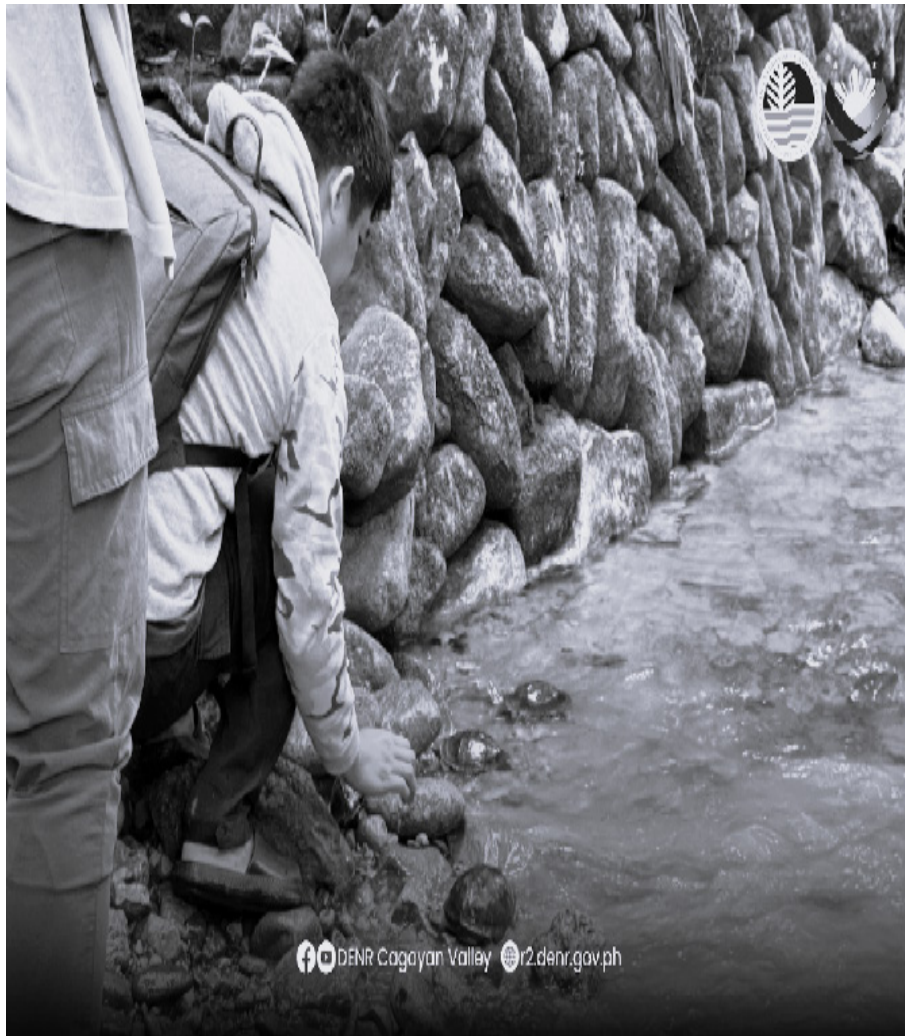


DENR Cagayan releases Asian box turtles into the wild



CAVITE DIGEST
LEADING TOWARDS DEVELOPMENT AND PROGRESS

CAVITE DIGEST is an English-Filipino weekly newspaper of general circulation, is published every Monday. Entered as Second Class Mail Matter at Post Office under Permit No. 2C-14-03-152. Commercial Advertising Display Rate: Php 200.00 per col. cm Legal Rate: Php160.00 per col. cm. Subscription Rate: Php 416.00 per year

EDNA B. CUYNO
Publisher

MARK DAVID P. OCTAVIO
Editor

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MEMBER:

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

CAVITE ASSOCIATION OF PUBLISHERS & EDITORS, INC.

The Department of Environment and Natural Resources (DENR) here released five Asian box turtles back to their natural habitat in Sta. Margarita, Baggao, Cagayan as part of the World Wetland Day observance.

Before the release, these reptiles, classified as tortoises, were surrendered to the Community Environment and Natural Resources (CENR) Offices of Alcala and Solana.

They were temporarily turned over to the Rogelio B. Baggayan Nature Park and Wildlife Center in Tuguegarao City, a temporary shelter for confiscated or surrendered wildlife, for proper

(Turn to page 9)

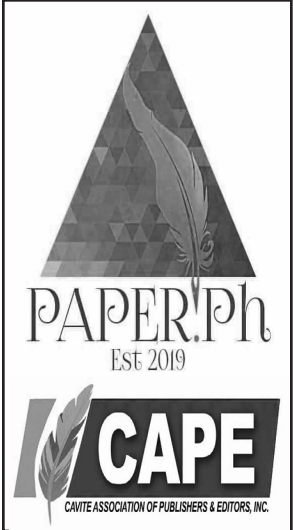
City Government of Bacoor

BACOR CITY DISTRIBUTES "KALINGA SA MATANDA" FINANCIAL AID TO UNCLAIMED BENEFICIARIES

The City Government of Bacoor, through the City Social Welfare and Development (CSWD) and the Office of the Senior Citizens Affairs (OSCA), continued its "Kalinga sa Matanda" program last Wednesday with the distribution of financial aid to unclaimed beneficiaries.

The distribution took place at the Strike Gymnasium and saw over 1,634 senior citizens from various barangays receive financial assistance. Ms. Khei Javier Sanchez, representing Mayor Strike B. Revilla, was present along with Vice Mayor Rowena Bautista Mendiola, and Congresswoman Lani Mercado Revilla, who all delivered video messages expressing their support for the program and their commitment to the well-being of Bacoor's senior citizens. Kuya Noly Galvez and Pastor Mike Bautista were also present to assist with the distribution.

The "Kalinga sa Matanda" program, supported by Team Revilla - Senator Ramon "Bong" Revilla Jr., Congresswoman Lani Mercado Revilla, Congressman Bryan Revilla of Agimat Partylist, and Board Member Ram Revilla Bautista - aims to provide financial assistance to senior citizens in Bacoor City. The program reflects the City Government's commitment to improving the lives of its senior citizens and ensuring their well-being.



CAVITE DIGEST
LEADING TOWARDS DEVELOPMENT AND PROGRESS

VOL. XXII NO. 22 **February 10 - 16, 2025** **ISSN 1655-0051 P 8.00**

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DILG warns fire personnel peddling fire extinguishers

Department of the Interior and Local Government (DILG) Secretary Jonvic Remulla warned against the corrupt practices of some fire personnel who peddle fire extinguishers to business owners securing fire safety clearances for their respective businesses.

City Government of Carmona

"PAMILYA UNA KONG DENISTA" SA PHASE 2 BRGY. MILAGEOSA CHILD DEVELOPMENT CENTER



Nasa 36 na Day Care Pupils mula sa Phase 2 Barangay Milagrosa Child Development Center ang beneficiary ng "Pamilya Una Kong Dentista" ng Office of the City Health Officer bilang pagdiriwang ng National Oral Health Month.

Dito ay nagsagawa ng oral examination at tinuro ang kahalagahan ng oral education, supervised

"Bawal magbenta ng fire extinguisher ang mga fire marshall at kung may ganon ireport n'yo kaagad sa akin at tatanggalin ko 'yan on the spot," he said.

