

DTI joins LAB for All Pangasinan

First Lady Liza Araneta Marcos with DTI ROG Asec. Dominic Tolentino, DTI R1 Regional director Merlie Membre and DTI Region 1 staffs smling during the LAB For All Project.

Pangasinan, Philip-pines—The Department of Trade and Industry (DTI) participated in the LAB For All Project to signify the Department’s com-mitment to bring essential government services and programs directly to com-munities across the coun-try last February 6.

The LAB For All Project, spearheaded by First Lady Liza Araneta Marcos, is a priority under-taking designed to enhance access to vital services, en-suring that citizens receive the support they need in a timely and efficient man-ner. Through this initiative, the DTI Region 1 aimed

to contribute to the overall development and empow-erment of local communi-ties by facilitating access to business, trade-related services, resources, and in-formation.

With DTI Regional Operations Group Assis-tant Secretary Dominic Tolentino and DTI Region 1 Regional Director Merlie Membre at the helm, the DTI showcased its services to the community.

“We are excited to be part of this transformative project. Our participation in LAB For All reflects our dedication to serving the public and fostering eco-nomic growth at the grass-roots level,” Asec. Tolenti-no said.

OTOP Philippines products. DTI set up a vibrant array of products from One Town, One Product (OTOP) program. Attend-

ees explored the proudly Ilocos Region-made goods crafted with passion and ingenuity by local arti-sans. From the exquisite loom-weaving products of Ilocos Norte and Ilocos Sur to the unique “Luca”l prod-ucts of La Union and the innovative “Ang Galing” products of Pangasinan, these were all displayed at the OTOP Display Booth.

In addition to the OTOP display, DTI offered a comprehensive suite of vital business support ser-vices.

Twenty-nine (29) experienced mentors from Go Negosyo provided ex-pert guidance to a total of 159 entrepreneurs looking to start or grow their busi-nesses during the mento-ring sessions through the 3M (Mentorship, Money, Market) on Wheels Pro-gram.

Facilitation of busi-ness name and Barangay Micro Business Enterprise (BMBE) registrations to streamline the process of formalizing businesses were also available. For those in need of finan-cial assistance, the Small Business (SB) Corporation team provided information and guidance on accessing various financing options.

Twenty-nine (29) experienced mentors from Go Negosyo provided ex-pert guidance to a total of 159 entrepreneurs looking to start or grow their busi-nesses during the mento-ring sessions through the 3M (Mentorship, Money, Market) on Wheels Pro-gram.

DTI’s participation in the LAB for All program underscores its commit-ment to a whole-of-nation

approach to development by working in collabora-tion with other government agencies and private sector partners. Asec. Tolentino (SSF) Project at the Food Innovation Center, locat-ed within the Pangasinan State University (PSU) Bayambang Campus. The initiative seeks to enhance local food innovation and entrepreneurship. The fa-

Meanwhile, Asec. cility houses machines and equipment specifical-ly designed for food pro-cessing, preservation, and packaging. Some of these invaluable resources were provided by the DTI to empower students, coop-eratives, associations, and micro, small, and medium enterprises in the region. Source: DTI

While, Asec. cility houses machines and equipment specifical-ly designed for food pro-cessing, preservation, and packaging. Some of these invaluable resources were provided by the DTI to empower students, coop-eratives, associations, and micro, small, and medium enterprises in the region. Source: DTI

City Government of Bacoor

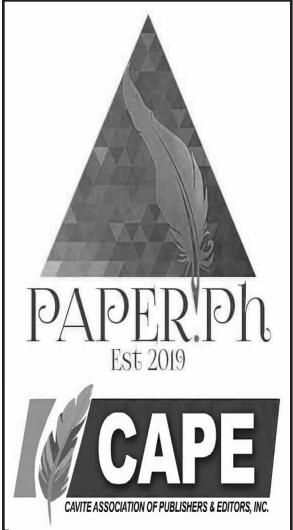
BACoor CITY GOVERNMENT HONORED BY OWWA FOR OUTSTANDING SUPPORT TO OFWs



The City Govern-ment of Bacoor received a Plaque of Appreciation from the Overseas Work-ers Welfare Administration (OWWA) Regional Office CALABARZON, recog-nizing its valuable support and outstanding contribu-tion to the successful im-plementation of OWWA programs and services for Overseas Filipino Workers (OFWs) and their families. The plaque was pre-

