CHILD WITNESSES TO GAIN GREATER PROTECTION UNDER REVISED SC RULES



DSWD welcomes revised Supreme Court rules allowing videoconferencing outside courtrooms to protect child witnesses from further trauma

The Department of Social Welfare and Development (DSWD) has expressed its support for the Supreme Court's (SC) Revised Rule on the Examination of Child Witnesses (RRECW), which introduces more child-sensitive procedures to protect children from further trauma

(Turn to page 7)

CAVITE DIGEST

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EDNA B. CUYNO
Publisher

MARK DAVID P. OCTAVIO
Editor

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MEMBER:

PRIME ALLIANCE OF PUBLISHERS, EDITORS AND REPORTERS (PH) INC.

PAPER.Ph

CAPE
CAVITE ASSOCIATION OF PUBLISHERS & EDITORS, INC.

City Government of Imus

Nakapagbigay ng lokal at internasyonal na oportunidad sa 1,277 jobseekers ang Imus Mega Job Fair ng Pamahalaang Lungsod ng Imus nitong Miyerkules, Oktubre 28, 2026, na ginanap sa City of Imus Sports Complex

Pinangasiwaan ng Public Employment Service Office (PESO), sa pangunguna ni Officer-in-Charge Cecile Foz, ang pagsasama-sama ng 36 na kumpanya, kung saan 57 ang agarang natanggap, habang 646 ang agarang nakonsiderang kuwalipikado.

Nagbigay-suporta rin sa mga aplikante si City Mayor Alex "AA" L. Advincula na isinusulong ang pagbubukas ng mas maraming employment opportunities para sa mga Imuseño.

Sa pamamagitan ng sama-samang pagtutulungan ng lokal na pamahalaan at ng pribadong sektor, mas nabigyan ng tsansa ang mga naghahanap ng trabaho na mapabilis ang kanilang aplikasyon at direktang makausap ang mga employer.





PAPER.Ph Est 2019
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CAVITE DIGEST

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DEPED STRENGTHENS LEARNER SAFETY AND LEARNING CONTINUITY UNDER NEW CLASS SUSPENSION RULES

Moving away from blanket class cancellations, the Department of Education (DepEd) and partner agencies are finalizing a comprehensive Joint Memorandum Circular (JMC) to establish operational guidelines for suspending and resuming classes under Executive Order (EO) No. 130, s. 2026 recently signed by President Ferdinand R. Marcos Jr.

Spearheaded by DepEd in collaboration with the Department of the Interior and Local Government (DILG), Commission on Higher Education (CHED), Technical Education and Skills Development Authority (TESDA), Department of Science and Technology (DOST), Department of Environment and Natural Resources (DENR), and Department of Public Works and Highways (DPWH), the landmark directive aims to ensure safety while protecting vital instructional time.

Education Secretary Sonny Angara emphasized that EO 130 updates suspension rules by shifting to data-backed decisions, preventing unnecessary learning loss while keeping school communities safe.

"Under the leadership of President Bongbong Marcos, our ap-

(Turn to page 3)

City Government of Tagaytay

SAMA-SAMA PARA SA ASEAN: SIMULTANEOUS FLAG RAISING

Nakiisa ang Pamahalaang Lungsod ng Tagaytay sa sabayang pagtataas ng watawat bilang bahagi ng paghahanda para sa ika-49 na ASEAN Summit and Related Summits na gaganapin sa Pilipinas sa Nobyembre 15–17, 2026.

Sa pamamagitan nito, ipinapakita ang pagkakaisa at patuloy na pakikiisa ng bansa sa pagsusulong ng kapayapaan, kaunlaran, at mas matibay na ugnayan ng mga bansang kasapi ng ASEAN.

Mabuhay ang ASEAN! Mabuhay ang Pilipinas!



DFA RECOGNIZED FOR CYBERSECURITY EXCELLENCE AND DIGITAL RESILIENCE

The Department of Foreign Affairs (DFA) received the Plaque of Recognition for "Excellence in Cybersecurity Posture" from the Department of Information and Communications Technology (DICT) during the Philippine Cybersecurity Conference 2026, held on 20 October 2026 at Sheraton Manila Bay.

The recognition acknowledges the DFA's strong performance under the Protective Risk and Integrity Scoring Model (PRISM), a cybersecurity assessment framework used to evaluate government agencies' cybersecurity posture, risk man-

(Turn to page 2)

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DFA RECOGNIZED FOR CYBERSECURITY EXCELLENCE AND DIGITAL RESILIENCE

(From page 1)

agement practices, and institutional resilience against evolving digital threats.