Remulla said that when he was Cavite governor, he dressed down fire personnel who engaged in such illegal practices, including endorsing contractors for fire sprinklers.

"Galit na galit ako doon...Kalokohan 'yan e. Bakit mo papahirapan ang negosyo? Nagbibigay ng

(Turn to page 4)



New disaster response mobile vehicles undergo DSWD inspection

Department of Social Welfare and Development (DSWD) Secretary Rex Gatchalian and Sen. Joel Villanueva inspect the features of the agency's new disaster response mobile vehicles and equipment during a ceremonial launch at the National Resource Operations Center (NROC), the main disaster response hub of the agency in Pasay City, on Friday (February 7).

During the activity, the DSWD chief and Senator Villanueva took sips of the potable water from one of the two new mobile water treatment units of the agency. The two high-ranking government officials also served rice porridge in one of the 15 mobile kitchens that will

(Turn to page 2)

Cayetano lauds approval of the Enhanced Consumer Act

Senator Alan Peter Cayetano on Wednesday lauded the committee approval of the Enhanced Consumer Act of the Philippines which empowers consumers to better understand their protections and obligations when using goods and services responsibly.

The measure, a crucial update to the country's consumer protection framework that clarifies consumer rights and responsibilities in the digital age, was filed as Senate Bill No. 2986 under Committee Report No. 529 on

February 5, 2025.

"More than 30 years na [since the Consumer Act was enacted into law]. [Outdated na kasi] noong 1992, halos wala pang e-commerce noon," Cayetano, chair of the Senate Committee on Trade, Commerce and Entrepreneurship, said.

The senator backed the initiative to help the country keep pace with modern commerce, addressing emerging issues in the bill such as online scams, counterfeit products, and deceptive advertising.

"It's important that we use the Senate floor [to emphasize] na may consequences ang unfair practices na ito," he said during the bill's deliberations.

The Enhanced Consumer Act introduces several key provisions to enhance consumer protection, including standardized product labeling with clear best-before and expiry dates which will help consumers make informed choices and reduce the risk of consuming expired goods.

Additionally, the bill strengthens protections

against fraud and unfair trade practices by clearly defining illegal schemes such as pyramid and Ponzi schemes, telemarketing fraud, and technology-based scams.

Cayetano said these updates aim to better safeguard consumers in an increasingly complex marketplace.

"This isn't a cure-all, but let's try to address these problems comprehensively because all of these are problems for our consumers," he said.



New disaster response mobile vehicles undergo DSWD inspection



(From page 1)

be deployed to DSWD Field Offices to serve hot meals for disaster-stricken families and individuals.

Secretary Gatchalian and Sen. Villanueva also checked on the two new water tanker trucks, one reach truck, and two forklifts. These new sets of equipment are part of the third batch of the DSWD's overall logistics capacity building package, which Sen. Villanueva worked

for inclusion in the General Appropriations Act (GAA).

Also present at the ceremonial launch was United Nations World Food Programme (WFP) Country Director Regis Chapman.

The DSWD officials who attended the activity include Undersecretary Diana Rose Cajipe of the Disaster Response Management Group (DRMG); Asst. Secretary Irene Dum-

lao of the DRMG; Asst. Secretary Ulysses Hermogenes of Community Engagement; Special Assistant to the Secretary (SAS) for DRMG Leo Quintilla, who is also concurrent Officer-in-Charge (OIC) of the National Resource and Logistics Management Bureau (NRLMB); and Director Michael Christopher Mathay of the Disaster Response Management Bureau (DRMB). (AKDL) Source: DSWD

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Non-compliance to RA11900 suspends 14 vape manufacturers and importers

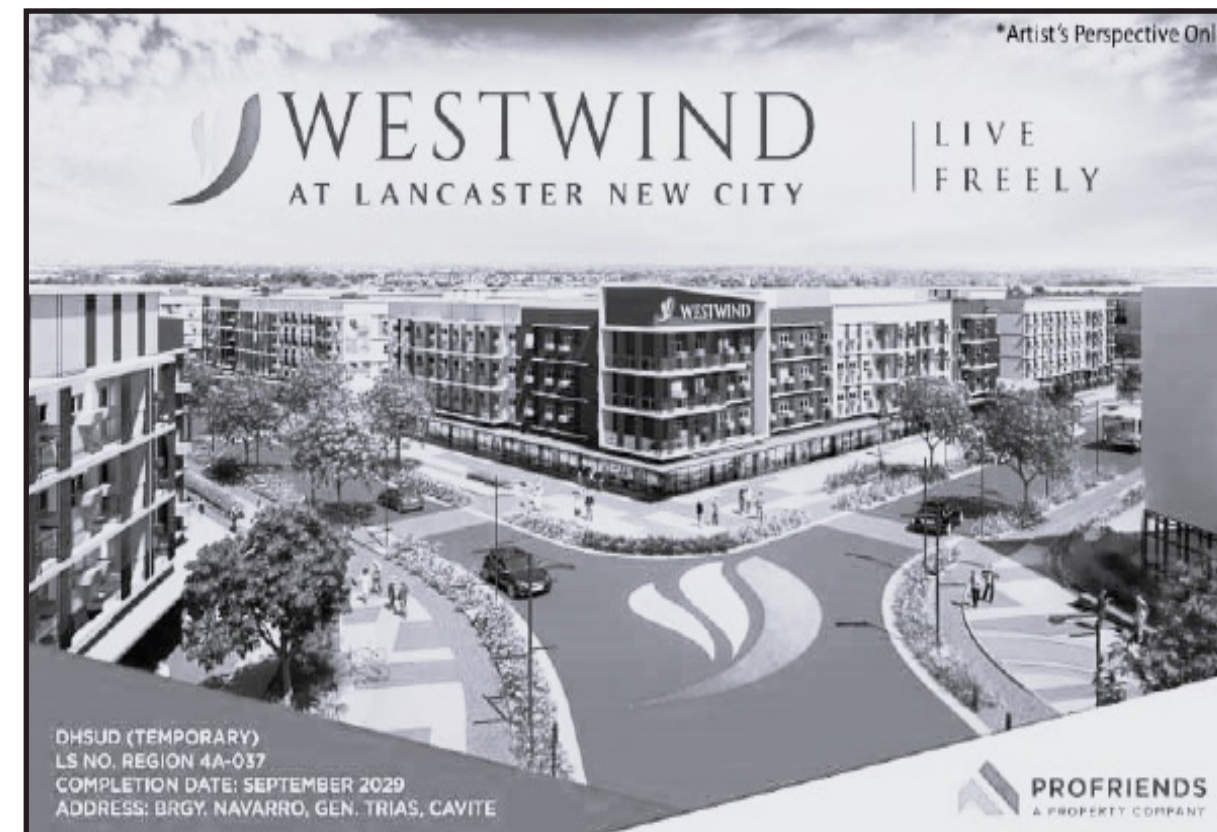
(From page 8)

Non-Nicotine Products, their Devices, and Novel Tobacco Products (OSMV) encourages consumers to remain vigilant and report any violations, including uncertified products and errant distributors and retailers.

