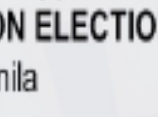




Republic of the Philippines
COMMISSION ON ELECTIONS
 Intramuros, Manila

Pursuant to **COMELEC Resolution No. 11057** Rules and Regulations on the **LIQUOR BAN** in connection with **May 12, 2025 National and Local Elections.**



2025 ATTEN
SYSTEM
OVERMANAGE
POTENTIALS

LIQUOR BAN

May 11, 2025 and May 12, 2025

PROHIBITED ACTS

It shall be unlawful for any person to sell, furnish, offer, buy, serve, or take intoxicating liquor anywhere in the Philippines.

EXEMPTIONS

Hotels, resorts, restaurants, and other establishments of the same nature, duly certified by the Department of Tourism (DOT) as tourist-oriented and habitually catering to foreign tourists, may be exempted from the liquor ban, provided they secure prior written authority.

Source: COMELEC

 **@ Parañaque City Police Station**
@ Parañaque Tagapag-Ugnay

 **0998-598-7926 (SMART)**
0956-346-7827 (GLOBE)

#SaBagongPilipinasAngGustoNgPulisLigtasKa




#ToServeAndProtect

DFA-OCA locks on Fraud Detection Training

In line with the Department of Foreign Affairs (DFA-OCA) commitment to enhance the delivery of consular services, the Department conducted a Fraud Detection Training for its personnel to protect the integrity of Philippine passports and consular affairs - Office of Consular (Turn to page 3)



From left to right: Passport Division Principal Assistant Atty. Raymond Aljon A. Cusipag, Acting Passport Director Charlie Florian T. Prencicolas, NBI- QDD Supervising Document Examiner Mr. Antonio R. Magbojos, OCA Assistant Secretary Atty. Ma. Antonina M. Mendoza-Oblena, OCA Deputy Assistant Secretary Bryan Dexter B. Lao, together with the first batch of participants of the training. (DFA-OCA photo)

City Government of Bacoor

LUNGSOD NG BACOR
LALAWIGAN NG CAVITE

MASS WEDDING

FIRST 200 COUPLES

JUNE 25, 2025 | 2:00PM

— STRIKE GYMNASIUM —

REQUIREMENTS FOR MARRIAGE LICENSE:

- CENOMAR (PSA Copy latest up to 6 months only)
- Birth Certificate (PSA Copy)
- Baptismal Certificate
- 2x2 ID Picture (lpc)
- Valid ID with residency (both or either one of the parties from Bacoor)
- Barangay Certificate (SAME ADDRESS with valid ID presented)
- Long white folder
- Consent (18-20 yrs. old)
- Advise (21-24 yrs. old)
- Pre-Marriage Orientation and Counseling (for scheduling at the City Population Office)

FOREIGN APPLICANT:

- PASSPORT - front page and date of arrival
- Legal Capacity from the Embassy
- CENOMAR (PSA copy latest up to 6 months)

www.bacoor.gov.ph

DepEd, nilinaw ang isyu ng mass promotion; tiniyak ang reporma at tugon sa kakulangan sa pagbasa at pag-unawa sa basic education

Siniguro ni Education Secretary Sonny Magatapas o mag graduate ay dekalidad na may partment of Education Angara na nananatili ang sapat na natutuhan at hindi (DepEd) kasunod na der-polisiya ng Kagawaran na pasang-awa. ektiba ni Pangulong Ferdi-lahat ng mga mag aaral na Ang paglilinaw (Turn to page 2)

PHILHEALTH ACTING PRESIDENT AND CEO DR. EDWIN M. MERCADO MEETS WITH LAGUNA HOSPITALS

Collaborative partnership. and Open Forum.

This sums up the meeting of PhilHealth Acting President and CEO Dr. Edwin M. Mercado with the Chief Executive Officers, Medical Directors and Chief of Hospitals from 54 hospitals in Laguna. The meeting was held at the AMSI Doctors' Medical Center, Calamba City.

