

DSWD calls for social work profession levelling up

In line with the efforts to elevate the social work practice and profession in the ASEAN Region, Department of Social Welfare and Development (DSWD) Secretary Rex Gatchalian urged the members of the ASEAN Social Work Consortium (ASWC) to prioritize the standardization and improvement of competencies of social workers.

Secretary Gatchalian serves as the ASEAN Ministerial Meeting for Social Welfare and Development (AMMSWD) Leader of the Philippines.

“The ASEAN Social Work Consortium (ASWC) calls upon us to reflect on the role we play in the field of social work—not only in addressing the pressing issues that our communities face but also in raising the

standards of our profession and ensuring competency at all times, as our work is the cornerstone of inclusive development,” Secretary Gatchalian said in his keynote message during the opening session of the 13th ASWC Conference on Tuesday (April 29).

The DSWD chief stressed that the ASWC is not just a platform, but also a call to action to unite as a consortium to champion the shared vision of unifying the social work practice to make it more responsive and adaptive to global realities.

“Let us seize this moment to inspire change, strengthen partnerships, and champion the values that make ASEAN a beacon of unity and progress. Together, we have the capacity to redefine

social work that is adaptive to change, resilient to shocks, culturally responsive, and globally competent,” Secretary Gatchalian said.

With the theme, “Promoting Competency-development and Standardization Towards Strengthening Social Work in ASEAN,” the 13th ASWC Conference is held from April 29 to 30 via hybrid session at

the DSWD Central Office’s Katapatan Board Room and through video conferencing platform.

Undersecretary Emeline Aglipay-Villar of the DSWD’s International Affairs, Attached and Supervised Agencies co-chaired the first day of the conference as Permanent Focal Point for the Philippine Senior Officials Meeting on Social Welfare and Development

(SOMSWD).

Members of the ASWC Philippines and the ASEAN Secretariat participated in the first day of the online conference, which serves as a platform to discuss initiatives aligned towards the realization of the Ha Noi Declaration on Strengthening Social Work Towards a Cohesive and Responsive ASEAN Community — the first regional framework adopted by

ASEAN State Leaders for the strengthening, recognition, and advancement of social work in the ASEAN.

The 13th ASWC Conference also highlighted updates on the implementation of the ASWC Work Plan 2021-2025 and other good practices in improving the standards of social work practice and education across the region. (AKDL) Source: DSWD

City Government of Imus

Halal Corner binuksan sa The District Imus

Iba’t ibang produktong halal ang mabibili sa The District Imus sa opisyal na pagbubukas nitong Martes, Abril 29, 2025, kasama ang mga Imuseñong Muslim.

Bahagi rin dito ang mga kinatawan ng Pamahalaang Lungsod ng Imus sa pangunguna ni Officer-in-Charge Lauro Monzon ng Office of the City Administrator

bilang representante ni Imus City Mayor Alex “AA” L. Advincula, Office of the City Information Officer Ervin Ace Navarette, Office of the Local Economic Development and Investment Promotions Officer Jhett Vilbar-Lungcay, at Public Relations Officer III Pinky Rembulat bilang kinatawan ni Acting Tourism Officer Dr. Jun

Paredes.

Kabilang din sa mga nanguna sa programa sina Philippine Commission on Women for the Culture Sector Amielyn “Asliyah” Limbona, Ollocal.PH Store Manager Jennilen Bayas, mga representante ng Ayala Malls na sina Myron Lawrence Yao at Joney Chelle Catague, at The District Imus Gener-

al manager Carrie Saul.

Ang nasabing Halal Corner ay pinangunahan ng Ollocal.PH, katuwang ang Alagang AyalaLand Center at Arkat Lawanen Doll - Maranao Women Empowerment.

Hangad ng Pamahalaang Lungsod ng Imus na makilala pa at tangkilikin pa ang mga dekalidad at malinamnam na produktong halal.