The award underscores the Department's continuing commitment to strengthening its cybersecurity defenses, safeguarding sensitive diplomatic and consular information, and ensuring the security and reliability of its critical information and communications technology (ICT) infrastructure.

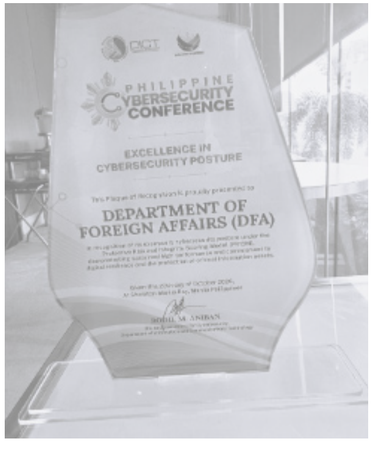
As the Philippines' principal agency responsible for foreign relations, the DFA recognizes cybersecurity as an essential component of diplomatic operations, consular service delivery, and the protection of sensitive government information.

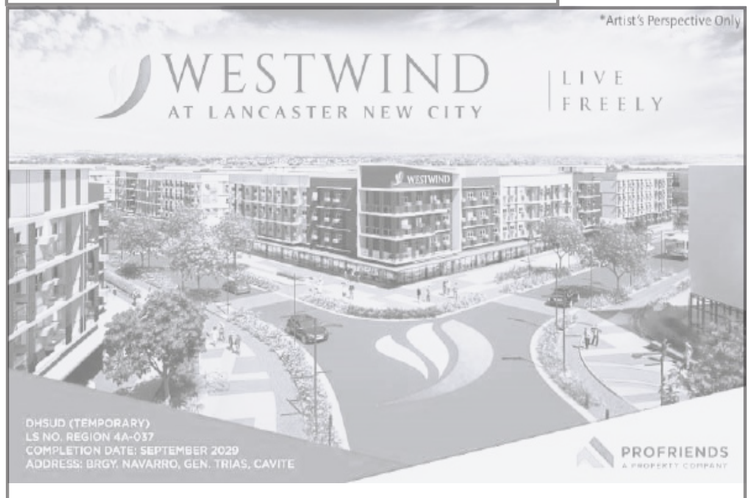


Representing the Department at the awarding ceremony were Mr. Jake Tolentino, Mr. Mark Anthony Geguera, and Mr. Jhuderist Lamparero of the DFA's Office of Asset Management and Support Services–Information and Communications Technology Division (OAMSS-ICTD)

The DFA continues committed to working to advance cybersecurity initiatives, including risk assessment, security monitoring, infrastructure protection, and capability development, in support of the Department's broader digital transformation agenda.

The DFA remains committed to working closely with DICT and other government stakeholders to uphold national cybersecurity standards, strengthen public trust in government digital services, and ensure the continued protection of its information assets. Source: DFA





Please contact: Ms. Airene D. Casi @ 0916-4828881

Child Witnesses To Gain Greater Protection Under Revised Sc Rules

(From page 8)

when participating in judicial proceedings.

"The justice system must not become an additional source of trauma for children who have endured abuse, exploitation, or other forms of violence. We welcome the Supreme Court's initiative to make the justice system more responsive to the needs and best interests of children through its revised rules, which safeguard the emotional and psychological well-being of child witnesses," Asst. Secretary Irene Dumlao, the DSWD spokesperson, said on Friday (November 6).

Under the RRECW, courts may allow child witnesses to testify through videoconferencing from outside the courtroom when appearing in person is likely to cause them trauma.

The rules also authorize the use of electronically recorded depositions and recorded interviews conducted by a team of professionals, which may be presented as evidence under specific conditions.

"The use of technology and child-friendly procedures will help minimize repeated questioning and prevent the re-traumatization of children as they participate in legal proceedings," the DSWD spokesperson pointed out.

To prioritize the safety, privacy, and well-being of child witnesses, children will not be forced to testify in court or be present when sexually explicit materials are shown.

All records of children will remain strictly confidential, and sharing their identity or social media details will result in a contempt of court charge.

The revised rules cover children who are victims of crimes, children in conflict with the law (CICL), and other child witnesses in criminal, civil, special, and administrative proceedings.

The RRECW emphasizes a child-centered approach, focusing on restorative justice, keeping children safe from harm, and honoring their gender, cultural, and personal backgrounds.

For the part of the DSWD, Asst. Secretary Dumlao said that the Department is ready to assist children involved in legal proceedings by providing appropriate psychosocial interventions, counseling, and other recovery services as needed.