PhilHealth Regional Office IVA Acting Regional Vice President Edwin M. Oriña, MD was also present during the meeting to provide support on concerns raised by the hospitals during the Kapihan

In his opening message, Dr. Domingo O. Omistad, President and CEO of the AMSI Doctors Medical Center and Calamba Doctors Hospital, pointed out his gratitude to Dr. Mercado by making hospitals feel that "true" partnership with PhilHealth does exist.

AMSI's dedicated efforts to respond to growing demands for comprehensive medical services and patient-centered care, while ensuring access for Calambeños without the need to travel to Manila for treatments, was highlighted with the blessing

and inauguration of AMSI Doctors Medical Center's Neurodevelopmental Center and Rehabilitation Center. This development will guarantee access to facilities and services not just for residents of Calamba City but also to its neighboring towns.

Meanwhile, PhilHealth Acting PCEO Dr. Edwin M. Mercado's message emphasized PhilHealth's continuing efforts to improve its operational efficiency through optimizing processes to ensure that hospitals receive timely payments for their claims while bridging the communication gap with health

facilities via PhilHealth's reconciliation dialogues.

The meeting is part of Dr. Mercado's commitment in strengthening PhilHealth partnership with the health facilities by understanding what's happening at the grassroots level as well as clarifying the health facilities role in the Universal Health Care.

Dr. Jose P. Santiago, Jr. President, Philippine Hospital Association also affirmed the group's support to PhilHealth, thanking Dr. Mercado as he continues to "build bridges instead of walls" in the implementation of PhilHealth's mandate and reforms.

PhilHealth stands firm in its commitment in uplifting the health-care system through its strengthened hospital engagement nationwide. This series of meetings is a testament to PhilHealth's dedication in improving efficiency and resolving issues affecting service delivery at the grassroots.

DepEd, nilinaw ang isyu ng mass promotion; tiniyak ang reporma at tugon sa kakulangan sa pagbasa at pag-unawa sa basic education

(From page 1)

nand Marcos Jr. na resolbahin ang problema sa literacy at iba pang problema sa pag-aaral.

Ayon kay Sec. Angara, walang umiiral na awtomatikong pinapasa ang mga mag aaral para maka graduate na agad.

Naniniwala si Sec. Angara na posibleng hindi sinasadya na may ilang pagkakataon na lumilitaw insentibo at napagkakamalang awtomatikong pasado ang mag aaral pero hindi agad na itinatama ito ng pamunuan ng DepEda para matiyak na de kalidad ang mga mag aaral na produkto ng public school.

"Wala pong policy ang DepEd na automatic na pagpasa sa mga estudyante," ani Secretary Angara. "Pero dapat din nating aminin—may ilang bahagi ng sistemang minana natin na parang tahimik na nagtutulak sa mga paaralan at guro na iangat ang bata. ito ang nais namin ayusin," ani Sec. Angara.

Ipinaliwanag din ni Secretary Angara na ang



performance-based evaluations sa loob ng DepEd ay batay sa mas malawak at mas holistic na set ng indicators—kabilang ang Performance, Process, Financial, at Citizen/Client Satisfaction Results.

"Kapag ang sukatan ng tagumpay ng paaralan ay nakatuon lang sa dami ng pumapasa, at kapag nararamdaman ng guro na dito rin nakasalalay ang sarili nilang evaluation o promotion, hindi na nakakagulat kung doon din punta ang takbo ng sistema," ani Angara. "Hindi ito pagkukulang ng tao, kundi ng disenyo."

Kasama sa mga repormang isinusulong ng kagawaran ang masusing pagrebisa ng mga pata-

karan sa assessment, remediation, at promotion ng mga mag-aaral.

Layon nitong tiyakin na ang bawat promotion ng mag-aaral ay nakabatay sa aktuwal na natutunan ng mag-aaral—na may malinaw na standards, epektibong remediation, at patas na evaluation para sa mga guro.