sented yesterday, Febru-ary 11, 2025, at Holiday Inn & Suites, Batangas Limapark, Lipa-Malvar Batangas, to PESO Bacoor Head Doc Abraham "BOB" De Castro, on be-half of Mayor Strike B. Revilla. The award was presented by Ms. Cha Lor-brin-Satumba, a retired DOLE official. Today, Doc Bob, ac-companied by Ms. Salum-ba, formally presented the

plaque to Mayor Strike B. Revilla at the Office of the Mayor. The meeting served as an opportunity to discuss the City Gov-ernment's ongoing efforts to support its constituents, particularly OFWs and their families. The City Government remains com-mitted to working closely with OWWA and other relevant agencies to ensure the well-being of OFWs and their families.



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DSWD launches “HELPS” online

The Department of License and Permit Sys-tem’ or HELPS will serve as a virtual one-stop-shop for the agency’s regulatory services for social welfare

and development agencies (SWDAs). In the DSWD Thurs-day Media Forum on Feb-ruary 13, Division Chief Anna Maria Alexa Ledesma of the agency’s Standards Bureau (SB) told reporters that the HELPS will be harnessing the power of technology to ease and modernize access to DSWD’s regulatory ser-vices.

“This initiative is a product of the year-long commitment of the Depart-ment. Dito po sa HELPS, there is no need for our

SWDAs to fall in line, they can go online,” DC Ledes-ma said in the forum held at the DSWD Central Of-fice’s New Press Center.

“Ang goal naman po talaga ng HELPS ay mas marami pa tayong malisen-siyshan na SWDAs, and in turn, marami din silang matutulungan na benefi-ciaries and overall lead to improve quality service,” the SB division chief said.

(Turn to page 2)

City Government of Imus

LIBRENG FLU VACCINE PARA SA MGA SENIOR CITIZENS



Pinangunahan po ng ating tanggapan ang pagbibigay ng libreng flu vaccine sa ating mga mahal na Senior Citizens sa lahat ng Health Centers sa Lungsod ng Imus. Naging matagumpay po ang programang ito sa pakikipagtulungan natin sa De-partment of Health, sa Pamahalaang Lungsod at mga kawani ng City Health Office. Layunin po natin na mapaigting ang pangangalaga sa ating mga Senior Cit-izens at may comorbidity lalo na ngayong malamig ang panahon. Makakaasa po kayo na patuloy tayong magsusulong ng mga programa’t proyekto na mag-aalaga at mag-aaruga sa kalusugan ng bawat Imuseño.

MMDA TURNS OVER TRASH TRAPS AND TOOLS FOR FLOOD MANAGEMENT TO TAGUIG CITY

The Metropolitan Manila Development Au-thority (MMDA) officially turned over trash traps and essential tools to the City Government of Taguig as part of its initiatives to-wards flood mitigation in the city.

MMDA Chairman Atty. Don Artes said 13 barangays would benefit

from the initiative, with the turnover of 28 man-ual trash traps, including sets of tools for operations and maintenance, name-ly plastic pontoons, nylon ropes, paddles, fabricated scooper, life vests, plastic crates, and rubber gloves.

“With these equip-ment and tools, cleanup of waterways will be easier

(Turn to page 3)

CAVITE DIGEST
LEADING TOWARDS DEVELOPMENT AND PROGRESS

CAVITE DIGEST is an English-Filipino weekly newspaper of general circulation, is published every Monday. Entered as Sec-ond 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