For consumer concerns, contact the DTI Consumer Care Hotline at 1-384 or send an e-mail to

consumercare@dti.gov.ph. For vape-related concerns and information, contact osmv@dti.gov.ph or visit <https://www.dti.gov.ph/osmv/>.

The DTI, through the OSMV, reiterates its commitment to safeguarding Filipino consumers, ensuring fair trade practices, and upholding the standards set forth under RA11900. Source: DTI



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

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GENERAL MANAGER

+63 9175666475

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Camarin, Caloocan City, 1400, Philippines

GDS PARTNERS: amadeus, Sabre

TRAVEL INSURANCE PARTNERS: Pioneer SafeTrip, Pacific Cross

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DENR Cagayan releases Asian box turtles into the wild

(From page 10)

care and treatment. Regional Executive Director Gwendolyn Bambalan said the Asian box turtles play a vital role in the ecosystem as they disperse seeds through the fruits and other forest plants that they eat, allowing natural regeneration of the forest lands.

"Freeing them could help maintain balance in the ecosystem and eventually help increase the germination rate of seeds through their droppings. They have a conservation status of 'Other Threatened Species' under DENR Administrative Order No. 2019-09 or the

"Updated National List of Threatened Philippine Fauna and their Categories," she said.

Bambalan continuously appeals to the public for the conservation and protection of wildlife, including turtles.

In coordination with the residents, Alcala CENR Officer Zelda Vasquez, Conservation and Development Division Chief Vida Lumame, Wildlife Resources Permitting Section Chief Teresita Rivera, and other DENR staff spearheaded the release of the tortoises. (OTB/PIA region 2 with reports from DENR)

Source: DENR

“By three methods we may learn wisdom: First, by reflection, which is noblest; Second, by imitation, which is easiest; and third by experience, which is the bitterest.” - Confucius

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
BRANCH 132
Naic, Cavite
rtcbranch132@judiciary.gov.ph
rtc1ranch 32@gmail.com
09691022337

PETITION FOR CORRECTION OF ENTRY IN THE CERTIFICATE OF LIVE BIRTH OF JHON MAIZON LAGURDIA VANDER MEE WITH REGISTRY NUMBER 98-1302 ISSUED BY THE LOCAL CIVIL REGISTRY OF NAIC, CAVITE,

JHON MAIZON LAGURDIA VANDER MEE also known as JHON MAIZON LAGUARDIA VAN DER MEE
Petitioner,

-versus- SP.PROC. CASE NO. NC-2024-10

LOCAL CIVIL REGISTRAR OF NAIC, CAVITE AND PHILIPPINE STATISTICS AUTHORITY,
Respondent.

=====

ORDER

Before this Court is a Petition for Cancellation of the Certificate of Live Birth filed by the petitioner through his counsel, Atty. Irish M. Diosomito, praying that after due notice, publication, and hearing an Order be issued directing respondent the Local Civil Registrar of Naic, Cavite to correct the Certificate of Live Birth bearing Civil Registry No. 98-1302 involving the change of citizenship of petitioner's mother May Laguardia Vander Mee from "Fil." To "Dutch".

Petitioner alleged that he was born out of wedlock on 10 July 1998 at Bagong Karsada, Naic, Cavite, of biological parents May Laguardia Van Der Mee (also spelled Vander Mee) and Fernando P. Pascual. It was his father who appears to be the informant on his Certificate of Live Birth, and unwittingly erroneously declared that May Van Der Mee is a Filipino citizen, when in truth and in, fact she is a Dutch citizen by virtue of the law under the Government of Netherlands.

Finding the petition to be sufficient in form and substance, hearing is hereby set on 01 April 2025 at 2:00 o'clock in the afternoon.

Any interested person who wishes to comment and/or oppose the petition may, within fifteen (15) days from notice of the petition, or from the last date of publication of such notice, file his/ her opposition thereto.

At petitioner's expense, let a copy of this Order be published once a week for three (3) consecutive weeks in a newspaper of general circulation in the Province of Cavite.

Petitioner is further directed to furnish the Office of the Solicitor General, Local Civil Registry of Naic, Cavite, and Philippine Statistics Authority with a copy of petition and its annexes for their information and appropriate action and to submit proof of compliance thereof.

Furnish a copy of this Order to parties, counsel, to the Office of the Solicitor General (OSG), to the Local Civil Registrar of Naic, Cavite, and the Philippine Statistics Authority for their information.

SO ORDERED.
20 November 2024, Naic, Cavite.

RALPH S. ARELLANO
Presiding Judge

CD-Jan 27, Feb 3 & 10, 2025

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

BDO UNIBANK, INC.,
Mortgagee,

-versus- File No. FC-DC-1616-24
EXTRA JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
UNDER ACT 3135, AS AMENDED
BY ACT 4118

SYMBOL JOHN RHAЕ SET TABIOS,
Debtor/Mortgagor,

X-----X

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, BDO UNIBANK, INC. with postal address at 33rd Floor BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City against the debtor/mortgagors SYMBOL JOHN RHAЕ SET TABIOS with postal address at (1) No. 123 Holy Family Avenue, Holy Family Village, Lower Bicutan, Taguig City and (2) Lot 7 Block 35, Phase 1, Avida Res Dasmarinas, Brgy. Paliparan, Dasmarinas City, Cavite and for the satisfaction of the mortgaged debt which as of NOVEMBER 27, 2024 amounts to TWO MILLION SIX HUNDRED SIXTY THOUSAND TWO HUNDRED SEVENTY SIX PESOS AND 11/100 (Php 2,660,276.11), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned sheriff will sell at public auction on MARCH 18, 2025 at 10:00 o'clock in the morning or soon thereafter in the lobby of Branch 90, Regional Trial Court, Ground Floor, Dasmarinas Community Affairs (DASCA) Building, Congressional Road, Burol II, Dasmarinas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

Transfer Certificate of Title
No. 057-2022037163

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF PALIPARAN, MUNICIPALITY OF DASMARIÑAS, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:
A PARCEL OF LAND (LOT 7, BLOCK 35 OF THE CONSOLIDATION-SUBDIVISION PLAN PCS-04-025564, BEING A PORTION OF LOTS 6661-B AND 6661-C, (LRC) PSD-238654), SITUATED IN THE BARANGAY OF PALIPARAN, MUNICIPALITY OF DASMARIÑAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE., continue next page is registered in Accordance with the provision of the Property Registration Decree in the name of Owner: SYMBOL JOHN RHAЕ SET TABIOS, OF LEGAL AGE, FILIPINO, SINGLE
Address:707 ABSHARHAN BUILDING, AL RIGGA STREET, DEIRA, DUBAI, UNITED, ARAB EMIRATES TECHNICAL DESCRIPTION (Continued from page 1)
ALONG LINE 1-2 BY LOT B, BLOCK 35; ON THE SW., ALONG LINES 2-3-4-5-6-7 BY LOT 26, BLOCK 35; ON THE NW., ALONG LINE 7-8 BY LOT 6, BLOCK 35, AND ON THE