"The DSWD remains committed to working with the judiciary to strengthen mechanisms that protect the rights and welfare of children. We will help to ensure that children who have experienced abuse or trauma will get the therapy and rehabilitation services they need to heal and live dignified lives," the DSWD spokesperson said. (AKDL). Source: DSWD

DepEd Strengthens Learner Safety And Learning Continuity Under New Class Suspension Rules

(From page 4)

upon documented site-specific assessments and LCE concurrence, even if a broader municipal or city-wide suspension remains active.

To ensure learning continuity during physical school closures, EO 130 mandates the immediate activation of alternative delivery modalities, such as modular instruction, online learning, take-home activity packets, or temporary learning spaces. Source: DepEd

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

SECURITY BANK CORPORATION,
Mortgagee,

- versus - FC Case No. 19959-26
EXTRA-JUDICIAL FORECLOSURE OF REAL ESTATE MORTGAGE UNDER ACT 3135 AS AMENDED BY ACT 4118

SPS. BILLY MADRIDIJO LACSENTO and MARIA CRISTINA KATIPUNAN LACSENTO (AIF),
Mortgagors-Debtors,
x----------x

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act No. 3135 as amended by Act No. 4118 filed by SECURITY BANK CORPORATION, mortgagee, with principal office at Security Bank Centre, 6776 Ayala Avenue, Makati City against SPS. BILLY MADRIDIJO LACSENTO and MARIA CRISTINA KATIPUNAN LACSENTO as Attorney-in-fact of her Husband, mortgagors, with residence and postal address at Block 37 Lot 8 Casimiro Westville Ligas 3, Bacoor, Cavite and/or CAMELLA BUCANDALA 3, Block 7 Lot 17, Brgy. Bucandala, Imus City, Cavite, to satisfy the mortgage indebtedness which as of September 16, 2026 amounts to SEVEN HUNDRED FIFTY TWO THOUSAND NINE HUNDRED EIGHTY FOUR PESOS and 74/100 (P 752,984.74), Philippine Currency, including interest and penalty charges but excluding attorney's fees, sheriff's fees, and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at public auction on December 1, 2026 at 10:00 a.m. or soon thereafter at the main entrance of the Office of the Clerk of Court, Regional Trial Court, Hall of Justice, 2nd Floor, Former South Supermarket Bldg., Aguinaldo Highway, Bayan Luma 7, Imus City, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following properties with all the improvements therein, to wit:

Transfer Certificate of Title
No. 057-2018012114

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF BUCANDALA, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:
LOT NO: 17 BLOCK NO: 7 PLAN NO: PSD-04-231799
PORTION OF: LOT 1940 IMUS ESTATE, RS-04-005145; LRC RECORD NO. 8843
LOCATION: BARANGAY OF BUCANDALA, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON
(Continued on next page)
is registered in accordance with the provision of the Property Registration Decree in the name of
Owner: SPS. BILLY MADRIDIJO LACSENTO AND MARIA CRISTINA KATIPUNAN LACSENTO, BOTH FILIPINO, OF LEGAL AGES
Address: B 37, L 8, CASIMIRO WESTVILLE LIGAS 3, BACOOR, CAVITE
TECHNICAL DESCRIPTION (Continued from page 1)
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NORTH	ROAD LOT 7, PSD-04-231799
2-3	EAST	LOT 16, BLOCK 7, PSD-04-231799
3-4	SOUTH	LOT 6063, IMUS ESTATE
4-1	WEST	LOT 19, BLOCK 7, PSD-04-231799

TIE POINT: MON. NO. 110, IMUS ESTATE

LINE	BEARING	DISTANCE
TO CORNER 1	N. 87° 17' W	561.69 M.
1-2	S. 89° 37' E	8.51 M.
2-3	S. 00° 23' W	11.00 M.
3-4	N. 89° 37' W	8.51 M.
4-1	N. 00° 23' E	11.00 M.

AREA: NINETY FOUR (94) SQ.M.

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

In the event the public auction should not take place on the said date, it shall be held on December 15, 2026 at 10:00 a.m. without prior notice.

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

Imus City, Cavite, Philippines, October 20, 2026.

