BLK. 33, ALL OF PCS-04-029031:
LOCATION : BARANGAY OF BACAO II, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES :
LINE DIRECTION ADJOINING LOT(S)
1-2 SE ROAD LOT 43-A (10.00 M. WIDE), PCS-04-030099
2-3 SW LOT 7, BLOCK 28, PCS-04-030099
3-4 NW LOT 40, BLOCK 29, PCS-04-030099
4-1 NE LOT 5, BLOCK 28, PCS-04-030099
AREA: ONE HUNDRED SIXTEEN (116) SQUARE METERS

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 21 MAR 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 06 FEB 2024

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

RIZAL COMMERCIAL BANKING CORPORATION
28th Floor AT Yuchengco Centre, 25th & 26th Sts., Bonifacio Global City, Taguig City

MARIA JAKIELOU BINDOY SONGHENG
Block 5 Lot 8, Georges Street. Addas Greenfields, Bacoor City, Cavite
Lot 6, Block 28, Grand Oakbridge Antel Grand Village, Barangay Bacao 2 4107, General Trias City Cavite

Publication: CAVITE DIGEST
Dates: Feb. 12, 19 & 26, 2024

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

ERRATUM

In the NOTICE OF EXTRA-JUDICIAL SALE particularly described as RIZAL COMMERCIAL BANKING CORPORATION, (in its capacity as successor-in-interest of RCBC Savings Bank, Inc.) represented by Atty. Maria Cielito R. Santos versus MARIA JAKIELOU BINDOY SONGHENG represented by Attorney-In-Fact, JOSEPHINE BINDOY SONGHENG published on February 12, 19 & 26, 2024 issues of CAVITE DIGEST an entry/ies should have read **TRANSFER CERTIFICATE OF TITLE No. 057-2019009121** and not what erroneously published.

We regret the error.

The Editor

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
TRECE MARTIRES CITY, CAVITE
BRANCH 131
Official Contact Number: (0975) 444-7854
Email address: rtc1tmt131@judiciary.gov.ph

CHINALYN DE MESA,
Defendant.
X-----X
ALIAS SUMMONS
TO: CHINALYN DE MESA
Blk. 32 Lot 2 Phs 2 Camella
Tierra Nevada Subd. Brgy. Tondod
City of General Trias Cavite

ANGELINE DE LEON,
Plaintiff,
-versus- TMCV-032-23
For: Collection of Sum of Money with Damages

CHINALYN DE MESA,
Defendant.
X-----X
ORDER

Filed before this Court is the Motion for Leave to serve summons by Publication by the plaintiff through their counsel, Atty. Arnel A. Janabajal praying for an Order be issued directing the service of summons to defendants Chinalyn Mesa by publication on the ground that the Return of Summons by Process Server Reynaldo Argote indicated that the summonses were unserved since nobody was present in the given address and the defendant already abandoned the house according to her neighborhood.

After analysis of the allegations as raised by the plaintiff, this Court finds the said to be with merit and should be granted.

As clearly provided under Rule 14, Section 16 of the 2019 Amended Rules of Civil Procedure, in any action whenever the defendant's whereabouts are unknown and cannot be ascertained by diligent inquiry, within ninety (90) calendar days from the commencement of the action service may, by leave of court, be effected upon him or her by publication in a newspaper of general circulation and in such places and for such time as the court may order.

Considering that the location of herein defendants cannot be ascertained despite diligent efforts made, the motion is hereby GRANTED. Let Alias Summonses be issued to the defendants and the same be published together with the copy of the complaint and its annexes, once in one (1) week in a newspaper of general circulation.

Accordingly, Atty. Teoti N. Reyes is hereby directed to issue the said alias summonses within five (5) days from today and to furnish the plaintiff with a copy of the same together with the copy of the complaint.

For purposes of publication, the plaintiff is likewise directed to coordinate with the Office of the Clerk of Court-RTC Trece Martires City for the details and instructions as regards the duly accredited newspapers of general circulation for the publication of the summonses.

SO ORDERED.
Issued this 12th day of January 2024 in Trece Martires City, Cavite.