NE., ALONG LINES 8-9-10-11-12-13-14-1 BY ROAD LOT 2. ALL OF THE CONS.-SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, BEING N. 75 DEG 17; E., 2686. 34 M. FROM MON. 160 IMUS ESTATE THENCE S. 28 DEG. 30' W., 14. 66 M. TO PT 2; THENCE N. 62 DEG 56' W., 1. 16 M. TO PT. 3; THENCE N. 65 DEG. 48' W., 2. 22 M. TO PT. 4; THENCE N.68 DEG. 39' W., 2. 22 M. TO PT. 5; THENCE N. 71 DEG. 34' W., 2. 22 M. TO PT. 6; THENCE N. 74 DEG 40' W., 2. 67 M. TO PT. 7; THENCE N. 14 DEG. 15' E., 14. 63 M. TO PT. 8; THENCE S. 75. DEG 24' E., 2. 08 M. TO PT. 9; THENCE S. 73 DEG. 18' E., 2. 17 M. TO PT. 10; THENCE S., 71 DEG. 09' E., 2. 17 M. TO PT. 11; THENCE S. 69 DEG. 01' E., 2. 17 M. TO PT. 12; THENCE S., 66 DEG. 52' E., 2. 17 M. TO PT. 13; THENCE S., 64 DEG. 44' E., 2. 17 M. TO PT. 14; THENCE S. 62 DEG. 35' E., 1. 20 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF ONE HUNDRED EIGHTY (180) SQUARE METERS; MORE OR LESS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL., CONC. MONS. 15X40 CMS. BEARING GRID; DATE OF ORIGINAL SURVEY. JULY 27, 1905- JUNE 11, 1908 AND THAT OF THE CONSOLIDATION-SUBDIVISION SURVEY, AUGUST 1-5, 2009 AND WAS APPROVED ON SEPTEMBER 24, 2009.

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

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

In the event that the public auction should not take place on the said date and time, it shall be held on APRIL 1, 2025, at the same time and place without further notice.

Dasmarinas City, Cavite, January 31, 2025.

ARLYN P. BARCELON
Sheriff IV

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

PUBLICATION: Cavite Digest
DATES: Feb. 10, 17 & 24' 2025
Raffle Date of Judicial Notices: Jan.24,2025

Copy furnished:
BDO UNIBANK, INC.
33rd Floor BDO Corporate Center Ortigas,
No. 12 ADB Avenue, Mandaluyong City

BDO UNIBANK INC.,
REMEDIAL MANAGEMENT UNIT
Jacel DL. Florencio
33rd Floor, BDO Corporate Center Ortigas,
No.12, ADB Avenue, Mandaluyong City

SYMBOL JOHN RHAЕ SET TABIOS
(1) No. 123 Holy Family Avenue, Holy Family Village, Lower Bicutan, Taguig City
(2) Lot 7 Block 35, Phase 1, Avida Res Dasmarinas, Brgy. Paliparan, Dasmarinas City, Cavite

Notice posted at:
1.The Bulletin Board of Regional Trial Court, Dasmarinas City, Cavite
2.The Bulletin Board of Dasmarinas City Hall
3.The Bulletin Board of Dasmarinas City Post Office
4.The Bulletin Board of Dasmarinas City Public Market

Non-compliance to RA11900 suspends 14 vape manufacturers and importers

(From page 3)

Manufacturers and importers to comply with the packaging requirements for Vaporized Nicotine and Non-Nicotine Products, including graphic health warnings and fiscal marking; otherwise, they shall be held liable under porized Nicotine and RA11900.

The Office for the Special Mandate on Vaporized Nicotine and Non-Nicotine Products shall be held liable under porized Nicotine and RA11900.

(Turn to page 9)

Non-compliance to RA11900 suspends 14 vape manufacturers and importers



The Department of Trade and Industry (DTI) has suspended 14 manufacturers and importers of Vaporized Nicotine and Non-Nicotine Products for violating the packaging and health warning requirements under RA11900 or the “Vaporized Nicotine and Non-Nicotine Products Regulation Act.” These companies violated Section 4(d) of RA11900, which mandates compliance with internal revenue fiscal marking requirements as prescribed by the Bureau of Internal Revenue (BIR).

The listed manufacturers and importers were issued with a Preliminary Order (PO) or Preventive Measure Order (PMO), and thus are suspended from manufacturing, importing, distributing, selling, and promoting ALL Rocket Philippines Vaporized Nicotine and Non-Nicotine Products. The PO/PMO is valid and effective until

a decision on the formal charge is rendered and/or becomes final.

MANUFACTURERS AND IMPORTERS SHENZHEN NEVOKS TECHNOLOGY CO., LTD. &2229 NON SPECIALIZED WHOLESALE TRADING MR. O’s LIQUIDO OPC SACREDVAPORS CORPORATION VIP BROS INCORPORATED ZCREW INTERNATIONAL INC. &DONGGUAN AIRV TECHNOLOGY CO., LTD VIP BROS INCORPORATED, doing business under the name and style of PASTRY VAPORS VAPE JUICE MANUFACTURING WANG DAO TECHNOLOGY (SHENZHEN) CO., LTD. &SKY ROCKET PHILIPPINES SHENZHEN SMUG VAPE TECHNOLOGY CO., LTD. &SEMBA


TRADING CORPORATION STEEP AND DRIP MANUFACTURING CORP. VISCOCITY CONSUMER ELECTRONICS TRADING CORPORATION WANG DAO TECHNOLOGY (SHENZHEN) CO., LTD. &WKD LTD.

Non-compliance with these regulations will result in penalties, including fines and imprisonment. As stated under Section 23 of RA11900, the following penalties will be imposed:

1st Offense: Php 2,000,000 fine + imprisonment of 2 years;
2nd Offense: Php 4,000,000 fine + imprisonment of 4 years;
3rd Offense: Php 5,000,000 fine + imprisonment of 6 years + revocation of business permits and licenses.


(Turn to page 8)

Office of the City Information Officer


IMUS

BREAKING NEWS


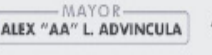





2,200+ IMUSEÑO IPINAGDIWANG ANG SALITA NG DIYOS NGAYONG NATIONAL BIBLE MONTH 2025



Pinuri, pinasalamatan, at isinobuhay ng humigit-kumulang 2,200 Kristiyanong Imuseño ang salita ng Diyos sa pagdiriwang ng National Bible Month nitong Biyernes, Enero 31, 2025, sa City of Imus Sports Complex.

Ibinahagi ng batikang aktres na si Amy Austria - Ventura ang mga biyayang kaniyang natanggap sa pananampalataya sa Diyos at sa relihiyosong pagbabasa ng bibliya.

Nakasama rin sa pagpupuri sa Panginoon sina Congressman AJ Advincula, City Mayor Alex “AA” L. Advincula, City Vice Mayor Homer “Saki” T. Saquilayan, Konsehal Dennis Lacson, Konsehal Igi Revilla Ocampo, Konsehal Enzo Asistio Ferrer, Konsehal Larry Nato, Konsehal Lloyd Jaro, Konsehal Mark Villanueva, Konsehal Sherwin Lares - Comia, dating konsehal Tito Manzon, at dating Liga ng mga Barangay President AJ Sapitan Jr.