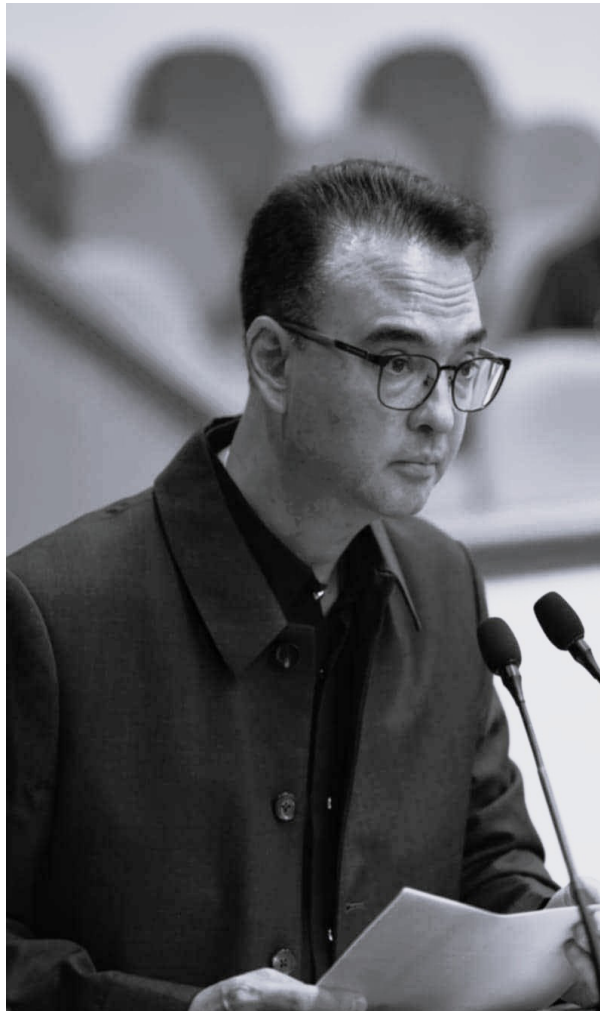
MARK DAVID P. OCTAVIO
Editor

OFFICE ADDRESS: Perpetual 7, Palico 4, Imus, Cavite * Contact No. 09176310373

MEMBER:

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





Cayetano bats for enhanced support for MSEs

Senator Alan Peter Cayetano urged stronger government support for Micro and Small Enterprises (MSEs) with the Senate Committee on Trade, Commerce and Entrepreneurship's approval of the Pondo sa Pagbabago at Pag-asenso Act (P3).

The senator has pushed for the P3 Act for easier access to affordable financing and resources for MSEs, building on the existing Department of Trade and Industry (DTI) program.

On Wednesday, February 5, 2025, the measure was filed as Sen-

ate Bill No. 2985 under Committee Report No. 528.

It includes new provisions for cash assistance and capacity-building programs aimed at improving MSE operation and competitiveness.

“These enterprises employ more than 80% of our workers. If we empower them by offering a loan that still respects their dignity, then this is an effective way to open more opportunities and finally eradicate the chains of

poverty that beset a lot of our fellow Filipinos,” Cayetano said.

These new features were inspired by Cayetano’s PTK (Presyo, Trabaho, Kita/Kaayusan) program launched in 2013, which has helped thousands of Filipinos nationwide by offering quick and easy access to capital through low-interest loans.

Among the PTK program beneficiaries are tri-cycle and jeepney drivers, operators, farmers, fisher-folk, market and ambulant

vendors. These groups have made the most of the program and improved their livelihood.

DTI’s P3 Program, which started in 2017, has already released P23.50 billion in cumulative loans to 437,561 microenterprise borrowers nationwide.

“The heart of this effort is to ensure that no Filipino entrepreneur is left behind. It is time to give them the support they deserve to build businesses that can stand the test of time,” Cayetano said.

DSWD launches HELPS online

(From page 1)
Under Republic Act (RA) No. 43734, as amended by RA No. 10847, the DSWD issues a certification for the registration, license to operate, and accreditation (CRLA) of SWDAs, peoples organizations (POs), and other civil society organizations (CSOs). These services may now be accessed online through the HELPS and allow applicants to do away from the delays that may be tied to the traditional process.

“Through the digital application system, the issuance of the CRLA will be streamlined from 90 days to 7 days, and cut down the processing steps from 49 to just 12. The documentary requirements were also simplified from

50 to just 11 documents,” DC Ledesma said.