JANICE L. ANDRADE-UDARBE
Acting Presiding Judge

Copy Furnished:
Atty. Arnel A. Janabajal
2nd Floor Brownwood Square Bldg. Brgy. Manggahan, General Trias Cavite
Arnel_janabajal@yahoo.com
0917-502-3074
Chinalyn De Mesa
Blk 32 Lot 2, Camella Tierra Nevada Subd.
Brgy Tondod, General Trias Cavite
Angeline De Leon
Blk 32 Lot 2, Camella Tierra Nevada Subd Brgy Tondod, General Trias Cavite
Office of the Clerk of Court
Trece Martires City Cavite

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
TRECE MARTIRES CITY, CAVITE
BRANCH 131
Official Contact Number: (0975) 444 7854
Email address: rtc1tmt131@judiciary.gov.ph

ANGELINE DE LEON,
Plaintiff,
-versus- TMCV-032-23
For: Collection of Sum of Money with Damages

You are hereby required within thirty (30) days after the service of this alias summons upon you, to file with this Court and serve with the petitioner your answer to the Complaint, copy of which is attached, together With the annexes. You are reminded of the provision in the IBP-OCA Memorandum on Policy Guidelines dated March 12, 2002 to observe restraint in filing a motion to dismiss and instead allege the grounds thereof as defenses in the Answer. If you fail to answer within the time fixed, the petitioner will take judgment by default and maybe granted the relief applied for in the complaint.

WITNESS my hand under the seal of this Court, this 12th day of January 2024 in Trece Martires City, Cavite.

ATTY. TEOTI N. REYES
Branch Clerk of Court V

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
Branch 131, Cavite
Trece Martires City, Cavite

ANGELINE DE LEON,
Plaintiff,
-versus- TMCV-032-23
For: Collection of Sum of Money with Damages

CHINALYN DE MESA,
Defendant.
X-----X

COMPLAINT

PLAINTIFF, thru the undersigned Counsel, unto this Honorable Court, respectfully alleges that:

I. THE PARTIES
1. That Plaintiff, ANGELINE DE LEON, is of legal age, Filipino, with residence and postal address in Blk. 15 Lot, Camella Tierra Nevada Subd. Brgy. Tondod, General Trias, Cavite, Philippines. She may be served with the summonses and other court processes of the Honourable Court through the undersigned law office;

2. That Defendant, CHINALYN DE MESA, is likewise of legal age, Filipino, a resident of Blk. 32 Lot 2 Camella Tierra Nevada Subd. Brgy. Tondod, General Trias, Cavite, Philippines where summonses and court processes may be served;

II. ALLEGATIONS COMMON TO ALL CAUSES OF ACTIONS

3. That on July 4, 2022, Defendant CHINALYN DE MESA, organized a meeting with herein Plaintiff ANGELINE DE LEON where the former offered her proposal to a business investments and showed her proof of sales and summary of income of the said restaurant business owned by her to the latter;
4. Later that day, the Plaintiff was enticed to invest in the said business because she was complacent with the standard of living of the Defendants considering that her husband is a seafarer;

5. On July 5, 2022 the parties went to Eastwest Bank in Brgy. Manggahan Branch for the Defendant to open an account therein and to withdraw from the herein Plaintiff an amount of One Million Pesos (PHP1,000,000.00) as an investment fee which was immediately followed by a deposit to the defendant's account. The transaction was secured by a Promissory Note executed by the Defendant in favor of the Plaintiff. A copy of the said Promissory Note dated July 5, 2022 is hereto attached as Annex "A" and made an integral part hereof;

6. That afternoon the same day, MYRA DACUNO, who is a trusted friend and whom the Plaintiff financed, received the check from the Defendant as a security for payment of the investment fee and attached herewith a copy of the online conversation made through the messenger application stating that the same will be returned. A copy of the said check and online conversation is hereto attached as Annex "B" and "C" respectively and made an integral part hereof;

7. That the Plaintiff's investment to the said business increased as time went by due to certain improvements and kitchen equipment that are needed to be constructed to the new branch of the said restaurant in Divimart Brgy. Manggahan according to the Defendant;

8. That all payments made by the Plaintiff in favor of the Defendants were secured by certain security checks made by the latter as a security for payment and the same was given

to MYRA DACUNO;
9. Upon failure of the Defendant to return the investment fees obtained to the Plaintiff, all security checks were presented to their respective banks. However, these checks were dishonored due to either Drawn Against Insufficient Fund or Drawn Against a Closed Account amounting to a total of Five Million Five Hundred Twenty-Three Thousand Five Hundred Pesos (Php 5,523,500.00). A copy of the said Return Checks Advice are hereto attached as Annexes "C in series" and made integral part hereof;

10. That on January 17, 2023, a notice of dishonor and final demand to pay plaintiff was sent to the defendant containing the demand for the payment of its obligation, copies of which are hereto attached as Annex "D" and made integral part hereof;

11. That notwithstanding plaintiff's repeated demands, both written and verbal, defendants failed, neglected and refused to fulfill its obligations without just and valid grounds to the continued damage and prejudice of plaintiff, leaving no other recourse but to litigate and file this action. A copy of the legal service agreement is here to attached as Annex "E" and made integral part hereof;

III. DISCUSSION OF APPLICABLE LAWS

12. Under Article 2209, 1169 and 1170 of the Civil Code, states that:
Article 2209. If the obligation consists in the payment of a sum of money, and the debtor incurs in delay, the indemnity for damages, there being no stipulation to the contrary, shall be the payment of the interest agreed upon, and in the absence of stipulation, the legal interest, which is six per cent per annum.