"Hindi nakasulat ang mass promotion bilang patakaran—pero sa ilang lugar, tila naging tahimik na norma ito. Gusto naming baguhin 'yon,' dagdag ni Angara. "Dapat pinaghirapan ang promotion. At 'yung tunay na pagkatuto—'yun ang dapat na nililikha ng sistema, hindi lang inaasahan." Source: DepEd

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DTI, ACPI, FDCP empower Filipino animators through mentoring and pitching competition

(From page 3)
fundamentals of storytelling, visual development, and pitching.

Following the mentoring session, the Creative Pitching Competition featured finalists from the 2024 Animahenasyon Festival and Young Creatives Challenge Season 1.

These promising individuals presented their original animated content to a distinguished panel of judges, who assessed each entry based on creativity, originality, storytelling strength, and market potential.

During the Post-Animahenasyon event, select finalists also received a significant boost in the form of concrete support from TOP PEG Animation and Creative Studio, and Mothership Recording Studio.

This recognition underlines the panelists' strong belief in the finalists' potential to make a significant impact on the animation and creative sectors, demonstrating the industry's readiness to invest in dynamic Filipino talent.

The esteemed judging panel comprised key figures from animation sector and media, including Ms. Carol Wee, Production Manager of Warner Bros. Discovery; Ms. Melissa Delim, Lead of Acquisitions & Co-Productions of Warner Bros. Discovery; Ms. Grace Dimaranan, CEO of TOP PEG Animation and Creative Studio; Mr. Avid Liongoren, Founder of Rocketsheep; Mr. Butch Ibanez, Head of the Na-

tional Committee on Cinema of the National Commission of the Culture and the Arts ; Mr. Brian Matthew Ligsay, Voice Actor of Mothership Recording Studios; and Mr. Lorenz Olivarez, Chief Operating Officer of Mulave Studios.

"This event is more than just a pitching competition—it's a platform of promise. It is where potential meets opportunity, and where the voices of Filipino creatives are amplified in shaping our cultural and creative legacy," said DTI Assistant Secretary Nylah Rizza Bautista.

"If you experience failure, it's okay to stumble—but you must get up. The future is yours to draw, animate, and define," Asec. Nylah added.

DTI-CIDO Officer-in-Charge Director Lilian Salonga, also delivered a message, emphasizing the role of creative capacity-building in fueling inclusive economic growth.

Meanwhile, ACPI Chairman Juan Miguel Del Rosario addressed the participants, while ACPI President Marlyn Montano and Executive Director Daniel Enriquez reiterated their commitment to cultivating homegrown talent and building sustainable career pathways for Filipino animators. The Technical Education and Skills Development Authority Deputy Director General Nelly Nita N. Dillera also attended the event and reaffirmed their mandate in developing creative workforce through skills training and upskilling programs.

As chair of the Phil-

ippine Creative Industries Development Council, that advances the DTI implements the Malikaing Pinoy Program—a flagship effort by spotlighting Filipino

talent, cultural heritage, and ingenuity. For more updates the DTI-CIDO (@DTI.CIDO).Source:DTI

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),
Petitioner-Mortgagee,

-versus- EJF NO. TG-25-008
FOR: Extra Judicial Foreclosure of
Real Estate Mortgage under Act No.
3135, as amended by Act No. 4118

SARAH M. ROSALES MARRIED TO
EDUARDO G. ROSALES,
Borrowers-Mortgagors.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial foreclosure sale under Act No. 3135, as Amended by Act No. 4118, filed by 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 a 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 14, 1998, by Borrowers-Mortgagors SARAH M. ROSALES married to EDUARDO G. ROSALES, both of legal age, Filipino citizen, with residence and postal addresses at: (1) Apt. A-10 AUP, Putting Kahoy, Silang, Cavite; and (2) Lot 15, Blk. 30 Rancho Imperial de Silang, 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-828711) 26870 of the Registry of Deeds for the Province of Cavite, in order to satisfy the outstanding loan obligation of the Borrowers-Mortgagors in the amount of FOUR HUNDRED FORTY-FIVE THOUSAND SEVEN HUNDRED NINE PESOS AND 32/100 (Php445,709.32) inclusive of interest and other charges, as of January 6, 2025, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Baby Leem B. Maristela, will sell at public auction on JULY 10, 2025 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-828711) 26870
Registry of Deeds for the Province of Cavite