DC Ledesma explained that the online platform allows applicants to seamlessly proceed with application for public solicitation permit which is required for SWDAs desiring to solicit or receive contributions from the public for charitable purposes.

The SWDAs may also lodge their application for Duty-Exempt Importation (DEI) through HELPS that allows non-government organizations (NGOs) to import goods without paying tax duties.

DC Ledesma said the agency expects that with the streamlined requirements and process, more SWDAs will be encouraged to avail of the

agency’s regulatory services, and contribute to ensuring that standards are upheld above board by organizations engaged in the delivery of social welfare programs.

“For 2025, now with the help of HELPS, the agency’s target is to accommodate 1,362 SWDAs for licensing and accreditation of 223,” DC Ledesma pointed out. The SB division chief, however, affirmed that its monitoring mechanisms for SWDAs that involve face-to-face visitation will remain, ensuring that there will be no blind spot for non-compliance, unethical management in the operations of registered, licensed, and accredited organizations or agencies. (LSJ) Source: DSWD

“Once you bring life into the world, you must protect it. We must protect it by changing the world.” Elie Wiesel

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Senator Pia Cayetano Underscores Health, Education, and Family Welfare in Alyansa para sa Bagong Pilipinas Kick Off Rally in Laoag City



At the Alyansa Para sa Bagong Pilipinas rally in Laoag City, Senator Pia Cayetano reaffirmed her commitment to strengthening healthcare, education, and family welfare through meaningful legislation. She highlighted key policies she has championed, including the Cheaper Medicines Law, the expansion of medical scholarships under the Doktor Para sa Bayan Act, and the need to fully implement PhilHealth’s Konsulta program to make essential healthcare more accessible.

“Pare-pareho tayong

mga magulang na nanggagap ng magandang kinabukasan para sa ating mga anak,” she shared, reflecting on her journey as a mother and lawmaker. She also spoke about her personal experiences that have shaped her advocacy, particularly in improving public health services and making quality education more accessible. As she wrapped up her speech, Senator Pia encouraged the crowd to take charge of their health, reminding them that small, daily habits can make a big difference in their well-being.

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
NAIC CAVITE
OFFICE OF THE CLERK OF COURT
AND EX-OFFICIO SHERIFF

HOME DEVELOPMENT MUTUAL FUND
Petitioner-Mortgagee,

-versus- FNC 2023-424

GORGONIA PIÑERO BRIONES MARRIED TO
RUFINO CORREA BRIONES,
Respondents-Mortgagors.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

WHEREAS, upon Extra-Judicial Petition for Sale under Act No. 3135 as amended by the Act No. 4118, filed by HOME DEVELOPMENT MUTUAL FUND, Mortgagee, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against GORGONIA PIÑERO BRIONES MARRIED TO RUFINO CORREA BRIONES, Mortgagors, with postal address at 391B Mangga St., Makati City, Metro Manila and/or Blk. 12 Lot 5, Ph-3B, Ciudad Nuevo Subd., Timalan, Naic, Cavite, to satisfy the mortgage indebtedness which as of April 28, 2023, amounted to ONE HUNDRED NINETY SEVEN THOUSAND SIX HUNDRED PESOS AND 92/100 (Php.197,600.92) Philippine Currency, excluding penalties, Attorney’s Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on March 18, 2025 at 9:00 in the morning or soon thereafter at the Regional Trial Court, Naic Cavite, to the highest bidder in CASH or MANAGER’S CHECK and in Philippine Currency the property with all the improvements thereon, to wt:

TRANSFER CERTIFICATE OF TITLE
NO. 057-2018011138

IT IS HEREBY CERTIFIED that a certain land situated in BARANGAY TIMALAN MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows: A PARCEL OF LAND(LOT 5 BLOCK 12 OF THE CONSOLIDATION SUBD. PLAN PCS-04-024419, BEING A PORTION OF LOT 2975-B, PSD-04-199020; LOT 2969-A, PSD-04-199021 AND LOT 2974-B, PSD-04-199022, L.R.C. RECORD NO.) SITUATED IN BARANGAY TIMALAN MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON x x x AREA: THIRTY TWO (32) SQUARE METERS,.