Article 1169. Those obliged to deliver or to do something incur in delay from the time the obligee judicially or extrajudicially demands from them the fulfillment of their obligation.

However, the demand by the creditor shall not be necessary in order that delay may exist:
(1) When the obligation or the law expressly so declare; or

(2) When from the nature and the circumstances of the obligation it appears that the designation of the time when the thing is to be delivered or the service is to be rendered was a controlling motive for the establishment of the contract; or
(3) When demand would be useless, as when the obligor has rendered it beyond his power to perform.

In reciprocal obligations, neither party incurs in delay if the other does not comply or is not ready to comply in a proper manner with what is incumbent upon him. From the moment one of the parties fulfills his obligation, delay by the other begins.

Article 1170. Those who in the performance of their obligations are guilty of fraud, negligence, or delay, and those who in any manner contravene the tenor thereof, are liable for damages.

Based on the sources of obligations enumerated under Article 1157 of the Civil Code, the obligation that petitioner seeks to make respondent liable for is one which arises from contract. Liability for damages arises pursuant to Article 1170 of the Civil Code against "those who in the performance of their obligations are guilty of fraud, negligence, or delay, and those who in any manner contravene the tenor thereof."

Default or mora, which is a kind of voluntary breach of an obligation, signifies the idea of delay in the fulfillment of an obligation with respect to time. In positive obligations, like an obligation to give, the obligor or debtor incurs in delay from the time the obligee or creditor demands from him the fulfillment of the obligation.

Here, it is clear as sunlight that Defendant CHINALYN DE MESA having received the investment money from the herein Plaintiff as evidenced by the bank deposit receipts attached herewith, for issuing dishonored checks due to either Drawn Against Insufficient Fund or Drawn Against a Closed Account, and has defaulted in her payment and defrauded the hard earned money of the Plaintiff. Defendant is therefore liable to pay the sum amount of issued checks with interest at the legal rate from the filing of this complaint.

I. FIRST CAUSE OF ACTION
That the obligation of the herein defendant is due and demandable and have, as of this date, defaulted in the payment of an aggregate amount of Five Million Five Hundred Twenty-Three Thousand Five Hundred Pesos (Php 5,523,500.00) to the Plaintiff;

II. SECOND CAUSE OF ACTION
That by reason of defendant's unjustified acts as well as bad faith and intentional refusal to pay his overdue obligation, Plaintiff is entitled to the award of moral damages in the amount of FIFTY THOUSAND PESOS (P50,000.00);

III. THIRD CAUSE OF ACTION
Defendant's abuse of rights to the Plaintiff, the latter was constrained to engage the services of the undersigned Law Office for which he incurred in the form of Attorney's fees the amount of One Hundred Thousand Pesos (Php 100,000.00) and Three Thousand Pesos (Php 3,000.00) by way of appearance fee per court hearing or other appearances made by the

ANNEX "C-13" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-14" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-15" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-16" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-17" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-18" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-19" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-20" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-21" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-22" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-23" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-24" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-25" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-26" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-27" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-28" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-29" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-30" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-31" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-32" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-33" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-34" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-35" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-36" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