CAVITE DIGEST
LEADING TOWARDS DEVELOPMENT AND PROGRESS

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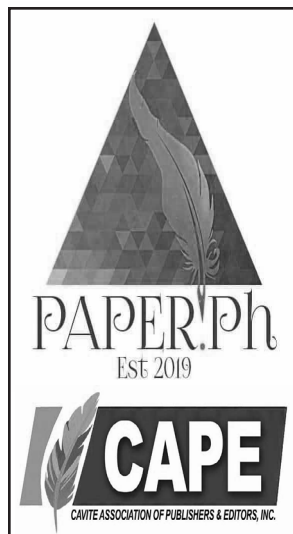
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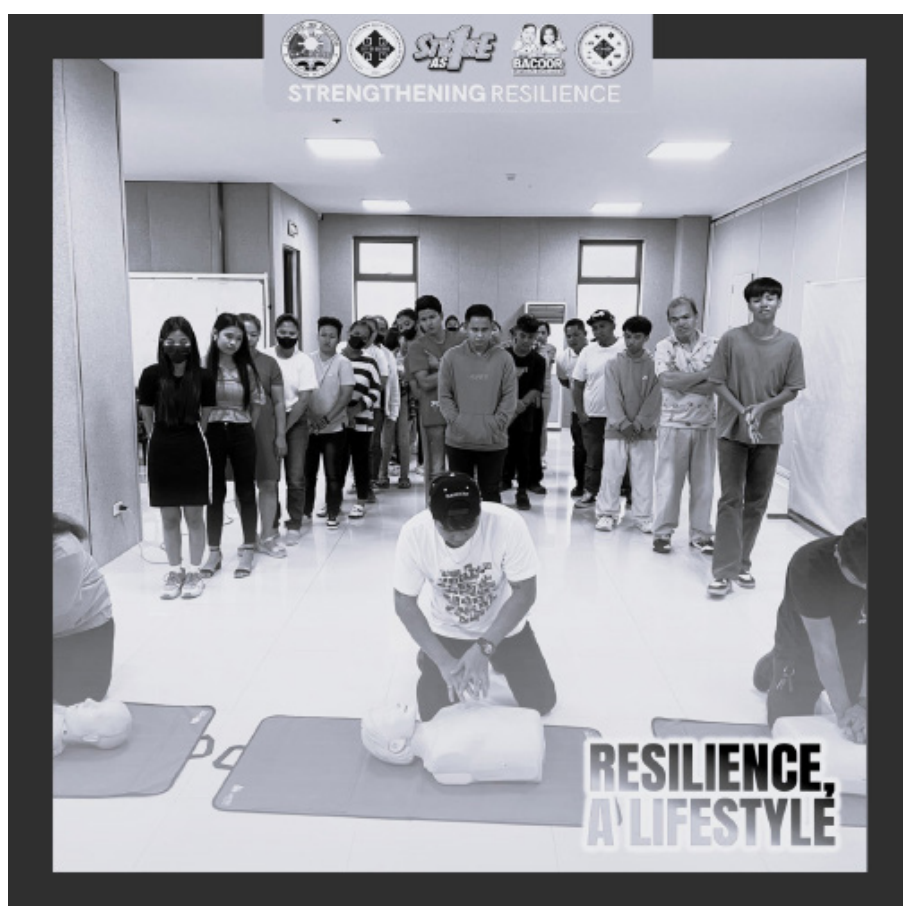
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Franchising eyed to fuel PH economic drive and growth

City Government of Bacoor

Implementation of the City Ordinance 248-2022 for business entities on a daily schedule only here at City Government of Bacoor - Legislative and Disaster Resilience Building

This is a mandatory disaster preparedness orientation to further equip our fellow Bacooreños and other stakeholders in times of emergency. Dahil sa Bacoor, DAPAT AT HOME KA DITO!



Department of Trade and Industry (DTI) Secretary Cristina A. Roque spotlighted the Philippine franchising sector's strong potential to drive national economic growth by accelerating MSME expansion and creating thousands of sustainable jobs for Filipinos.