Prospective bidders are hereby enjoined to investigate for themselves the title of the above-described property and to the encumbrance existing thereon, if any there be

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, it shall be held on March 25, 2025 at same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, July 22, 2023

JANELLE V. LAGADON, MBA
Sheriff IV

Copy furnished:
HOME DEVELOPMENT MUTUAL FUND
- The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City
GORGONIA PINERO BRIONES AND RUFINO CORREA BRIONES-391B Mangga St., Makati City, Metro Manila and/or Blk. 12 Lot 5, Ph-3B, Ciudad Nuevo Subd., Timalan, Naic, Cavite
Atty. Caesar S. Europa- 24K ACCOUNTS CONSULTANT, INC. 3F Fass Intelli College Bldg. No. 11 Pittsburg St., Brgy. Silangan, Cubao, Quezon City

CD-Feb 17, 24 & Mar 3, 2025

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
NAIC CAVITE
OFFICE OF THE CLERK OF COURT
AND EX-OFFICIO SHERIFF

HOME DEVELOPMENT MUTUAL FUND
Petitioner-Mortgagee,

-versus- FNC 2023-425

HERC G. BORJA,
Respondent-Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

WHEREAS, upon Extra-Judicial Petition for Sale under Act No. 3135 as amended by the Act No. 4118, filed by HOME DEVELOPMENT MUTUAL FUND, Mortgagee, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against HERC G. BORJA, Mortgagors, with postal address at 19 Buho, Amadeo, Cavite and/or Lot 38 Blk 80 Pasinaya Homes North Phase I Timalan, Naic, Cavite, to satisfy the mortgage indebtedness which as of April 28, 2023, amounted to FOUR HUNDRED FORTY NINE THOUSAND ONE HUNDRED FORTY TWO PESOS AND 85/100 (Php.449,142.85) Philippine Currency, excluding penalties, Attorney’s Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on March 18, 2025 at 9:00 in the morning or soon thereafter at the Regional Trial Court, Naic Cavite, to the highest bidder in CASH or MANAGER’S CHECK and in Philippine Currency the property with all the improvements thereon, to wt:

TRANSFER CERTIFICATE OF TITLE
NO. 057-2019017537

IT IS HEREBY CERTIFIED that a certain land situated in BARANGAY TIMALAN MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows: LOT NO: 38, BLOCK NO: 80, PLAN NO: PSD-04-248986, PORTION OF: LOT 2984, FLS-986-D, NAIC ESTATE (VS-04-000597), LOCATION: BARANGAY OF TIMALAN MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON x x x AREA: TWENTY EIGHT (28) SQUARE METERS, MORE OR LESS,.

Prospective bidders are hereby enjoined to investigate for themselves the title of the above-described property and to the encumbrance existing thereon, if any there be.

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, it shall be held on March 25, 2025 at same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, July 22, 2023

JANELLE V. LAGADON, MBA
Sheriff IV

Copy furnished:

HOME DEVELOPMENT MUTUAL FUND
- The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City
HERC G. BORJA-19 Buho, Amadeo, Cavite and/or Lot 38 Blk 80 Pasinaya Homes North Phase I Timalan, Naic, Cavite
Atty. Caesar S. Europa- 24K ACCOUNTS CONSULTANT, INC. 3F Fass Intelli College Bldg. No. 11 Pittsburg St., Brgy. Silangan, Cubao, Quezon City

CD-Feb 17, 24 & Mar 3, 2025

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:

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

SO ORDERED.

IN CHAMBER, this 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

*We hold these truths to be
self-evident: that all men are
created equal; that they are
endowed by their Creator with
certain unalienable rights;
that among these are life, liberty,
and the pursuit of happiness.*
-Thomas Jefferson-

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 Dasmariñas, Brgy. Paliparan, Dasmariñas 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, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro I, Dasmariñas 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

E R R A T U M

In the EXTRAJUDICIAL SETTLEMENT
OF THE ESTATE of the deceased EMMANUEL R.
FIDEL published on July 15, 22 & 29, 2013 issues of
CAVITE DIGEST an entry/ies should have read:

Book No.: L

and not what erroneously published.

We regret the error.