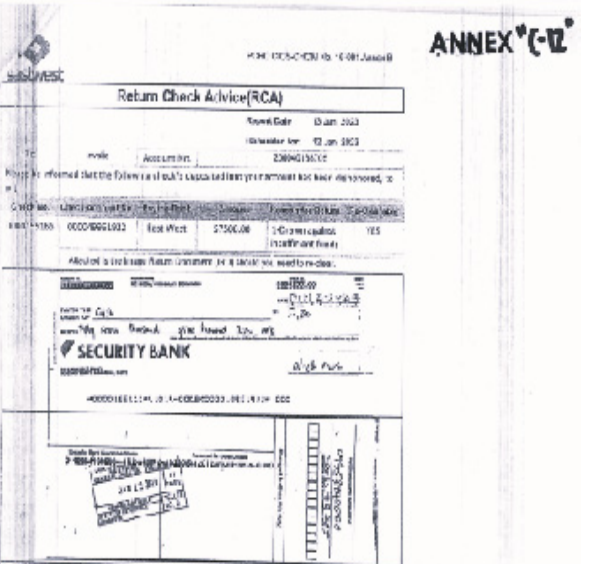
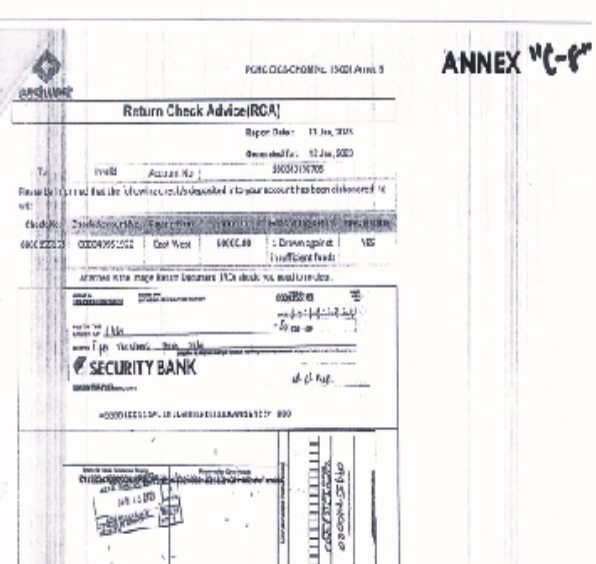
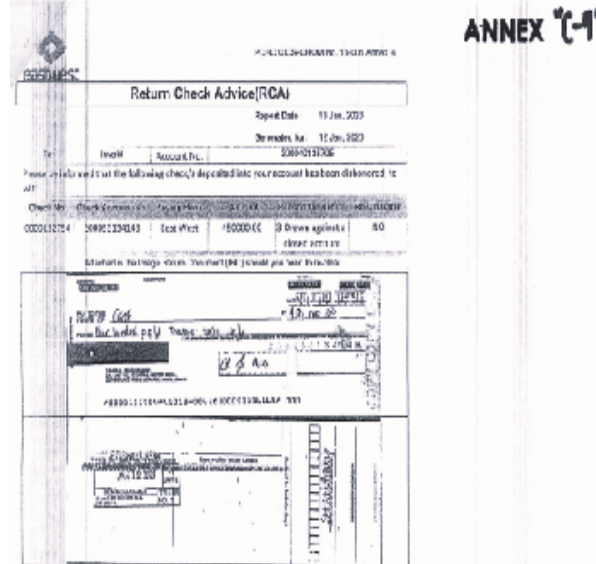
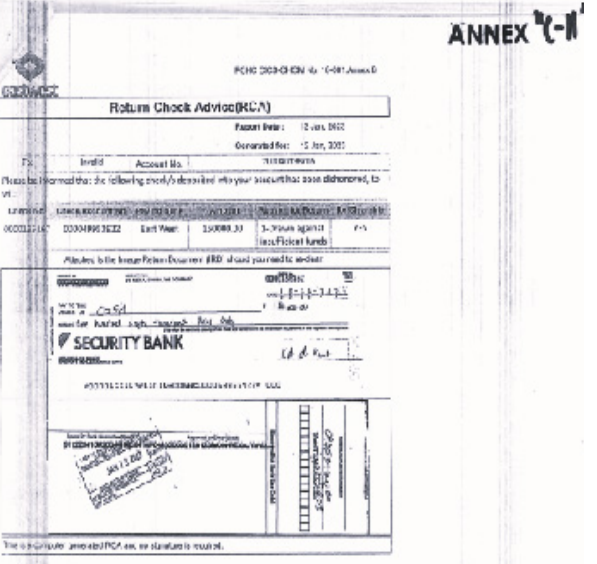
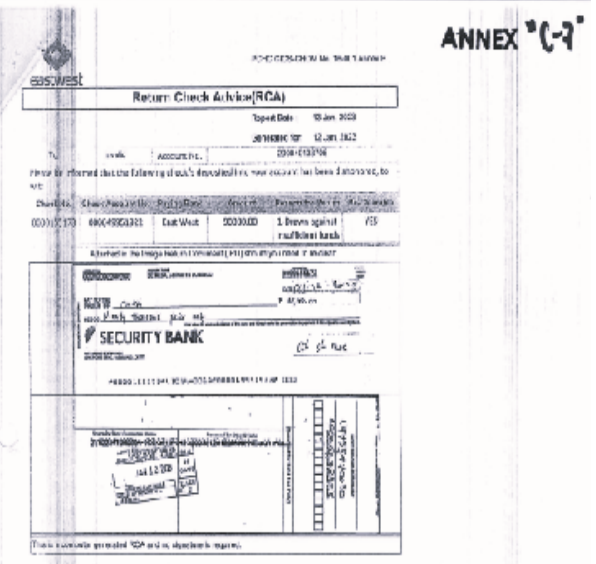
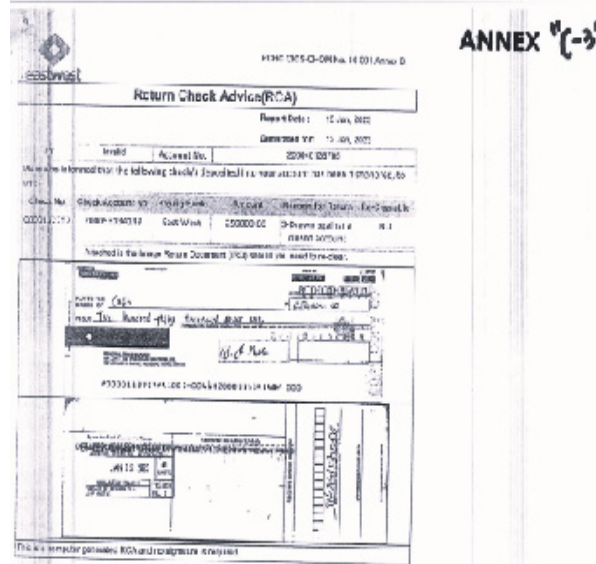