Kinilala rin ng lokal na pamahalaan ang dedikasyon ng mga alagad ng Diyos sa pagpapalaganap ng Kaniyang banal na salita. Pinangunahan ng Tanzang Luma Orchestra, Church, at ni Arnel De Pano ang pag-awit sa mga kantang nagpatibay pa sa pananampalataya ng mga Imuseño. Umindak naman sa tugtugin ang Imus City Government and Church Dancers, Imus Institute Batch '86, at mga guro ng child development centers sa Imus. Nagtapos ang pag-samba sa pagdarasal na pinamunuan ni City Chaplain Ramil Ilano kasama ang Imus City Hall Choir. Hinikayat din ni Mayor AA ang kaniyang mga kapwa Kristiyano na iparamdam ang pagmamahal ng Diyos sa pamamagitan ng pagtulong at pagmamalasakit sa kanilang kapwa.

DILG warns fire personnel peddling fire extinguishers

(From page 1)

trabaho ‘yan tapos gusto mo pagkakitaan lang,” he said.

BFP Memorandum Circular 2016-016 strictly prohibits Bureau of Fire Protection (BFP) personnel from engaging in the selling of fire extinguishers and endorsing of manufacturers, dealers, or suppliers of fire fighting equipment.

Remulla was in fire clearances. Cebu on Wednesday for an interfacing activity with the province’s local chief executives (LCEs) at the provincial capitol.

During the activity, he asked LCEs to urge business owners to file a complaint against erring BFP personnel who dabble in such illegal activities and delay the issuance of

Fire Safety Evaluation

Clearance (FSEC) and Fire Safety Inspection Certificate (FSIC) to businesses within seven (7) working days.

Earlier, President Ferdinand Marcos Jr. called on all government instrumentalities to ensure

the streamlining of the delivery of government services.

Under Republic Act No. 11032 or the Ease of Doing Business (EODB) Law, BFP shall issue the

Source: DILG

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-1525-24

ANNE MARIE SEE-LING ISHIDA married to YASUHIRO ISHIDA, represented by their Attorney-in-fact, ERVIN JHAY SEE-LING CALARA 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 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, ANNE MARIE SEE-LING ISHIDA married to YASUHIRO ISHIDA, represented by their Attorney-in-fact, ERVIN JHAY SEE-LING CALARA, with residence and postal address at (1) #35, Calaca Street, Napocor Village, Tandang Sora, Quezon City 1116 (occupied); and (2) Block 08, Lot 39, Westwood Phase 4, Barangay Pasong Camachile, General Trias, Cavite, 4107 (abandoned) to satisfy the mortgage indebtedness as of October 29, 2024 amounts to THREE MILLION FOUR HUNDRED EIGHTY-SIX THOUSAND ONE HUNDRED TWENTY-NINE PESOS AND 79/100 (P3,486,129.79) including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on 27 FEB 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. 057-2021010536

LOT NO: 39, BLOCK NO: 8, PLAN NO: PCS-04-031691
PORTION OF: BLOCK 25, PCS-04-029303, BLOCK 17,

PCS-04-030704 & LOT 1940, SFDM ESTATE, DECREED NO. 4270, LRC REC. NO. 5964
LOCATION: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2-3 SE, SW LOT 40, BLOCK 8, PCS-04-031691
3-4 NW ROAD LOT 5, PCS-04-031691
4-1 NE LOT 37, BLOCK 8, PCS-04-031691
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 13 MAR 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, 30 JAN 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

ANNE MARIE SEE-LING ISHIDA married to YASUHIRO ISHIDA, represented by their Attorney-in-fact, ERVIN JHAY SEE-LING CALARA,
(1) #35, Calaca Street, Napocor Village, Tandang Sora, Quezon City 1116 (occupied); and
(2) Block 08, Lot 39, Westwood Phase 4, Barangay Pasong Camachile, General Trias, Cavite, 4107 (abandoned)

Publication: CAVITE DIGEST
Dates: FEB 3, 10 & 17, 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
BRANCH 118
CITY OF BACOR, CAVITE
2nd floor, Main Square Mall
Molino Boulevard, Bacoor City, Cavite
rtc1bcr118@judiciary.gov.ph/09159602868

IN RE: PETITION FOR CANCELLATION OF ENCUMBRANCE ANNOTATED ON TRANSFER CERTIFICATE OF TITLE NO. 167-2021003086 PURSUANT TO SECTION 7 OF REPUBLIC ACT NO. 26

LRC Case No. 8843-2024-164

MASTERPIECE ASIA PROPERTIES, INC. as represented by ENGR. KIMBERLY F. VILLACASTIN Petitioner.

X-----X

ORDER

Before this Court is a Petition for Cancellation of Encumbrance annotated on Transfer Certificate of Title No. 167-2021003086 of the Registry of Deeds for the Province of Cavite, Bacoor City Branch pursuant to Section 7 of Republic Act No. 26 filed by Masterpiece Asia Properties, Inc., the registered owner of the real property situated in Brgy. Molino IV, Bacoor City, Cavite covered by the said title.

Finding the petition to be sufficient in form and substance, the same is set for initial hearing on April 22, 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.

Petitioner is DIRECTED to cause the publication of the copies of this Order at its expense once a week for three (3) consecutive weeks in a newspaper of general circulation in the Province of Cavite. Petitioner is 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:

- Office of the Registry of Deeds, Bacoor City
- Main Entrance, Bacoor City Hall
- Main Entrance, Cavite Provincial Capitol

SO ORDERED.

IN CHAMBER, this 16th day of January 2025 in the City of Bacoor, Cavite.

ROMANO M. DIAZ
Presiding Judge

Copy Furnished:

Atty. NICOLE ANNE D. BAUTISTA
Rosero & Cariño Law Offices
Counsel for the Petitioner
Vista Corporate Center, Upper Ground Floor
Worldwide Corporate Center
Shaw Boulevard, Mandaluyong City
Email: risclawoffices@yahoo.com
MASTERPIECE ASIA PROPERTIES, INC.
Petitioner
3rd Floor, Starmall-Las Pinas, CV Starr Ave.,
Philamlife Village, Pamplona, Las Pinas City
REGISTER OF DEEDS, BACOR CITY
Bacoor City Hall, Bacoor Blvd., Bacoor City
REGISTER OF DEEDS FOR THE PROVINCE OF CAVITE
Trece Martires City, Cavite
LAND REGISTRATION AUTHORITY
East Avenue cor. NIA Road, Diliman, Quezon City
OFFICE OF THE SOLICITOR GENERAL
134 Amorsolo Street, Legazpi Village, Makati City

CD-Feb 10, 17 & 24, 2025

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

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

-versus- FORECLOSURE CASE NO. F-1611-24

ABDULLA, MARIAN P.,
Mortgagor/s.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, ABDULLA, MARIAN P., with residence and postal addresses at BLK 13 LOT 2B PH 5 DONA MODESTA, ST., CAMELLA SPRINGVILLE HTS., MOLINO, BACOR, CAVITE and LOT 21 BLK. 39 PH 3 WELLINGTON TANZA RESIDENCES, TRES CURSES TANZA, CAVITE to satisfy the mortgage indebtedness as of DECEMBER 6, 2024 amounts to SEVEN HUNDRED FORTY FOUR THOUSAND FIVE HUNDRED THIRTY SEVEN PESOS & 71/100 (P 744,537.71) inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on 27 FEB 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. 057-2016067325