The Editor

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.

Dasmariñas City, Cavite, January 31, 2025.

ARLYN P. BARCELON
Sheriff IV

ATTY. MARCELA L. BAYBAY
Clerk of Court VI & Ex-Officio 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 Dasmariñas, Brgy. Paliparan, Dasmariñas City, Cavite

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

MMDA TURNS OVER TRASH TRAPS AND TOOLS FOR FLOOD MANAGEMENT TO TAGUIG CITY

(From page 1)
and turnover of equipment and tools between the MMDA and Taguig City today. The campaign encourages participation among Filipinos on environmental responsibility through proper solid waste management.

Artes also recognized the city government's efforts in conducting daily cleanup of the waterways and as a partner in identifying the locations where the trash traps are needed; and the barangays for collaborating with the agency in installing the trash traps.

The provision of trash traps, through the MMDA Solid Waste Management Office (SWMO) and MMDA Flood Control and Sewerage Management Office (FCSMO) is intended to reduce the inadvertently thrown wastes in waterways and

stop them from reaching the pumping stations and eventually into the Manila Bay.

Trash traps were installed at the following: Mauling Creek, Conga Creek, Tipas-Labasan Creek, Sto. Niño Creek, Garcia Creek, First Alley Creek, Musni Creek, Ramos Creek, Sucol Creek, Dama De Noche Creek, Pinagsama Creek, Marcelina Creek, F. Manalo Creek, Tupas Creek, Paulina Creek, and Magsaysay Creek.

I Love Taguig City Mayor Lani Cayetano expressed her gratitude to the MMDA, citing that the equipment and tools would definitely have a positive impact on the city's flood management efforts and help reduce flooding during heavy rainfall.

"We are very thankful to MMDA, not just in efforts in flood mitigation

and control but also for its other projects, like development of open spaces for the benefit of the city residents," said Cayetano.

The local government will tap their personnel to remove trapped wastes in the trash traps using garbage collection tools and equipment. After cleanup and segregation of collected wastes, the barangays will have the option to utilize NGO recyclers or junk shops for the collected recyclables and residual waste with potential for recycling.

Meanwhile, Director Daryll Olga Arzadon of the Department of Environment and Natural Resources-National Capital Region (DENR-NCR) lauded the partnership of the MMDA and Taguig City to maintain the cleanliness of the city and ensure the well-being of the city residents. Source: MMDA



City Government of Carmona

GENERAL ASSEMBLY OF MR. GAD KATROPA NG POPCOM CARMONA



Matagumpay na tinatagpuan ng Office of the City Population Officer ay ang panunumpa ng mga Men's Responsibility on Members na pinangunahan ni Mr. Paul Mark Fera-nil ng Office of the Cavite Responsibilidad at Obligasyon sa Pamilya o MR. GAD KATROPA sa Carmona Plaza na dinaluhan ng mahigit na 430 na miyembro nito. Bilang pagpapahayag ng suporta ay dumalo sina Cong. Roy M. Loyola, City Mayor Dahlia A. Loyola, at ni Ms. Eloisa Comia ng Office of the Cavite Provincial Popula-

tion Office. Bahagi ng programa ay ang panunumpa ng mga MR. GAD KATROPA Members na pinangunahan ni Mr. Paul Mark Fera-nil ng Office of the Cavite Provincial Population Officer upang maipaalala ang mga gawain, tungkulin at responsibilidad nila bilang mga KATROPA.

Sa nasabing aktibidad ay isinagawa ang pamahagi ng Mr. GAD KATROPA Membership Card na magbibigay dagdag benepisyo sa mga miyembro gaya ng librengt laboratory

services sa Pagamutang bayan. Lahat ng dumalo ay nakatanggap ng libreng bigas, grocery, snack packs, spaghetti package, KATROPA Shirt at grooming kit. Asahan pa ang mga additional privileges ng MR. Gad KATROPA Membership card na makakatulong sa pagpapaulnad ng lahat ng myembro nito.

Sa mga nagnanais na sumali s Mr. GAD Katropa, makipag-ugnayan lamang sa inyong mga enumerators at sa Office of the City Population Officer ng Carmona.