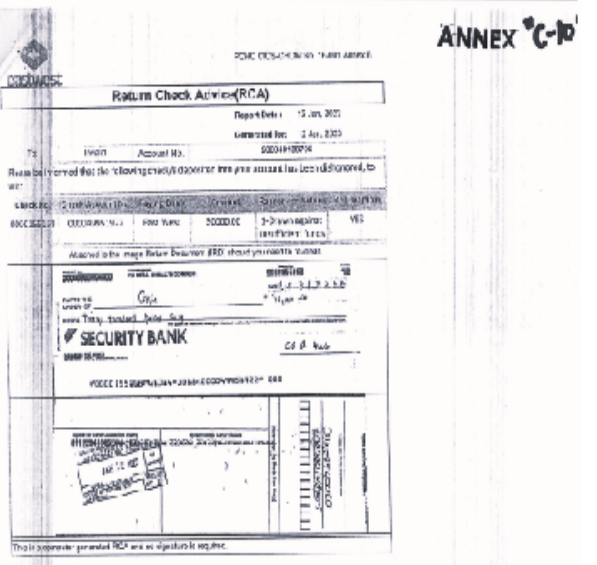
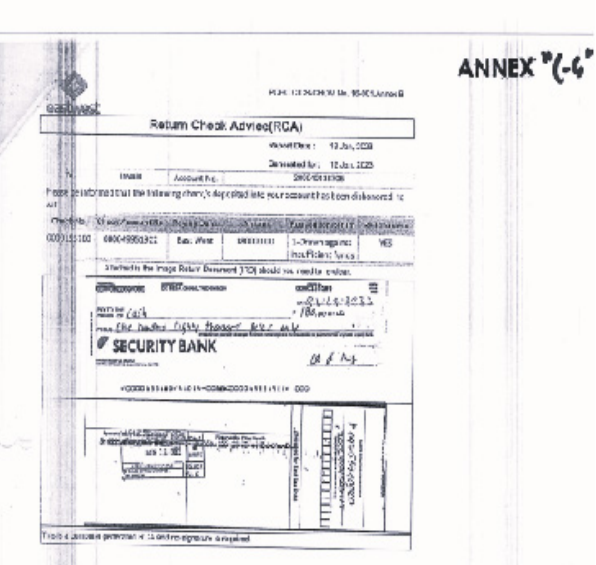
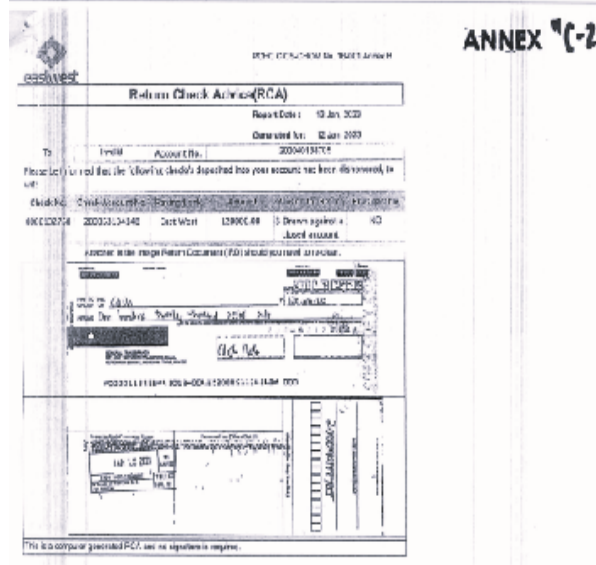
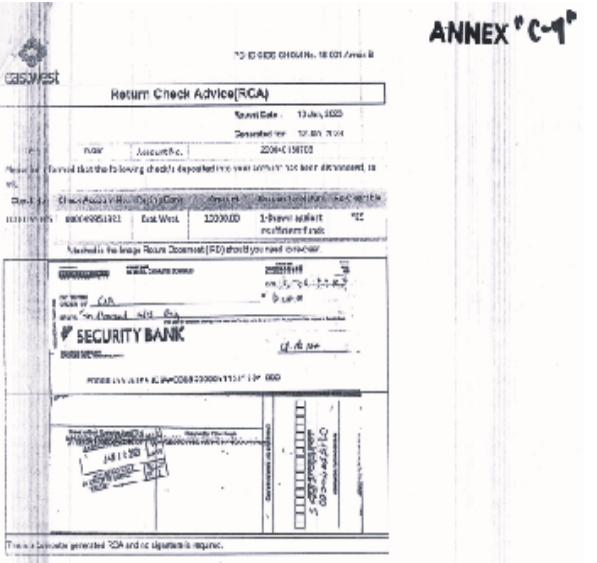
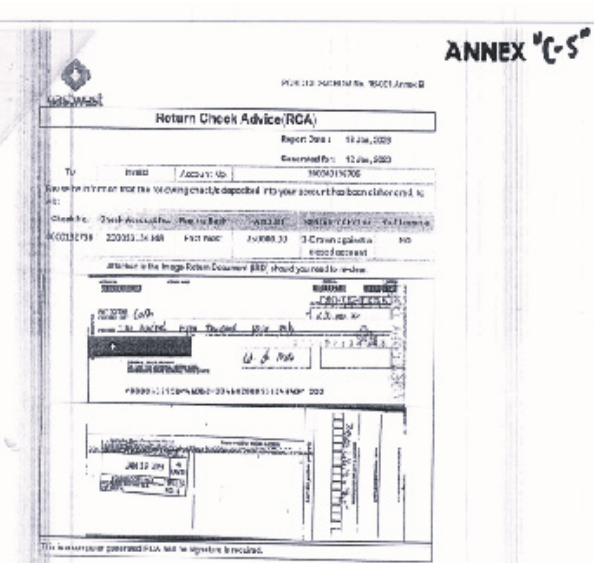