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

A parcel of land (Lot 15, Blk. 30 of the cons./subd. plan, Pcs-04-012899, being a portion of Lot 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, LRC Rec. No.), situated in the Brgy. of Tar-

taria, Mun. of Silang., Prov. of Cavite. Bounded on the NW., along line 1-2 by Rd. Lot 28 (8.00 m. wide); on the NE., along line 2-3 by lot 14, Blk. 30, both on the cons./subd. plan; on the SE., along line 3-4 by lot 15709-B, Csd-042118-012810-D; and on the SW., along line 4-1 by lot 16, Blk. 30; on the cons./subd. plan. Beginning at a pt. marked "1" on plan being S. 64 deg. 27'E., 5103.75 m. from BLLM No. 1 Cad. 452-D, Silang Cad.; thence N. 66 deg. 43'E., 4.51 m. to pt. 2; thence S. 19 deg. 54'E., 9.93 m. to pt. 3; thence S. 68 deg. 48'W., 4.50 m. to pt. 4; thence N. 19 deg. 54'E., 9.77 m. to pt. 1; beginning, containing an area of FORTY FOUR (44) SQ. METERS. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mons. 15x60 cm.; bearings true; date of orig. survey, Dec. 7, 1973-Dec. 4, 1975, & that of the subd. survey, Aug. 1-30, 1997, & was approved on Dec. 5, 1997. is registered in accordance with the provisions of the Property Registration decree in the name of SARAH M. ROSALES, married to Eduardo G. Rosales, both of legal age, Filipinos."

In the event the public auction should not take place on the said date, it shall be held on JULY 17, 2025 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE NO. (T-828711) 26870, 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, April 22, 2025.

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

BABY LEEM B. MARISTELA
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: May 5, 12 & 19, 2025

Copy Furnished:

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

MARIA VICTORIA D. CAPIRAL
C/O ATTY. JULIUS VOLTAIRE ROMMEL C. CUBELO
Attorney-in-Fact of the Mortgagee
24K ACCOUNTS CONSULTANT, INC.
3F Fass inteli College Bldg., No. 11, Pittsburgh St.,
Brgy. Silangan, Cubao, Quezon City

SARAH M. ROSALES MARRIED TO
EDUARDO G. ROSALES
Borrowers-Mortgagors
(1) Apt. A-10 AUP, Putting Kahoy, Silang, Cavite
(2) Lot 15, Blk. 30 Rancho Imperial de Silang, Tartaria, Silang, Cavite

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

PHILIPPINE VETERANS BANK,
Mortgagee/Creditor,

-versus-

FORECLOSURE CASE NO. F-239-25

RAUL C. MANSUETO, JR.,
Mortgagor/Borrower.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee/Creditor, PHILIPPINE VETERANS BANK, with business address at 101 V.A. Rufino corner Dela Rosa Streets, Legazpi Village, Makati City 1229, against the Mortgagor/Borrower, RAUL C. MANSUETO, JR., with residence and postal address at Lot 12, Block 13, Road Lot 14, Westwood Phase 7 Lancaster New City Cavite, Barangay Pasong Camachile General Trias, Cavite, to satisfy the mortgage indebtedness as of February 28, 2025 amounts to ONE MILLION FIFTY-ONE THOUSAND FIVE HUNDRED SEVENTY-EIGHT PESOS AND 66/100 (PhP1,051,578.66) inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on 21 MAY 2025 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. 057-2023025197

LOT NO: 12, BLOCK NO: 13, PLAN NO: PCS-04-032614
PORTION OF: BLOCK 17, PCS-04-031691; BLK. 17, PCS-04-032534 & LOT 2091, RS-04-001955, LOT 2100, FR-04-005685