KERWIN L. MOLINA
Sheriff IV

APPROVED:

ARMIE A. FRANCISCO
Clerk of Court V

Copy Furnished:

SECURITY BANK CORPORATION
Security Bank Centre, 6776 Ayala Avenue, Makati City

SPS. BILLY MADRIDIJO LACSENTO and
MARIA CRISTINA KATIPUNAN LACSENTO
as Attorney-in-fact of her Husband
Block 37 Lot 8 Casimiro Westville Ligas 3, Bacoor, Cavite
and/or
CAMELLA BUCANDALA 3, Block 7 Lot 17, Brgy.
Bucandala, Imus City, Cavite

CD-Nov. 9, 16 & 23, 2026

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

BANK OF THE PHILIPPINE ISLANDS
Petitioner Mortgagee,

-versus- FORECLOSURE CASE NO. F-002-26

PETER JOSEPH R. CRUZ A.K.A.
PETER JOSEPH RESURRECCION CRUZ
and ARIELLE LUISE M. SAN DIEGO,
A.K.A. ARIELLE LUISE MANALANSANG
SAN DIEGO,
Respondent/s-Mortgagor/s-Borrowers.
x----------x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Petitioner-Mortgagee Creditor, BANK OF THE PHILIPPINE ISLANDS, with business address at Bank of the Philippine Islands, 28/F, Ayala Triangle Gardens Tower 2, Paseo de Roxas cor Makati Avenue, Bel-Air, Makati City, against the Respondents-Mortgagors-Borrowers, PETER JOSEPH R. CRUZ A.K.A. PETER JOSEPH RESURRECCION CRUZ and ARIELLE LUISE M. SAN DIEGO, A.K.A. ARIELLE LUISE MANALANSANG SAN DIEGO, with residence and postal addresses at (1) 20 Itala Street, Muzon, Taytay, Rizal; (2) 20 Italia St., Muzon, Taytay, Rizal and (3) Blk. 2, Lot 25, Pleasantfields, Brgy., Santol, Tanza, Cavite, to satisfy the mortgage indebtedness which as of January 5, 2026 amounts to THREE MILLION ONE HUNDRED TWENTY EIGHT THOUSAND FOUR HUNDRED TWENTY NINE PESOS and 54/100 (PhP3,128,429.54), Philippine Currency, inclusive of interest, penalties and other charges as of said date but exclusive of other charges incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on 17 NOV 2026 at 10:00 o'clock in the morning until 12:00 o'clock 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. 057-2024053093

Lot No. 25 Block No. 2 Plan No. PSD-04-269317
Portion of: Lot 1077, Sta. Cruz de Malabon Estate LRC Record No. 6832
Location: Barangay of Santol, Mun. of Tanza, Province of Cavite,
Boundaries:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	EAST	Lot 26, Block 2, PSD-04-269317
2-3	SOUTH	Lot 1078, Sta. Cruz de Malabon Estate
3-4	WEST	Lot 24, Block 2, PSD-04-269317
4-1	NORTH	Road Lot 3, PSD-04-269317

Area: FIFTY FIVE (55) 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 time and date, it shall be held on 24 NOV 2026 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, 20 OCT 2026.

REYNALDO L. SALOMA
Sheriff IV

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

EAST WEST BANKING CORPORATION,
Petitioner/Mortgagee,

-versus- FORECLOSURE CASE NO. F-761-26

SPS. JIÑO RAY G. MAÑAS and
MADICINE O.MAÑAS,
Mortgagors/Respondents.
x----------x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Petitioner/Mortgagee, EAST WEST BANKING CORPORATION with business address at EastWest Corporate Center, The Beaufort, 5th Ave., cor 23rd St, Bonifacio Global City, Taguig City, against the Mortgagors/Respondents, SPS. JIÑO G. MAÑAS and MADICINE O. MAÑAS, with last recorded addresses at (1) Blk. 20, Lot 36, Kensington 22, Brgy. Bacao I, Gen. Trias, Cavite, (2) 202 Blk. 31, Lot 2, Brgy. Poblacion 3, General Mariano Alvarez, Cavite to satisfy the mortgage indebtedness which as of July 20, 2026 amounts to ONE MILLION ONE HUNDRED EIGHTY EIGHT THOUSAND NINE HUNDRED TWENTY SEVEN PESOS and 21/100 (PhP1,188,927.21), Philippine Currency, inclusive of accrued interests and penalties as of said date but exclusive of all other charges incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on 17 NOV 2026 at 10:00 o'clock in the morning until 12:00 o'clock 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
057-2019003670

LOT NO. 36 BLOCK NO. 20 PLAN NO. Pcs-04-028977
PORTION OF: the cons/subd of Lots 1632-A; 1632-B, 1632-C Psd-04-1634487; Lot 1631 (FRS-04-005440) & Lot 1642 (RS-04-002863) San Francisco de Malabon Estate, Decreed No. 4270; LRC Rec. No. 5964
LOCATION: Barangay of Bacao 1, Municipality of Gen. Trias, Province of Cavite, Island of Luzon
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NW	Lot 33, Block 20, Pcs-04-028977
2-3	NE	Lot 38, Block 20, Pcs-04-028977
3-4	SE	Road Lot 35, Pcs-04-028977
4-1	SW	Lot 34, Block 20, Pcs-04-028977