LOT NO: 21 BLOCK NO: 39 PLAN NO: PCS-04-028445
PORTION OF: LOTS 1, 2, 3, & 4 (LRA) PCS-31859 & LOTS 3731, 3732, & 3733, FLS-2424;

LOCATION: BARANGAY OF TRES CRUSES, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE DIRECTION ADJOINING LOT(S)
1-2 SW LOT 22, BLOCK 39, PCS-04-028445
2-3 NW ROAD LOT 26, PCS-04-028445
3-4-5-6-7-8 NW, NE ROAD LOT 40, PCS-04-028445
8-1 SE LOT 20, BLOCK 39, PCS-04-028445
AREA: SIXTY TWO SQUARE METERS (62), 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 13 MAR 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, 30 JAN 2025

JOSELITO L. ARANDA
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
The Petron Mega Plaza Building,
No. 358 Sen. Gil Puyat Avenue, Makati City
ATTY J.V. ROMMEL C. CUBELO
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City
ABDULLA, MARIAN P.,
BLK 13 LOT 2B PH 5 DONA MODESTA, ST., CAMELLA SPRINGVILLE HTS., MOLINO, BACOR, CAVITE and LOT 21 BLK. 39 PH 3 WELLINGTON TANZA RESIDENCES, TRES CURSES TANZA, CAVITE

Publication: CAVITE DIGEST
Dates: FEB 3, 10 & 17, 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 REGIONAL TRIAL COURT FOURTH JUDICIAL REGION OFFICE OF THE CLERK OF COURT TRECE MARTIRES CITY

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

-versus-FORECLOSURE CASE NO. F-1568-24

AMANDO EUGENIO, married to
YOLANDA EUGENIO,
Mortgagor/s.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, AMANDO EUGENIO, married to YOLANDA EUGENIO, with residence and postal addresses at C/O SULPICIO LINES INC., PIER 12, NORTH HARBOR, TONDO, MANILA and LOT 27, BLK 37, LA TRINIDAD, BO. QUINTANA, TRECE MARTIRES CITY, CAVITE to satisfy the mortgage indebtedness as of NOVEMBER 27, 2024 amounts to TWO HUNDRED SIXTY EIGHT THOUSAND SIXTEEN PESOS AND 95/100 (P268,016.95) inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on 27 FEB 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. T-21479-

A parcel of land (Lot 27, Blk. 37 of the cons./subd. plan, Pcs-04-010640, being a portion of the cons. of Lots 1-9, Blk. 40; 1 to 22, Blk. 41; 1 to 34, Blk. 42; 1 to 50, Blk. 43; 1 to 46, Blk.44; 10 to 27, Blk. 49; 1 to 22, Blk. 50; 1-2, Blk. 58; Rd. Lots 24 to 27 & 31, (LRC) Psd-45360 & Lots 3366 to 3369, Sta. Cruz de Malabon Est; LRC Rec. No.), situated in the Bo. of Quintana, Trece Martires City, Cavite. Bounded on the NE., along line 1-2 by Rd. Lot 2; on the SE., along line 2-3 by Lot 29; on the SW., along line 3-4 by Lot 28; along line 4-5 by Lot 26; & on the NW., along line 5-1 by Lot 25, all of Blk. 37, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan, xxx containing an area of FIFTY (50) SQ. METERS. x x x

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 13 MAR 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, 30 JAN 2025.

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as Pag-IBIG Fund)
% ATTY. JESUS ANGELO P. GOMEZ
Attorney-In-Fact, ALEXIS A. MOLAE LAW OFFICES
Lex Citadel Bldg., No. 7 La Salle St. Brgy. Silangan, Cubao, Quezon City 1102
NIÑO U. VALSOTE
9051 GOVERNORS DRIVE PALIPARAN I DASMARIÑAS CAVITE and
LOT 15 BLK 9, LUCKY PRINCE HOMES, BRGY. SAN AGUSTIN, TRECE MARTIRES CITY, CAVITE

Publication: CAVITE DIGEST
Dates: FEB 3, 10 & 17, 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 REGIONAL TRIAL COURT FOURTH JUDICIAL REGION OFFICE OF THE CLERK OF COURT TRECE MARTIRES CITY

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

-versus- FORECLOSURE CASE NO. F-1551-24

NIÑO U. VALSOTE,
Mortgagor/s.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, NIÑO U. VALSOTE, with residence and postal address at 9051 GOVERNORS DRIVE PALIPARAN I DASMARIÑAS CAVITE and LOT 15 BLK 9, LUCKY PRINCE HOMES, BRGY. SAN AGUSTIN, TRECE MARTIRES CITY, CAVITE, to satisfy the mortgage indebtedness as of November 19, 2024 amounts to FOUR HUNDRED THIRTY THOUSAND FOUR HUNDRED SIXTY THREE PESOS & 76/100 (P430,463.76) inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on 27 FEB 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. 077-2021000173

A PARCEL OF LAND (LOT 15, BLK. 9 OF THE CONS-SUBD. PLAN, PCS-04-026034, BEING A PORTION OF THE CONS. OF LOTS 2839 & 2882, FLS-1828, S. C. DE MALABON ESTATE, LRC REC. NO. 6832), SITUATED IN THE BRGY. OF SAN AGUSTIN, TRECE MARTIRES CITY, CAVITE, IS. OF LUZON, BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 2; ON THE NE., ALONG LINE 2-3 BY LOT 14 BOTH OF BLK. 9; ON THE SE., ALONG LINE 3-4 BY PATHWALK 6 (4.00 M. W.); AND ON THE SW., ALONG LINE 4-1 BY LOT 16, BLK. 9, ALL OF THE CONS-SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, X X X CONTAINING AN AREA OF THIRTY FIVE (35) SQ. METERS, MORE OR LESS. XXX

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

In the event the public auction should not take place on the said date and time, it shall be held on 13 MAR 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.
Martires City, 30 JAN 2025.

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as Pag-IBIG Fund)
% ATTY. JESUS ANGELO P. GOMEZ
Attorney-In-Fact, ALEXIS A. MOLAE LAW OFFICES
Lex Citadel Bldg., No. 7 La Salle St. Brgy. Silangan, Cubao, Quezon City 1102
NIÑO U. VALSOTE
9051 GOVERNORS DRIVE PALIPARAN I DASMARIÑAS CAVITE and
LOT 15 BLK 9, LUCKY PRINCE HOMES, BRGY. SAN AGUSTIN, TRECE MARTIRES CITY, CAVITE

Publication: CAVITE DIGEST
Dates: FEB 3, 10 & 17, 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
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

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

-versus- FORECLOSURE CASE NO. F-1648-24

DE OCAMPO, DARWIN N.; DARWIN N.
DE OCAMPO, is herein represented by
BERNADETH S. BANANG as his
Attorney-in-Fact,
Mortgagor/s.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, DE OCAMPO, DARWIN N.; DARWIN N. DE OCAMPO, is herein represented by BERNADETH S. BANANG as his Attorney-in-Fact, with residence and postal address at LOT 7, BLOCK 10, PHASE 7, GOLDEN CITY DASMA 3, BARANGAY SALAWAG, DASMARIÑAS CAVITE and LOT 8, BLOCK 46, PHASE 3, WELLINGTON TANZA RESIDENCES, BARANGAY TRES CRUSES, TANZA, CAVITE, to satisfy the mortgage indebtedness as of NOVEMBER 27, 2024 amounts to FOUR HUNDRED NINETY SIX THOUSAND NINE HUNDRED TWELVE PESOS AND 73/100 (P496,912.73), including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on 27 FEB 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. 057-2019009770