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

BDO UNIBANK, INC.,
Mortgagee,

-versus- EJF NO. TG-24-138
FOR: Application for Extra-Judicial
Foreclosure of Mortgage
[Under Act No. 3135, As Amended]

QUEENIE R. AOYAGI, AS REPRESENTED
BY HER ATTORNEY-IN-FACT,
CEDRIC RAMIREZ,
Debtor/Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, BDO UNIBANK, INC., a universal banking corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office and place of business at 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City, pursuant to the terms and conditions of the Uniform Loan and Mortgage Agreement (Real Estate) ("MORTGAGE") executed and notarized on July 25, 2019 and November 3, 2021, by Debtor/Mortgagor, QUEENIE R. AOYAGI, of legal age, Filipino, with residence and postal address/es at: (1) 4 H.J.R. Sanchez, Masagana, Sta. Ana, Manila; (2) Lot 4, Blk. 22, Camella Alta Silang, Aguinaldo Highway, Brgy. Biga, Silang, Cavite; and (3) 05 J.P. Rizal Tuktukan Taguig, Taguig City, represented by CEDRIC RAMIREZ as per Special Power of Attorney executed and notarized on May 14, 2019, in favor of Mortgagee, over a real estate property including improvements thereon, described in and covered by TRANSFER CERTIFICATE OF TITLE NO. 076-2021007163 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Debtor/Mortgagor in the amount of THREE MILLION FIVE HUNDRED THIRTY-SEVEN THOUSAND TWO HUNDRED NINETEEN PESOS AND 86/100 (Php3,537,219.86) as of August 15, 2024, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Baby Leem B. Maristela, will sell at public auction on March 19, 2025 at 10:00 o'clock in the morning or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
NO. 076-2021007163
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF BIGA 1, MUNICIPALITY OF SILANG, PROVINCE OF CAVITE, ISLAND OF LUZON, more particularly bounded and described as follows:
LOT NO: 4, BLOCK NO: 22, PLAN NO: PCS-04-031789
PORTION OF: CONSOLIDATION-SUBDIVISION OF LOTS 2781-C TO 2781-G & 2781-1, CSD-04-016802-D; LOTS 2 TO 8, PSU-226272; LRC RECORD NO. (F. PATENT)

LOCATION: BARANGAY BIGA 1, MUNICIPALITY OF SILANG, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 SE ROAD LOT 22, PCS-04-031789
2-3 SW LOT 2781-H, CSD-04-016802-D
3-4 NW LOT 8, BLOCK 22, PCS-04-031789
4-1 NE LOT 3, BLOCK 22, PCS-04-031789
TIE POINT: BLLM NO. 1, CAD 452-D, SILANG CADASTRE
LINE BEARING DISTANCE
TO CORNER 1 N. 05°43' W 2279.04 M.
1-2 S.06°15'W 9.68 M.
2-3 N. 81°46' W 11.01 M.
3-4 N. 06°15'E 9.30 M.
4-1 S.83°45'E 11.00 M.
AREA: ONE HUNDRED FOUR (104) SQUARE METERS, MORE OR LESS

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, DECREEED 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

APRIL GRACE M. TENORIO
Clerk of Court V/OIC

BABY LEEM B. MARISTELA
Sheriff-In-Charge

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

Note:
Publication was awarded to: CAVITE DIGEST
Date of Publication: Feb. 17, 24 & Mar. 3, 2025

Copy Furnished:

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

QUEENIE R. AOYAGI
Debtor/Mortgagor
(1) 4 H.J.R. Sanchez, Masagana, Sta. Ana, Manila
(2) Lot 4, Blk. 22, Camella Alta Silang, Aguinaldo Highway, Brgy. Biga, Silang, Cavite
(3) 05 J.P. Rizal Tuktukan Taguig, Taguig City

CEDRIC RAMIREZ
Attorney-in-Fact of Debtor/Mortgagor
4 H.J.R. Sanchez, Masagana, Sta. Ana, Manila

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, BACOOOR, 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 Intelil 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, BACOOOR, 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. MOLAEER 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. MOLAEER 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
JONELA. 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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