In her speech in today's Franchise Asia PH 2025, the DTI chief said, "At the DTI, we recognize franchising as a powerful engine for economic development. It is a proven

(Turn to page 2)



Palarong Pambansa 2025 to be held at PBBM home region

Pinakaaabangan ngayon ang 2025 Palarong Pambansa dahil ito ay idadaos sa home region ni Pangulong Ferdinand "Bongbong" Marcos Jr.

Inanunsiyo ni Education Secretary Sonny

Angara na bukod sa Palarong Pambansa ay sabay na idadaos ang isa pang malaking programa at ito ay ang National Schools Press Conference (NSPC) at National Festival of Talents (NFOT) sa Ilocos Region.

"Through Bagong Pilipinas, we will meet our greatest obligation to our youth, to mold them into critical thinkers, problem solvers, and brave visionaries for their country," ani (Turn to page 3)

DILG calls for Day Care and Health centers to remain open for Election Day

The Department of the Interior and Local Government (DILG) on Friday called on local government units (LGUs) to keep their day care centers open on election day to accommodate parents with young children and ensure their ability to vote without disruption.

“Sa darating na halalan, buksan nila ang kanilang daycare center nang sa ganun puwedeng dalhin ng mga magulang ang kanilang anak doon para makaboto sila nang maayos,” said DILG Undersecretary Marlo Iringan. He also emphasized the need for LGUs to open their health centers on May 12 to handle any medical incidents that may occur as voters head to polling precincts.

The DILG continues to support the Commission on Elections (COMELEC) in spreading key resolutions and guidelines, particularly those concerning vote buying, vote selling, and the misuse of state resources. Through its “Kontra-Bigay” campaign, the Department conducted

a nationwide webinar viewed by over 50,000 netizens, focusing on vital COMELEC issuances ahead of the elections.

Earlier, DILG Secretary Juanito Victor “Jonvic” C. Remulla issued Memorandum Circular No. 2025-016, directing LGUs to form Local Government Transition Teams that will handle the inventory of properties, records, and finances in preparation for the assumption of incoming local officials.

“We have already directed our field officers to

ensure that the transition team is organized and doing the inventory. So that,

come July 1, there will be a proper turnover of all these properties, records and fi-

nances to the new set of local officials,” Iringan said. Source: DILG

Franchising eyed to fuel PH economic drive and growth

(From page 1)

pathway for MSMEs to earn higher profits and reach greater heights.”

The Secretary asserted that the franchising sector is integral to President Ferdinand R. Marcos Jr.’s ‘Bagong Pilipinas’ vision—a nation driven by job creation and entrepreneurial spirit. She highlighted franchising as a practical tool that empowers aspiring entrepreneurs through access to business models, brand recognition, and ongoing support.

“It is my honor to stand before you today at the opening of Franchise Asia Philippines 2025. This gathering is a vibrant testament to the dynamism and resilience of the Philippine franchising sector, a key pillar in uplifting micro, small, and medium enterprises (MSMEs) towards achieving the Marcos administration’s goal of creating a vibrant and sustainable economy,” she remarked.

To strengthen this momentum, the DTI is

actively implementing various initiatives aimed at facilitating business expansion and nurturing a supportive environment for both local and international stakeholders. Among these key efforts is the DTI’s Small Business Corporation’s program of zero-interest loans, which includes a one-year grace period on principal payments for qualified franchisees.

Recognizing the significant potential of overseas Filipino workers (OFWs), the DTI is also promoting franchising as a promising investment avenue, both in their host countries and upon their return to the Philippines. This offers OFWs a viable path toward long-term reintegration and enhanced financial stability.

DTI Secretary Cristina Roque with officials and guests during the opening ceremony of the International Franchise Expo at Franchise Asia Philippines 2025 in Pasay City.

Moreover, Secretary

Roque emphasized that the Philippines remains a compelling destination for investment, with the franchising sector offering immense opportunities for inclusive and sustained growth.