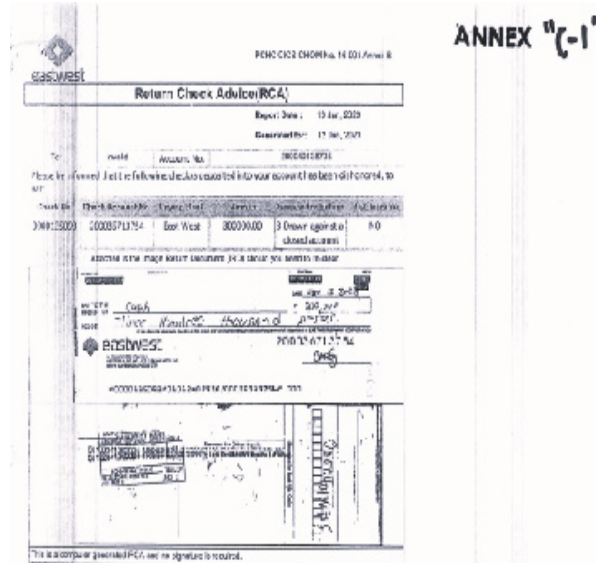
ANNEX "C-37" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-38" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "C-39" Return Check Advice (RCA) from Security Bank, dated 15 Jan 2023.