LOCATION: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 10, BLOCK 13, PCS-04-032614
2-3	NW	ROAD LOT 14, PCS-04-032614
3-4	NE	LOT 14, BLOCK 13, PCS-04-032614
4-1	SE	LOT 11, BLOCK 13, PCS-04-032614

AREA: FIFTY (50) SQUARE METERS, 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 04 JUN 2025 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, 24 APR 2025

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

PHILIPPINE VETERANS BANK
101 V.A. Rufino corner Dela Rosa Streets, Legazpi Village, Makati City 1229

VILLANUEVA GENEROSO SACRO & ASSOCIATES
Counsel for Philippine Veterans Bank
3rd Floor, PVB Building 101 V.A. Rufino St. cor. Dela Rosa St., Legaspi Village, Makati City

RAUL C. MANSUETO, JR.
Lot 12, Block 13, Road Lot 14, Westwood Phase 7

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
BRANCH 118
CITY OF BACOR, CAVITE
2nd floor, Main Square Mall
Molino Boulevard, Bacoor City, Cavite
rtc1bcr118@judiciary.gov.ph/09159602868

IN THE MATTER OF CANCELLATION
OF ENCUMBRANCE ON TRANSFER
CERTIFICATE OF TITLE NO. 057-
2025008047 REGISTERED UNDER
THE NAME OF SPS. ELEANOR
PONDANG RIVERA AND ARNOLD
ORTIZ RIVERA OF THE REGISTRY OF
DEEDS FOR THE PROVINCE OF
CAVITE UNDER SECTION 7 OF R.A.
NO. 26

SPS. ELEANOR PONDANG RIVERA
AND ARNOLD ORTIZ RIVERA,
represented by their Attorney-In-Fact,
EMELY S. CAMIT
Petitioners,

- versus - LRC Case No. 8843-2025-22

REGISTRY OF DEEDS FOR THE
PROVINCE OF CAVITE
Respondent.

X-----X

ORDER

Before this Court is a Petition for Cancellation of Encumbrance annotated on Transfer Certificate of Title No. 057-2025008047 of the Registry of Deeds for the Province of Cavite pursuant to Section 7 of Republic Act No. 26 filed by petitioners Sps. Eleanor Pondang Rivera and Arnold Ortiz Rivera, represented by their Attorney-In-Fact, Emely S. Camit. The real property covered by the subject title is situated at Lot 11-A, Meadowood Executive Village, Panapaan 7, Bacoor City and registered in the names of the petitioners.

Finding the petition to be sufficient in form and substance, the same is set for initial hearing on July 8, 2025 at 8:30 in the morning at which date, place and hour, any interested person may appear and show cause why said petition should not be granted.

Petitioners are directed to cause the publication of the copies of this Order at their expense once a week for three (3) consecutive weeks in a newspaper of general cir-

ulation in the Province of Cavite. Petitioners are likewise directed to furnish with copies of the petition and annexes the (i) Office of the Registry of Deeds, Bacoor City, (ii) the Office of the Registry of Deeds for the Province of Cavite, (iii) the Land Registration Authority and (iv) the Office of the Solicitor General within ten (10) days from receipt of this Order and thereafter to submit proof of compliance to this Court.

Let copies of this Order be posted in three (3) conspicuous places in the City of Bacoor where the property is situated at least thirty (30) days prior to the aforesaid date of hearing, more particularly at the bulletin boards of the following:

1. Office of the Registry of Deeds, Bacoor City
2. Main Entrance, Bacoor City Hall
3. Main Entrance, Cavite Provincial Capitol

SO ORDERED.

IN CHAMBER, this 20th day of March 2025 in the City of Bacoor, Cavite.