AREA: FIFTY SQUARE METERS (50), 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 time and date, it shall be held on 24 NOV 2026 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, 20 OCT 2026

Ricardo A. Toledo
Sheriff IV

Copy furnished:

LAW OFFICES OF PAMFILO BUBAN RAMOS
AND DE PERALTA
Counsel for the Mortgagee
5/F, EastWest Corporate Center,
5th Ave., cor 23rd St, Bonifacio Global City, Taguig City 1634

SPS. JIÑO RAY G. MAÑAS & MADICINE O. MAÑAS
(1) Blk. 20, Lot 36, Kensington 22, Brgy. Bacao I, Gen. Trias, Cavite
(2) 202 Blk. 31, Lot 2, Brgy. Poblacion 3, General Mariano Alvarez, Cavite

PUBLICATION: Cavite Digest
DATES: Oct. 26, Nov. 2 & 9, 2026

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

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-

Copy furnished:

BPI LEGAL DIVISION
Counsel for the Petitioner- Mortgagee
BPI BUENDIA CENTER
27th Floor, BPI Buendia Center Bldg.
372 Sen. Gil Puyat Ave., Brgy. Bel-Air, Makati City.

Mr. PETER JOSEPH R. CRUZ
Ms. ARIELLE LUISE M. SAN DIEGO
(1) 20 Italia Street, Muzon, Taytay, Rizal
(2) 20 Italia St., Muzon, Taytay, Rizal
(3) Blk. 2, Lot 25, Pleasantfields, Brgy., Santol, Tanza, Cavite

PUBLICATION: Cavite Digest
DATES: Oct. 26, Nov. 2 & 9, 2026

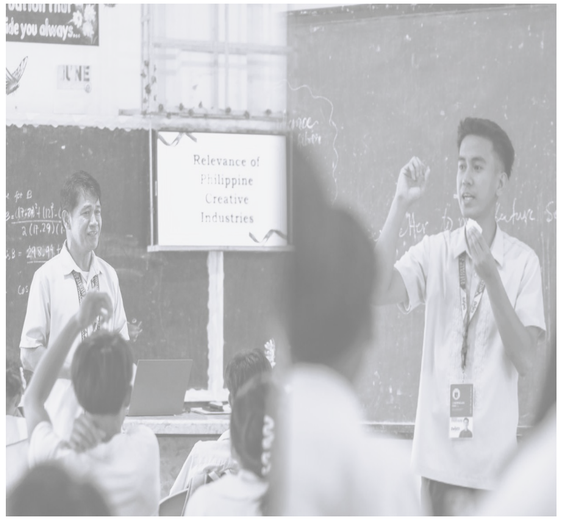
WARNING: It is absolutely prohibited to remove, deface of destroy this Notice of Extra Judicial Sale on or before the date of sale.

ADDENDUM TO THE EXTRAJUDICIAL SETTLEMENT WITH WAIVER OF RIGHTS

Notice is hereby given that the estate of the late **DIONISIO L. PAGADUAN, JR.**, who died intestate on October 24, 2011 at Las Piñas City; **ASTRIDA L. PAGADUAN**, who died intestate on May 1, 2022 at Las Piñas City and **DAVID JONATHAN L. PAGADUAN**, who died intestate on April 23, 2020 at Las Piñas City left the conjugal property covered by Transfer Certificate of Title No. T-586746 situated at Dasmariñas City, Cavite is subject to Addendum to the Extrajudicial Settlement with Waiver of Rights as per Doc No. 478; Page No. 97; Book No. 26 Series of 2022 of Notary Public for Parañaque Las Piñas City, ATTY. FELIX S. SAYAGO.

CD-Nov. 2, 9 & 16, 2026

DepEd Strengthens Learner Safety And Learning Continuity Under New Class Suspension Rules



(From page 1)

proach to learner safety has evolved to precision-driven science. When disasters and environmental hazards strike, our decisions must be swift, clear, and firmly anchored on data from scientific agencies like PAGASA and PHIVOLCS," Angara said.

"We owe it to our children to keep them safe, but we must also curb learning loss by ensuring they return to class the moment conditions permit," he stressed.

EO 130 establishes a national framework governing the suspension and resumption of in-person classes, activities, and onsite work across all educational institutions and learning centers. Amending EO 66 (s. 2012), the new directive rationalizes decision-making for natural and human-induced hazards, which include typhoons, torrential rains, storm surges, earthquakes, extreme heat, volcanic activities, hazardous air pollution, structural damage, and utility outages.