ANNEX "D" JANABAJAL LAW OFFICE FINAL DEMAND TO PAY

Table with columns: Bank, Acct. No., Check No., Amount, Date, Reason. Lists various banks and check details.



law office in representing the Plaintiff; Copy of the Legal Service Engagement is hereto attached marked "Annex E" in series. Such an engagement being a direct result of the defendant's unjust acts, the defendant should be made to reimburse the plaintiff the amount he incurred as payment to the undersigned law firm;

IV. FOURTH CAUSE OF ACTION That by reason of defendant's violation and disregard of Plaintiff's rights, the award of exemplary damages in the amount of One Hundred Thousand Pesos (P 100,000.00) is likewise warrant to serve as a deterrent to the commission by the defendants and to others similarly-minded of similar acts in the future.

DOCUMENTARY EVIDENCE TO BE PRESENTED The Plaintiff will present the following documentary pieces of evidence to support his allegations:

Table with 3 columns: EXHIBITS, DESCRIPTION, PURPOSE. Lists exhibits A through H with their respective descriptions and purposes.

The Plaintiff reserves the right to present other documentary evidence in the course of trial. WITNESSES TO BE PRESENTED

Plaintiff ANGELINE DE LEON and her witness, MYRA DACUNO, will present themselves as witnesses to testify on the veracity and truthfulness of the allegations and claims in former's Complaint and CHINALYN DE MESA to prove the unpaid investment returns to the herein Plaintiff.

IN COMPLIANCE WITH SECTION 3 (b) and 6, RULE 7, A. M. NO. 19-10-20-SC, OTHERWISE KNOWN AS THE 2019 AMENDMENTS TO THE 1997 RULES OF CIVIL PROCEDURE The undersigned counsels declare that they read all the documents presented by the Plaintiff and to the best of their knowledge, information and belief formed after an inquiry, reasonable under the circumstances that:

- 1. The said documents are not presented for any improper purpose, such as to harass, cause unnecessary delay, or needlessly increase the cost of litigation;
2. The claims, defenses and other legal contentions are warranted by existing laws or jurisprudence, or by a non-frivolous argument for extending, modifying, or reversing existing jurisprudence;
3. The factual contentions have evidentiary support or, if particularly so identified, will likely have evidentiary support after availing of the modes of discovery under these rules; and
4. The denials of factual contentions are warranted on the evidence or, if specifically, so identified, are reasonably based on belief or a lack of information.

PRAYER WHEREFORE, PREMISES CONSIDERED it is most respectfully prayed of this Honorable Court that, after due hearing, judgment be rendered against the defendant ordering the latter to pay the plaintiff as follows:

- 1. The amount of Five Million Five Hundred Twenty-Three Thousand Five Hundred Pesos (PhP 5,523,500.00) representing the value of unpaid investment returns through dishonored checks with interest at the legal rate from the filing of this complaint;
2. The amount of FIFTY THOUSAND PESOS (P50,000.00) as and by way of moral damages;
3. The amount of One Hundred Thousand Pesos (P 100,000.00) as and by way of exemplary damages;

4. Litigation Expenses amounting to ONE HUNDRED THOUSAND PESOS (Php 100,000.00) and THREE THOUSAND PESOS (Php 3,000.00) per court hearing and/or conferences representing the Plaintiff; Other reliefs and remedies that are just and equitable under the foregoing circumstances are likewise prayed and sought for.

Respectfully Submitted, General Trias City, Cavite. August 23, 2023.

JANABAJAL LAW OFFICE Counsel for the Accused 2nd Floor Brownwood Square Bldg. Brgy. Manggahan, Gen. Trias, Cavite CP # 0995-193-0293/0917-502-3074 Landline No. (046)514-0819

By: ATTY. ARNEL A. JANABAJAL PTR No. 0410001, GENTRI, 01/03/2023 IBP LFM No.: 010961, Pasig City MCLE COMP. VII-0011661, 04/14/25 ROLL No.: 61356 Email: arnel_janabajal@yahoo.com