LOT NO: 8 BLOCK NO: 46 PLAN NO: PCS-04-028445
PORTION OF: LOTS 1, 2, 3, & 4 (LRA) PCS-31859 & LOTS 3731, 3732, & 3733, FLS-2424;
LOCATION: BARANGAY OF TRES CRUSES, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 NE LOT 7, BLOCK 46, PCS-04-028445
2-3 SE ROAD LOT 45, PCS-04-028445
3-4 SW LOT 9, BLOCK 46, PCS-04-028445
4-1 NW LOT 22, BLOCK 46, PCS-04-028445
AREA: THIRTY SIX SQUARE METERS (36), 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 13 MAR 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, 30 JAN 2025

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
c/o PAULINO E. CASES, JR.
CASES COLLECTION MANAGEMENT, INC.
Attorney-In-Fact c/o Cases Chun & Associates Law Offices
6TH Floor JELP Business Solutions Building,
409 Addition Hills, Shaw Boulevard, Mandaluyong City

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

BANK OF THE PHILIPPINE ISLANDS
(SUCCESSOR-IN-INTEREST OF BPI
FAMILY SAVINGS BANK, INC.),
Petitioner-Mortgagee,

-versus- EJF NO. TG-24-183
For: Extra-Judicial Foreclosure of
Real Estate Mortgage under Act No.
3135 as amended by Act No. 4118

MERYJHEL ANGELES CASINAS
MARRIED TO FREDDIE CAPOY
CASINAS JR. A.K.A. FREDDIE C.
CASINAS JR.,

Borrower/s- Mortgagor/s,
-AND-

MARY ANNE ANGELES BANAAG
A.K.A. MARY ANNE A. BANAAG
MARRIED TO JAYSON FRIALES BANAAG,
Co-Borrower/s-Co- Mortgagor/s.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Petitioner-Mortgagee, BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF BPI FAMILY SAVINGS BANK, INC.), a banking corporation duly organized and existing under the laws of the Philippines, with principal office and place of business at 27th Flr., BPI Buendia Center Bldg. 372 Sen. Gil Puyat Ave. Brgy. Bel-Air, Makati 1209, pursuant to the terms and conditions of the Mortgage Loan Agreement ("MORTGAGE") executed and notarized on July 05, 2021 by Borrower/s-Mortgagor/s, MERYJHEL ANGELES CASINAS MARRIED TO FREDDIE CAPOY CASINAS JR. A.K.A. FREDDIE C. CASINAS JR. represented by MARY ANNE ANGELES BANAAG as per Irrevocable Special Power of Attorney executed and notarized on May 19, 2021 and Co-Borrower/s-Co-Mortgagor/s, MARY ANNE ANGELES BANAAG A.K.A. MARY ANNE A. BANAAG MARRIED TO JAYSON FRIALES BANAAG, all of legal age, Filipino citizens, with residence and postal addresses at (1) Unit 203 Avida Towers Prime Taft, Tower 2, Brgy. 36 Zone 3, Taft Ave., Pasay City; (2) Unit 214 [2-214], 2nd Floor, Tower 2, Serin East Tagaytay, Brgy. Silang Crossing East, Tagaytay City, Cavite; (3) Block 1 Lot 7 Phase 3C, Cypress Street, Brgy. Santa Monica Homes, Novaliches, Quezon City; (4) LRTA Compound, Andrews Ave., Brgy. 190, Pasay City; and (5) 13A Kawiti Avenue, Point England, Auckland City, New Zealand, 1072, in favor of the Petitioner-Mortgagee, over a real estate property including improvements thereon, described in and covered by CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2024000621 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Borrower/s-Mortgagor/s and Co-Borrower/s-Co-Mortgagor/s in the amount of THREE MILLION THREE HUNDRED TWENTY-FOUR THOUSAND ONE HUNDRED SIXTEEN PESOS AND 89/100 (Php3,324,116.89) inclusive of interests, penalties and other charges, as of December 03, 2024, the under-

DE OCAMPO, DARWIN N.; DARWIN N. DE OCAMPO, is herein represented by BERNADETH S. BANANG as his Attorney-in-Fact
LOT 7, BLOCK 10, PHASE 7, GOLDEN CITY DASMA 3, BARANGAY SALAWAG, DASMARIÑAS CAVITE and
LOT 8, BLOCK 46, PHASE 3, WELLINGTON TANZA RESIDENCES, BARANGAY TRES CRUSES, TANZA, CAVITE

Publication: CAVITE DIGEST
Dates: FEB 3, 10 & 17, 2025

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

signed Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Ryan M. Genova, will sell at public auction on March 20, 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:

CONDOMINIUM CERTIFICATE OF TITLE
NO. 076-2024000621
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that the unit identified and described as:
TOWER 2
FLOOR 2ND FLOOR
UNIT CALL OUT 2-214
UNIT MODEL STUDIO WITH BALCONY
UNIT AREA 22.40
BALCONY AREA 4.40
TOTAL AREA 26.80

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: MERYJHEL ANGELES CASINAS MARRIED TO FREDDIE CAPOY CASINAS JR., FILIPINO CITIZENS
Address: BLOCK 1 LOT 7 PHASE 3C, CYPRESS STREET BARANGAY SANTA MONICA HOMES NOVALICHES, QUEZON CITY, 1117

Owner: MARY ANNE ANGELES BANAAG MARRIED TO JAYSON FRIALES BANAAG, FILIPINO CITIZENS
Address: UNIT 203 TOWER 2 AVIDA TOWERS PRIME TAFT BARANGAY 36 ZONE 3 TAFT AVENUE PASAY CITY 1300"

In the event the public auction should not take place on the said date, it shall be held on March 27, 2025 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2024000621, the encumbrances thereon, if any there be.

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

Tagaytay City, Philippines, January 20, 2025.