To implement EO 130 effectively, the upcoming JMC sets the operational guidelines and technical thresholds governing three distinct mechanisms for class suspensions and resumptions.

Automatic suspensions are triggered immediately when official advisories from scientific agencies reach predefined technical thresholds. In-person classes automatically resume once advisories expire or are lifted, and required safety assessments are cleared.

Localized suspensions are declared by local chief executives (LCEs) for local risks. Under EO 130, LCEs are mandated to make localized suspensions as specific and targeted as possible, specifying precise geographic boundaries down to specific barangays or school zones rather than issuing city-

(Turn to page 4)

City Government of Bacoor

MENTAL HEALTH AWARENESS SEMINAR 2026

The Human Resources Development and Management Department (HRDMD) successfully conducted the two-day seminar entitled "Promoting Mental Health, Resilience & Well-Being in the Public Service" on October 28–29, 2026, at Fynn Boutique Hotel, with Mr. Raphael DG. Cordero, RPsy, RPm, LPT, MPA, as the resource speaker.

The seminar brought together employees of the City Government of Bacoor for two days of learning, reflection, and meaningful discussions on mental health, resilience, and psychological well-being in the workplace.

Conducted in observance of Mental Health Awareness Month, the activity aimed to strengthen employees' understanding of mental health, develop healthy coping strategies, and promote a workplace culture grounded in empathy, mutual support, and resilience.

Through this initiative, the City Government of Bacoor, through the HRDMD, reinforces its commitment to employee welfare, recognizing that caring for the mental and emotional well-being of public servants is essential to delivering quality public service. A mentally healthy workforce is the foundation of a stronger public service.



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

BDO UNIBANK, INC.,
Mortgagee,

-versus- FORECLOSURE CASE NO. F-834-26

SPS. MA. RHEA G. ESPIRITU AND
LOUIE M. ESPIRITU,
Debtors/Mortgagors.
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 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City against the Debtors/Mortgagors, SPS. MA. RHEA G. ESPIRITU and LOUIE M. ESPRIITU, represented by Jefferson C. Gonzales as Attorney-in-Fact, with postal addresses at (1) 125 Bucandala 2, Brgy. 2, Imus, Cavite (vacant); and (2) Unit 0329, 3rd Floor, Building D, Hope Residences, Governor's Drive, Brgy. San Agustin, Trece Martires City, Cavite (currently occupied), to satisfy the mortgage indebtedness which as of August 7, 2026 amounts to TWO MILLION SEVEN HUNDRED FIFTY SIX THOUSAND FOUR HUNDRED TEN PESOS and 15/100 (PhP2,756,410.15), Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on 17 NOV 2026 at 10:00 o'clock in the morning until 12:00 o'clock 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:

CONDOMINIUM CERTIFICATE OF TITLE
No. 077-2025000021

IT IS HEREBY CERTIFIED that the unit identified and described as:
HOPE RESIDENCES at Brgy. San Agustin
Building D
Floor Designation: 3rd Floor
Unit No.: 329
Unit Type: Flexi Suite
Unit Area: 29.76 Sq. M.

in the diagrammatic floor plan appended to the enabling or master deed of the the condominium project annotated on TRANSFER CERTIFICATE OF TITLE 2017000222 which embraces and describes the land located at BRGY. SAN AGUSTIN, TRECE MARTIRES CITY, CAVITE with an area of TWELVE THOUSAND FIVE HUNDRED FIVE (12,505) Square Meter.....

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 24 NOV 2026 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, 20 OCT 2025

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.
CONSUMER REMEDIAL MANAGEMENT
33rd Floor, BDO Corporate Center Ortigas
No. 12, ADB Avenue, Mandaluyong City

SPS. MA. RHEA G. ESPIRITU & LOUIE M. ESPIRITU
(1) 125 Bucandala 2, Brgy. 2, Imus, Cavite
(2) Unit 0329, 3rd Floor, Building D, Hope Residences, Governor's Drive
Brgy. San Agustin, Trece Martires City, Cavite

Publication: Cavite Digest
Dates: Oct. 26, Nov. 2 & 9, 2026

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

BDO UNIBANK, INC.,
Mortgagee,

-versus- FORECLOSURE CASE NO. F-851-26

CHERYL OSTIA ROSERO,
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 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City against the Debtor/Mortgagor, CHERYL OSTIA ROSERO, represented by Darry Osita Rosero, as Attorney-In-Fact, with postal addresses at (1) Barangay Tawad, Milagros, Masbate (currently occupied); (2) Lot 4, Block 21 Seferson Street, Broadway Pines, Antipolo City, Rizal Province (currently occupied); and (3) Lot 8, Block 10 Westwood Phase 6, Barangay Pasong Camachile, General Trias, Cavite (currently occupied), to satisfy the mortgage indebtedness which as of August 21, 2026 amounts to TWO MILLION TWO HUNDRED FIFTY TWO THOUSAND THIRTY FOUR PESOS and 34/100 (PhP2,252,034.34), Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on 17 NOV 2026 at 10:00 o'clock in the morning until 12:00 o'clock 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. 057-2023052946