Notably, events such as Franchise Asia Philippines serve as vital platforms to highlight both Filipino ingenuities together with global brands in the market.

She also commended the Philippine Franchise Association for its consistent delivery of this world-class expo, which continues to elevate the country’s standing as a premier franchise hub in the region.

In closing, the trade chief urged all stakeholders to embrace the theme of unity and shared success. She stressed the need for collaboration to unlock opportunities, create jobs, and build a more prosperous future for all Filipinos, envisioning a “Bagong Pilipinas” where no one is left behind.

Source: DTI

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“If you live long enough, you’ll make mistakes. But if you learn from them, you’ll be a better person. It’s how you handle adversity, not how it affects you. The main thing is never quit, never quit, never quit.” - William J. Clinton-

DSWD chief reminds regional directors to strictly enforce Comelec’s 10-day ban on AICS, AKAP

Department of Social Welfare and Development (DSWD) Secretary Rex Gatchalian on Tuesday (May 2) reminded all the agency’s regional directors to strictly enforce the 10-day ban on the distribution of cash grants under the Assistance to Individuals in Crisis Situation (AICS) and the Ayuda Para sa Kapos ang Kita Program (AKAP). The Commission on Elections (Comelec) has prohibited the distribution of any forms of financial assistance, popularly known as “ayuda,” 10 days before the May 12 national and local elections or from May 2 to 12.

Only medical and burial assistance under AICS are allowed by the Comelec during the 10-day ayuda ban.

“All DSWD Field Offices are reminded to strictly enforce the Comelec’s 10-day ayuda ban, which includes AICS and AKAP. This means that there will be no cash assistance payout from May 2 to May 12,” Secretary Gatchalian said.

AICS is one of the DSWD’s social protection program that provides immediate and temporary assistance to individuals and families experiencing crises or difficult life events. It serves as a social safety net to help the poor, vulnerable and marginalized Filipinos meet their basic needs during emergencies. AKAP, another DSWD social welfare program, provides financial assistance to individuals earning below the minimum wage since they are the most affected by inflation and economic hardship. The program offers medical, funeral, food and cash assistance based on the assessment of social workers. The Comelec imposes a prohibition on the release, disbursement or expenditure of public funds before elections to prevent the use of government resources to influence election outcomes. It is enforced except for specific exemptions, such as certain projects in education and health sectors.

Source: DSWD

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

Palarong Pambansa 2025 to be held at PBBM home region

(From page 4)

sa mga atleta na may kakaunting lifting at exhibition event sa kickboxing, football at futsal para sa mga babae. Magkakaroon din Tinatayang 1,777 na ng special category para sa mga magwawagi sa regular sports, demonstration sports, at para-games. Bilang pagdiriwang sa kulturang Pilipino, isasama rin ang Palaro ng Lahi — isang pagtatan-ghal ng mga tradisyonal na larong Pilipino upang itaguyod ang cultural preservation sa mga kabataan.

Source:DepEd

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, FRS-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

Palarong Pambansa 2025 to be held at PBBM home region

(From page 3) nical components, habang lad ng mga guro sa buong Schools Division Office ng Ilocos Norte.
ng productivity tools at isasagawa naman ang mga linggo.
pagbuo ng iba't ibang tech- sesyon para sa pagpapaun- Palarong Pambansa 2025

Mula Mayo 24 hang- Itatampok sa Palaro ang 24 na regular sports kabilang ang athletics, basketball, volleyball, gymnastics, taekwondo, at swimming.