ROMANO M. DIAZ
Presiding Judge

Copy Furnished:

Atty. JEROME G. SALAZAR
Counsel for the Petitioners
No. 12 BACEMCO Building, Brgy. Bayanan
Bacoor City, Cavite
Email: j.salazarlawoffice@gmail.com

SPS. ELEANOR PONDANG RIVERA and
ARNOLD ORTIZ RIVERA
Petitioners
Blk 24 Lot 11B, Sampaloc St,
Meadowood Executive Village
Panapaan 6, Bacoor City, Cavite

EMELY S. CAMIT
Petitioners' Attorney-In-Fact
Block 31 Lot 2, Palosapis St.
Meadowood Executive Village
Panapaan Village, Bacoor City, Cavite

REGISTRY OF DEEDS, BACOR CITY
Bacoor City Hall, Bacoor Blvd., Bacoor City
Email: rdbacoorcity@gmail.com

REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE
Capitol Compound, Trece Martires City, Cavite
Email: rd.provinceofcavite@lra.gov.ph

LAND REGISTRATION AUTHORITY
East Avenue cor. NIA Road, Diliman,
Quezon City
Email: records@lra.gov.ph

OFFICE OF THE SOLICITOR GENERAL
134 Amorsolo Street, Legazpi Village, Makati City
docket@osg.gov.ph
judiciary.gov.ph

CD-April 28, May 5 & 12, 2025

***"I am free because I know that I alone am
morally responsible for everything I do. I
am free, no matter what rules surround me.
If I find them tolerable, I tolerate them; if I
find them too obnoxious, I break them. I am
free because I know that I alone am morally
responsible for everything I do."***

-Robert A. Heinlein-

Lancaster New City Cavite,
Barangay Pasong Camachile General Trias, Cavite

Publication: Cavite Digest
Dates: April 28, May 5 & 12, 2025

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

Notice of hereby given that the estate of the late **NICASIO ELEGADO VELASCO**, widower, who died intestate on January 11, 2025 at Kawit, Cavite left a parcel of land with improvements covered by Transfer Certificate of Title (TCT) No. 057-2014046056 situtaed in Municipality of Imus, Cavite has been extrajudicially settled by and among his heirs as per Doc. No. 768; Page No. 67, Book No. 8; Series of 2025 by Notary Public for Parañaque City, **ATTY. AUGUSTUS CAESAR M. BAÑARES**.

PE- May 5, 12 & 19, 2025

AFFIDAVIT OF
SELF-ADJUDICATION

Notice of hereby given that the estate of the late **CESAR DONATO GONZALES**, who died intestate on July 1, 2021 at New York City, USA left real and personal properties, as follows:

- a. Real Property located in Villa Lasquete, Car-sadang Bago 2, Imus City, Cavite covered by Trans-fer Certificate of Title No. T-1072707
- b. Real Property located Tagaytay City, Cavite cov-ered by Condominium Certificate of Title No. 076-2017001939
- c. Personal Property consisting of money in the amount of Two Hundred Ninety-One Thousand One Hundred Eighty-Two Pesos and 20/100 Php 291,182.20 at BDO Unibank, Inc.

has been extrajudicially settled by and among his heirs as per Doc. No. 348; Page No. 71, Book No. 5; Series of 2025 by Notary Public for Dasmariñas City, ATTY. MADELYN D. SARMIENTO

PE- May 12, 19 & 26, 2025

DTI-ACPI and FDCP
extends support for
Filipino animators

Image showing pan- elists, mentors, and the top 9 participants during the Post-Animahenasyon: Creative Mentoring and Pitching Competition held on April 30, 2025, in Makati City, Philippines.

In photo: DTI, ACPI, Panelists, Mentors, and Top 9 Participants of the Post-Animahenasyon: Cre- ative Mentoring and Pitch- ing Competition during the culminating event held on 30 April 2025. Makati City, Philip-

pines—The Department of Trade and Industry (DTI), in partnership with the Animation Council of the Philippines, Inc. (ACPI) and the Film Development Council of the Philippines, successfully organized the Post-Animahenasyon: Creative Mentoring and Pitching Competition on April 30.