Lot No. 8 Block No. 10 Plan No. Pcs-04-032534
Portion of: Lot 1837-B (LRC) Psd-105017, Blk. 15, Pcs-04-030060, Blk. 17; 19; 20, Pcs-04-032025, Lot 2, Blk. 17, Pcs-04-030836; Lot 2090 & 2191, all of SFDM Estate, LRC Record No. 5964, Decree No. 4270
Location: Barangay of Pasong Camachile, Municipality of Gen. Trias, Province of Cavite, Island of Luzon
Boundaries:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	Lot 7, Block 10, Pcs-04-032534
2-4	SE	Lot 9, Block 10, Pcs-04-032534
4-6	SW, NW	Road Lot 7, Pcs-04-032534
6-1	NW	Road Lot 13, Pcs-04-032534

Area: SEVENTY SEVEN (77) 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 24 NOV 2026 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, 20 OCT 2026

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.
CONSUMER REMEDIAL MANAGEMENT
33rd Floor, BDO Corporate Center Ortigas
No. 12, ADB Avenue, Mandaluyong City

MS. CHERYL O. ROSERO
MR. DARRY O. ROSERO
(1) Barangay Tawad, Milagros, Masbate
(2) Lot 4, Block 21 Seferson Street, Broadway Pines, Antipolo City, Rizal
(3) Lot 8, Block 10 Westwood Phase 6, Barangay Pasong Camachile, General Trias, Cavite

Publication: Cavite Digest
Dates: Oct. 26, Nov. 2 & 9, 2026

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DepEd Strengthens Learner Safety And Learning Continuity Under New Class Suspension Rules

(From page 3)

wide or municipal blanket cancellations whenever feasible.

LCEs must also observe standard announcement timeframes. Localized resumptions take effect as soon as local warnings expire and safety inspection clearances are granted.

Granular suspensions authorize school heads, in coordination with local disaster management offices and Schools Division Offices (SDOs), to address hyper-local risks like campus flooding, power failures, or security threats.

EO 130 introduces granular resumptions allowing individual schools that are verified as safe and structurally sound to resume face-to-face classes

(Turn to page 7)

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

BDO UNIBANK, INC.,
Mortgagee,

-versus- FORECLOSURE CASE NO. F-895-26

PRINCESS AHLEN G. DESINGAÑO,
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 Corporate Center, 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City against the Debtor/Mortgagor, PRINCESS AHLEN G. DESINGAÑO, with residence and postal addresses at (1) 273 Purok 5, Brgy. Cabuco, Trece Martires City, Cavite; (2) Unit 0517 5th Floor, Building C, Hope Residences Governor's Drive, Brgy. San Agustin, Trece Martires City, to satisfy the mortgage indebtedness which as of September 18, 2026 amounts to THREE MILLION SEVENTY FIVE THOUSAND FIFTY SEVEN PESOS AND 33/100 (PhP3,075,057.33), Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on NOV 17 2026 at 10:00 o'clock in the morning until 12:00 o'clock 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:

CONDOMINIUM CERTIFICATE OF TITLE
NO. 077-2023000038

BUILDING C
FLOOR DESIGNATION: 5th FLOOR
UNIT NO.: 517
UNIT TYPE: FLEXI SUITE
UNIT AREA: 28.52 SQ. M.

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 time and date, it shall be held on NOV 24 2026 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, OCT 20 2026

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.
CONSUMER REMEDIAL MANAGEMENT

33rd Floor, BDO Corporate Center Ortigas
No. 12, ADB Avenue, Mandaluyong City

PRINCESS AHLEN G. DESINGAÑO
(1) 273 Purok 5, Brgy. Cabuco, Trece Martires City, Cavite;
(2) Unit 0517 5th Floor, Building C, Hope Residences
Governor's Drive, Brgy. San Agustin, Trece Martires City

Publication: Cavite Digest
Dates: Oct. 26, Nov. 2 & 9, 2026

WARNING: It is absolutely prohibited to removedeface 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 of Cavite
Office of the Clerk of Court & Ex-Officio Sheriff
New Justice Hall, J.P. Rizal Avenue,
Kaybagal South, Tagaytay City
Email Address: rtc1tgtocc@judiciary.gov.ph
Contact Nos. 09676699985/ (046) 419-0464