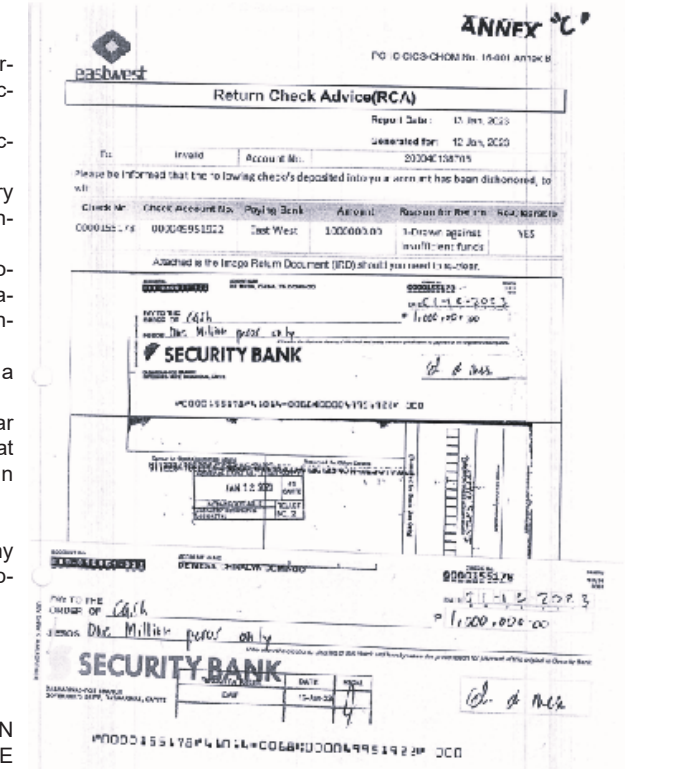
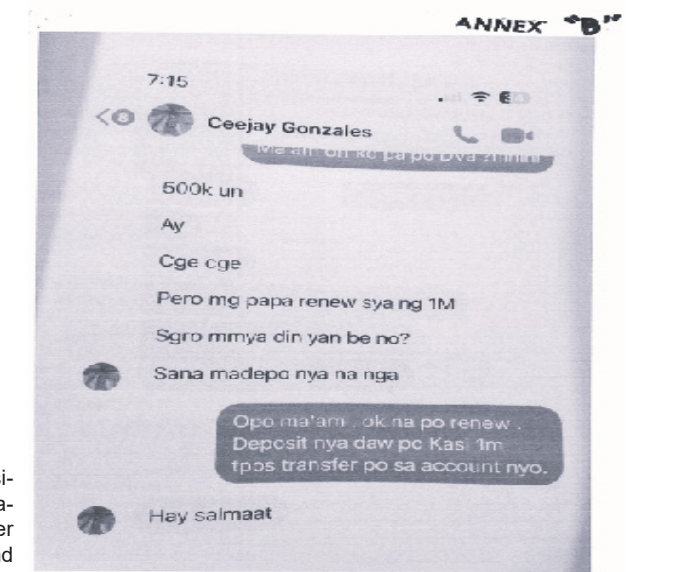
ATTY. MAREZA AMBAT PTR No. 3413003 DASMARIÑAS, 01/03/2023

LEON, exhibited to me his containing his photograph and signature with the same signature appearing in this instrument as competent proof of his identity in compliance with the 2004 Rules of Notarial Practice.

ATTY. ARNEL A. JANABAJAL NOTARY PUBLIC COMMISSION NO. TMNP-003-22/EXP.12-31-24 MCLE COMR VII-0011661-April 14, 2025 IBP LRM No. 010961, Pasig City PTR No. 0410001-GENTRI 01/03/2023 Brgy. Manggahan, General Trias City Cell Phone No. 0917-502-3074

Doc. No.: 49 Page No.: 10 Book No.: -XIII Series of 2023.

Handwritten notes: ANNEX A July 05, 2023. I Christian De Mesa received the amount of One Million from Angeline De Leon and promised to pay on Oct August 5, 2022 with check no. 090192793 0000155198. C/L De Mesa Christian De Mesa



IBP LFM No.: 258204, Cavite MCLE COMP. VII-Newly Admitted as of May 5, 2022 ROLL No.: 76600 Email: atzymarezaglingaambat@gmail.com

ATTY. PAULINE S. DEE PTR NO: 3522707, Dasmariñas City, 05/18/2023 IBP NO. 341145, Cavite MCLE COMP. (new admitted) As per Governing Board Order 1-2008, 04 July 2008 Roll No. 85362 Email: sobremisana711@gmail.com

VERIFICATION AND CERTIFICATION OF NON-FORUM SHOPPING

Republic of the Philippines) Province of Cavite)S.S. General Trias City)

I, ANGELINE DE LEON, legal age, Filipino, with residence and postal address in Blk. 15 Lot , Camella Tierra Nevada Subd. Brgy. Tondod, General Trias, Cavite, Philippines, after having duly sworn to in accordance with law hereby depose and say:

- 1. That I am the Plaintiff in the above-entitled case;
2. The allegations in this Complaint are true and correct of my own personal knowledge, or based on authentic documents in my possession;
3. That this case is not filed to harass, cause unnecessary delay, or needlessly increase the cost of litigation;
4. The factual allegations therein have evidentiary support or, if specifically, so identified, will likewise have evidentiary support after a reasonable opportunity for discovery;
5. I have not commenced any other action or proceeding involving the same issue in any Court, tribunal or quasi-judicial agency and to the best of my knowledge, no such other action or claim is pending therein;
6. If there is such other pending action or claim, a complete statement of the present status thereof; and
7. If I should thereafter learn that the same or similar action or claim has been filed or is pending, I shall report that fact within five (5) calendar days there from to the court wherein my aforesaid Complaint or initiatory pleading has been filed.

IN WITNESS WHEREOF I have hereunto set my hand this day of JUN 06 2023, at General Trias, Cavite, Philippines.

ANGELINE DE LEON Affiant

SUBSCRIBED AND SWORN, to before me this JUN 06 2023 at General Trias City, Cavite, Affiant ANGELINE DE