This key initiative of the DTI’s Creative Indus- tries Development Office (CIDO) under the Ma- likhaing Pinoy Program,

highlights the agency’s commitment to nurtur- ing Filipino creativity and empowering local story- tellers to share our unique narratives globally. This is achieved through col- laboration, capacity-build- ing, and industry linkages, that comprise hands-on training, one-on-one men- torship, and creative ex-

change. During the event, participants received guid- ance from two renowned experts—Mr. Bobby Pon- tillas, co-founder of Rise Up Animation; and Mr. Keith Sicat, an award-win- ning independent filmmak- er. These mentors provided in-depth coaching on the (Turn to page 5)

DFA-OCA locks on
Fraud Detection
Training

(From page 1) on 26 April and 03 May 2025 at the DFA Double Dragon Tower in Pasay City. The training sessions, held on two successive Saturdays, were formally opened by OCA Assistant Secretary Atty. Ma. An- tonina M. Mendoza-Oble- na and Deputy Assistant Secretary Bryan Dexter B. Lao, respectively. The resource speakers from the National Bureau of Investigation Questioned Documents Division (NBI-QDD), Supervising Docu- ment Examiner Antonio R. Magbojos and Senior Doc- ument Examiner Elsa L. Reataza-Morales, shared their extensive knowledge and professional expertise with the participants of the training.

The NBI-QDD discussed and conduct- ed practical exercises on Signature Verification and Forgery. This topic aims to equip the personnel

with knowledge on the inherent characteristics of signatures and how to de- termine their genuineness by focusing on form and details. They also provid- ed practical guidance on proper assessment of var- ious government-issued IDs and records that can help strengthen compe- tency in identifying fraud and irregularities in docu- ments, which will further enhance reliability in con- sular processes.

Lastly, Passport Di- vision Officers discussed the security features of the Philippine passport to fur- ther familiarize personnel with our own travel doc- ument. The presentation highlighted the built-in unique characteristics of the Philippine passport which includes tactile prints, watermarks, and UV fluorescent properties embedded in the pages of the passport booklet. Source: DFA

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-265-25

SPS. ARLYN MAE M. ENSIGNE and
MERWYN G. ENSIGNE,
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 UNI- BANK, INC., with business address at 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, SPS. ARLYN MAE M. ENSIGNE and MERWYN G. ENSIGNE, with residence and postal address at (1) Block 16 Lot 27 Kensington 11, Brgy. Navarro, General Trias, Cavite (OCCUPIED BY MORTGAGORS); and (2) #27 Bagong Bahay St., Barangay San Isidro, Galas, Quezon City (OCCUPIED BY THIRD PARTY), to satisfy the mort- gage indebtedness as of February 24, 2025 amounts to ONE MILLION THREE HUNDRED EIGHTY-THREE THOUSAND SEVENTY-ONE PESOS AND 85/100 (Php1,383,071.85) in- cluding interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on 21 MAY 2025 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 Curren- cy the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
No. 057-2019008419

LOT NO: 27 BLOCK NO: 16 PLAN NO: PSD-04-226212

PORTION OF: BLOCK 14, PCS-04-027752, 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 SW LOT 28, BLOCK 16, PSD-04-226212
2-3 NW LOT 29, BLOCK 16, PSD-04-226212
3-4 NE ROAD LOT 18, PSD-04-226212
4-1 SE LOT 25, BLOCK 16, PSD-04-226212
AREA: FORTY SQUARE METERS (40), MORE OR LESS

All sealed bids must be submitted to the under- signed 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 04 JUN 2025 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. 24 APR 2025

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.,
CONSUMER BANKING GROUP - CONSUMER
REMEDIAL MANAGEMENT
33/F BDO Corporate Center Ortigas,
#12 ADB Avenue, Mandaluyong City

SPS. ARLYN MAE M. ENSIGNE
and MERWYN G. ENSIGNE
(1) Block 16 Lot 27 Kensington 11, Brgy. Navarro, General Trias, Cavite (OCCUPIED BY MORTGAGORS); and
(2) #27 Bagong Bahay St., Barangay San Isidro, Galas, Que- zon City (OCCUPIED BY THIRD PARTY)

Publication: Cavite Digest
Dates: April 28, May 5 & 12, 2025

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