“Nagkakaisang Kapulu- Kabilang din sa mga an,” ang Pamahalaang kaganapan ang demonstra- Panlalawigan ng Ilocos tion sports tulad ng weight- Norte, DepEd Region I, at (Turn to page 5)

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

Palarong Pambansa 2025 to be held at PBBM home region

(From page 1) Pang. Marcos sa isang pa-hayag. Kikilalanin ang hu-say o galing ang mga ka-bataang Pilipino sa pam-amahayag, malikhaing industriya at palakasan o sports na nakaayon sa nai-sin ng Pangulo na bigyang kapangyarihan ang kabata-ang mamuno, lumikha, at maging inspirasyon. “These are platforms that empower our youth and help prepare them for a rapidly changing world,” Isasagawa ng Kaga-ani Kalihim Sonny Angara. “Bringing these national

gatherings to Ilocandia re-flects our belief in regional inclusivity and shows how communities like Ilocos are key partners in building a future-ready education system.” Naniniwala si Sec. Angara na ang mga gani-tong pagtitipon ay magpa-palakas sa mga kabataan at makakatulong upang sila ay maihanda sa iba’t ibang kalaharapin na hamon. NSPC and NFOT 2025 Isasagawa ng Kaga-aran ang 2025 NSPC at NFOT sa Ilocos Sur mula

Mayo 19 hanggang 23, 2025, na may temang: “Empowering Filipino Youth: Unleashing Potentials in Journalism and Creative Industries in the Era of Artificial Intelligence (AI).” Layon nito na bigyan ng kaalaman at kasanayan ang mga young campus journalists at talents sa la-rangan ng pamamahayag at malikhaing industriya, habang sinasanay sa mga inobasyong dulot ng AI. Sa NSPC, mahigit 3,330 delegado, na binubuo ng mga student-journalists,

coaches, mga hurado, at mga opisyal, ang lalahok sa iba’t ibang individual at group categories sa Ingles at Filipino. Kabilang sa mga kaganapan ang pagsusulat ng balita, pagsulat ng edi-toryal, pagsulat ng balitang isports, photojournalism, radio at TV broadcasting, online publishing, at iba pa. Para sa taon na ito, magkakaroon ng exhibi-tion event para sa Mobile Journalism. Magkakaroon din ng mga kasabay na ses-yon ukol sa Media at In-

formation Literacy (MIL) ang lalahok sa mga indi-vidual at group competi-tions sa iba’t ibang laran-gan ng pagkatuto at talento, kabilang ang Technology and Livelihood Education (TLE), Musika at Sin-ing, Social Studies, Wika at Pagbasa, Edukasyong Pantao at Kultura, Inclu-sive Education, at Science, Technology, Engineering, and Mathematics (STEM). Magkakaroon din ng mga bagong kategorya at pinalawak na mga palig-sahan sa NFOT, kabilang ang mga gawain na nan-gangailangan ng paggamit (Turn to page 4)

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 UNIBANK, 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 mortgage 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) including 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 Currency 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, Quezon 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

Republic of the Philippines
Fourth Judicial Region
Regional Trial Court
OFFICE OF THE EXECUTIVE JUDGE
Trece Martires City
rtc1tmtocc@judiciary.gov.ph
09198753030

IN RE: PETITION FOR APPOINTMENT AS
NOTARY PUBLIC FOR AND IN THE CITIES
OF GENERAL TRIAS AND TRECE MARTIRES
AND THE MUNICIPALITY OF TANZA, CAVITE

TMNP-011-25

ATTY. KARLA MARIE VASQUEZ-GABRIEL,
Petitioner.

X-----X

NOTICE OF HEARING

Notice is hereby given that a summary hearing on the petition for application of notarial commission of ATTY. KARLA MARIE VASQUEZ-GABRIEL shall be held on May 13, 2025 at 8:30 in the morning at the Court Room of the Executive Judge, Regional Trial Court, Branch 23, Trece Martires City, Cavite. Any person who has any cause or reason to object the grant of the petition may file a verified written opposition thereto, received by the undersigned before the date of the summary hearing.

The petitioner should be ready to present all the pieces of evidence in support of her petition. Pre-marking should be done prior to the scheduled hearing.

SO ORDERED.

Trece Martires City, Cavite, April 28, 2025.

PURIFICACION A. BARING TUVERA
Executive Judge

CD- May 05, 2025