BANK OF THE PHILIPPINE ISLANDS
Petitioner-Mortgagee,

-versus- EJF NO. TG-26-086
FOR: Application for Extra Judicial Foreclosure of Real Mortgage under Act. No. 3135 as amended by Act. No. 4118

SPOUSES CHRISTOPHER BALABAG PALACIO AND CHERRY SHIELA DE GUZMAN PALACIO,
Mortgagors.
X----------X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act No. 4118, filed by mortgagee BANK OF THE PHILIPPINE ISLANDS, with business address at Tower One, Ayala North Exchange 6796 Ayala Avenue cor. Salcedo Street, Legaspi Village, Makati City, against mortgagor/s SPOUSES CHRISTOPHER BALABAG PALACIO AND CHERRY SHIELA DE GUZMAN PALACIO, with addresses at (1) La Asuncion Bldg., Tagaytay Mendez Rd., Patutong Malaki North, Tagaytay City, Cavite (2) Unit 2-114 (114), 1st Floor, Tower 2, Serin East Tagaytay, Brgy. Silang Crossing East, Tagaytay Cavite (3) 123 Ferma St., Cerca 1, Anuling, Mendez-Nuñez, Cavite and (4) 4th Floor 4K27 Kaiser Estate 47-53 Manyue St., Hung Hom Kowloon, Hong Kong, represented by Attorney-in-Fact CRISTINO BALABAG PALACIO, as per Irrevocable Special Power of Attorney dated November 25, 2022, to satisfy the mortgage indebtedness, which as of August 6, 2026 amounts to FOUR MILLION THREE HUNDRED SEVENTEEN THOUSAND SIX HUNDRED SEVENTY THREE PESOS AND 54/100 (Php4,317,673.54), inclusive of interest, penalties and other charges, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Oliver T. Bocacao Jr., will sell at public auction on December 11, 2026 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 their improvements, to wit:

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY
Registry of Deeds for Tagaytay City

Condominium Cerificate of Title
No. 076-2023001087

(Republic Act No. 4726)
IT IS HEREBY CERTIFIED that the unit identified and described as:

TOWER 2	
FLOOR	1ST FLOOR
UNIT CALL OUT	2-114
UNIT MODEL	STUDIO WITH BALCONY
UNIT AREA	22.40
BALCONY AREA	10.40
TOTAL AREA	32.80

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on TRANSFER CERTIFICATE OF TITLE 2017002080; 2017002083; 2017002087; 2017002088 which embraces and describes the land located at BRGY. OF SILANG CROSSING EAST, CITY OF TAGAYTAY with an area of (20,251 SQ. METERS) Square Meter, is registered in the name of:
Owner: SPOUSES CHRISTOPHER BALABAG PALACIO AND CHERRY SHIELA DE GUZMAN PALACIO, FILIPINO CITIZENS
Address: 123 FERMA STREET, CERCA 1 ANULING MENDEZ-NUNEZ, CAVITE, 4121

In the event the public auction should not take place on the said date, it shall be held on December 18, 2026 without further notice.

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

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

Tagaytay City, Philippines, October 15, 2026.

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

OLIVER T. BOCACAO JR.
Sheriff-in-Charge

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

Copy furnished:

BANK OF THE PHILIPPINE ISLANDS
Mortgagee
Tower One, Ayala North Exchange 1 6796 Ayala Avenue cor. Salcedo Street

CHRISTOPHER BALABAG PALACIO
AND CHERRY SHIELA DE GUZMAN PALACIO
Mortgagors
(1) La Asuncion Bldg., Tagaytay Mendez Rd., Patutong Malaki North, Tagaytay City
(2) Unit 2-114 (114) and 1st Floor, Tower 2, Serin East Tagaytay, Brgy. Silang Crossing East, Tagaytay Cavite
(3) 123 Ferma St., Cerca 1, Anuling, Mendez-Nuñez, Cavite
(4) 4th Floor 4K27 Kaiser Esate 47-53 Manyue St., Hung Hom Kowloon, Hong Kong

CRISTINO BALABAG PALACIO
Attorney-in-Fact of the Mortgagors
(1) La Asuncion Bldg., Tagaytay Mendez Rd., Patutong Malaki North, Tagaytay City

CD-Oct. 26, Nov. 2 & 9, 2026

"I've missed more than 9000 shots in my career. I've lost almost 300 games. 26 times, I've been trusted to take the game winning shot and missed. I've failed over and over and over again in my life. And that is why I succeed". -Michael Jordan-