APRIL GRACE M. TENORIO
Clerk of Court V/OIC

RYAN M. GENOVA
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: February 3, 10 & 17, 2025

Copy Furnished:

BANK OF THE PHILIPPINE ISLANDS
(SUCCESSOR-IN-INTEREST OF BPI FAMILY SAVINGS BANK, INC.)
Petitioner-Mortgagee
27th Flr., BPI Buendia Center Bldg. 372 Sen. Gil Puyat Ave. Brgy. Bel-Air, Makati 1209

MERYJHEL ANGELES CASINAS MARRIED TO FREDDIE CAPOY CASINAS JR. A.K.A. FREDDIE C. CASINAS JR.
Borrower/s-Mortgagor/s
MARY ANNE ANGELES BANAAG A.K.A. MARY ANNE A. BANAAG
MARRIED TO JAYSON FRIALES BANAAG
Co-Borrower/s-Co- Mortgagor/s
(1) Unit 203 Avida Towers Prime Taft, Tower 2, Brgy. 36 Zone 3, taft Ave., Pasay City
(2) Unit 214 [2-214] 2nd Floor, Tower 2, Serin East Tagaytay, Brgy. Silang Crossing East, Tagaytay City, Cavite
(3) Block 1 Lot 7 Phase 3C, Cypress Street, Brgy. Santa Monica Homes, Novaliches, Quezon City
(4) LRTA Compound, Andrews Ave., Brgy. 190, Pasay City
(5) 13A Kawiti Avenue, Point England, Auckland City, New Zealand, 1072

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

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

-versus- FORECLOSURE CASE NO F-1562-24

ELMAR O. MAGBUJOS JR., married to
MARIA TERESA T. MAGBUJOS
Mortgagor's

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor's, ELMAR O. MAGBUJOS JR., married to MARIA TERESA T. MAGBUJOS, with residence and postal addresses at 16 CRISTOBAL, BRGY. 662, PACO, MANILA and LOT 27, BLOCK 18, PHASE 1, AMAYA BREEZE SUBDIVISION, AMAYA, TANZA, CAVITE to satisfy the mortgage indebtedness as of NOVEMBER 27, 2024 amounts to FIVE HUNDRED SIXTY FOUR THOUSAND THREE HUNDRED SIXTY PESOS AND 26/100 (P564,360.26), inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on 27 FEBRUARY2025 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. 057-2019047636

LOT NO: 27 BLOCK NO: 18 PLAN NO: PCS-04-028423
PORTION OF: LOT 1604-A, PSD-04-079681 & LOT 1602, RS-04-005120, STA. CRUZ DE MALABON ESTATE;
LOCATION: BARANGAY OF AMAYA, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 SE LOT 28, BLOCK 18, PCS-04-028423
2-3 SW LOT 29, BLOCK 18, PCS-04-028423
3-4 NW ROAD LOT 11, PCS-04-028423
4-1 NE LOT 25, BLOCK 18, PCS-04-028423
AREA: FORTY SQUARE METERS (40), 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 13 MARCH 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, 30 JAN 2025

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
% ATTY. MICHAEL YANCY P. YNGSON
Attorney-In-Fact, RECEIVERS AND LIQUIDATORS INC.
Unit C, 10th Floor, Strata 2000 Bldg., F. Ortigas Jr. Rd., Ortigas Center, Pasig City
ELMAR O. MAGBUJOS JR., married to MARIA TERESA T. MAGBUJOS
16 CRISTOBAL, BRGY. 662, PACO, MANILA and
LOT 27, BLOCK 18, PHASE 1, AMAYA BREEZE SUBDIVISION, AMAYA, TANZA, CAVITE

Publication: CAVITE DIGEST
Dates: FEB 3, 10 & 17, 2025

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

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

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

-versus- FORECLOSURE CASE NO. F-1606-24

JONEL A. ULEGA,
Mortgagor/s.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, JONEL A. ULEGA, with residence and postal addresses at GOV DRIVE CROSSING PALIPARAN 1, DASMARINAS, CAVITE and LOT 14 BLK. 9 PH. 3 LUCKY PRINCE HOMES, SAN AGUSTIN, TRECE MARTIRES CITY, CAVITE 4109 to satisfy the mortgage indebtedness as of NOVEMBER 27, 2024 amounts to FOUR HUNDRED TWENTY FIVE THOUSAND EIGHT HUNDRED EIGHTY TWO PESOS & 83/100 (P425,882.83), inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on 27 FEB 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. 077-2021000174

A PARCEL OF LAND (LOT 14, BLK. 9 OF THE CONS-SUBD. PLAN, PCS-04-026034, BEING A PORTION OF THE CONS. OF LOTS 2839 & 2882, FLS-1828, S.C. DE MALABON ESTATE, LRC REC. NO. 6832), SITUATED IN THE BRGY. OF SAN AGUSTIN, TRECE MARTIRES CITY, CAVITE, IS. OF LUZON, BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 13, BLK. 9; ON THE SE., ALONG LINE 2-3 BY PATHWALK 6 (4.00 M. W.); ON THE SW., ALONG LINE 3-4 BY LOT 15; AND ON THE NW., ALONG LINE 4-1 BY LOT 3 BOTH OF BLK. 9, ALL OF THE CONS-SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, X X X CONTAINING AN AREA OF THIRTY FIVE (35) SQ. METERS, MORE OR LESS. XXX

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

In the event the public auction should not take place on the said date and time, it shall be held on 13 MAR 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, 30 JAN 2025

JOSELITO L. ARANDA
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
% ATTY. CAESAR S. EUROPA
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.
3F Fass Intelli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City
JONEL A. ULEGA
GOV DRIVE CROSSING PALIPARAN 1, DASMARINAS, CAVITE and
LOT 14 BLK. 9 PH. 3 LUCKY PRINCE HOMES, SAN AGUSTIN, TRECE MARTIRES CITY, CAVITE 4109
Publication: CAVITE DIGEST
Dates: FEB 3, 10 & 17, 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
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

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

-versus- FORECLOSURE CASE NO. F-1629-24

RISALINA I. PANGANIBAN; RISALINA I.
PANGANIBAN is herein represented by
EVELYN P. RUBIO as her Attorney-In-Fact
Mortgagor/s.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, RISALINA I. PANGANIBAN; RISALINA I. PANGANIBAN is herein represented by EVELYN P. RUBIO as her Attorney-In-Fact with residence and postal addresses at 471 NEPTALIE GONZALES ST., MANDALUYONG and LOT 12 BLK. 24 PH. 1 LUMINA TANZA, BAGTAS, TANZA, CAVITE to satisfy the mortgage indebtedness as of DECEMBER 6, 2024; amounts to FOUR HUNDRED SIXTY THREE THOUSAND THREE HUNDRED FOUR PESOS & 73/100 (P 463,304.73) inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on 27 FEB 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. 057-2019020829

LOT NO: 12 BLOCK NO: 24 PLAN NO: PSD-04-239022
PORTION OF: LOT 2-A, PSD-04-239718;
LOCATION: BARANGAY OF BAGTAS, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 NE LOT 31, BLOCK 23, PSD-04-239022
2-3 SE LOT 13, BLOCK 24, PSD-04-239022
3-4 SW LOT 19, BLOCK 24, PSD-04-239022
4-1 NW LOT 11, BLOCK 24, PSD-04-239022
AREA: THIRTY SIX SQUARE METERS (36), 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 13 MAR 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, 30 JAN 2025.

JOSELITO L. ARANDA
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
The Petron Mega Plaza Building,
No. 358 Sen. Gil Puyat Avenue, Makati City
ATTY J.V. ROMMEL C. CUBELO
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.
3F Fass Intelli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City
RISALINA I. PANGANIBAN; RISALINA I. PANGANIBAN is herein represented by EVELYN P. RUBIO as her Attorney-In-Fact
471 NEPTALIE GONZALES ST., MANDALUYONG and
LOT 12 BLK. 24 PH. 1 LUMINA TANZA, BAGTAS, TANZA, CAVITE
Publication: CAVITE DIGEST
Dates: FEB 3, 10 & 17, 2025
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