

Malikhaing Pinoy Online Content Creation Class launched to showcase PH creativity



DTI successfully concludes the Malikhaing Pinoy: Online Content Creation Class, equipping 23 scholars with digital storytelling skills. Led by industry experts including Leo Martinez, Raymond Red, Ricky Orellana Jr., Mel Bacani III, Senen Dimaguila Jr., and Jolevs Domingo, the program promotes Filipino creativity and culturally rich narratives in the digital space. DTI Assistant Secretary Leonila T. Baluyut and Assistant Secretary Nylah Rizza D. Bautista emphasized the impact of content creation in shaping the future of digital storytelling.

CAVITE DIGEST

LEADING TOWARDS DEVELOPMENT AND PROGRESS

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EDNA B. CUYNO

Publisher

MARK DAVID P. OCTAVIO

Editor

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

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

CAVITE ASSOCIATION OF PUBLISHERS & EDITORS, INC.

City Government of Imus Imus LGU kinilala bilang 1st Class City

Tinanggap ni City Mayor Alex “AA” L. Advincula ang plake na naglalaman ng resolusyon kumikilala sa Imus bilang First-Class City nitong Lunes, Pebrero 17, 2025, sa New Government Center ng Pamahalaang Panlalawigan ng Cavite. Personal na iginawad ni Governor Athena Tolentino ang nasabing plake kina Mayor AA at Novleta Mayor Dino Chua na hinirang naman bilang First Class Municipality. Nakasama rin sa pagtanggap ng parangal sina City Vice Mayor Homer “Saki” T. Saquilayan, Vice Governor Shernan Jaro, Board Member Ony Cantimbulan, Konsehal Lloyd Jaro, Konsehal Darwin Remulla, Konsehal Larry Nato, Konsehal Mark Villanueva, Konsehal Sherwin Lares Comia, Konsehal Igi Revilla Ocampo, Konsehal Atty. Wency Lara, Konsehal Enzo Asistio, Konsehal Totie Ropeta, dating Konsehal Tito Monzon, dating Liga ng mga Barangay (LNB) President AJ Sapitan Jr., kasalukuyang LNB President RR Ramirez, Cavite Sangguniang Kabataan (SK) Federation President Chelsea Sarno, at SK Federation President Glian Ilagan.

Ang bagong income classification ng Imus ay batay sa Department Order No. 074-2024 ng Department of Finance. Ayon sa Section 7 ng Republic Act No. 11964, o “Automatic Income Classification of Local Government Units Act,” ang klasipikasyon ng isang lokal na pamahalaan ang basehan sa halaga at suportang ibinibigay ng pambansang pamahalaan.

Ilan sa mga ito ay:

- Administrative and statutory aid at financial grants.
- Halaga ng pondong inilalaan para sa mga programang pangkaunlaran at proyektong prayoridad.
- Paglalaan ng pondo para sa kalusugan, edukasyon, kapakanang panlipunan, kapaligiran, pagkain at tubig, kalinisan, at kapayapaan at kaayusan.
- Libreng patent title sa mga lupaing tirahan na hindi hihigit sa 500 metro kuwadrado.
- Pagtaas ng suweldo para sa mga kasambahay.
- Proteksyon ng mga lupaing pang-agrikultura.
- Proteksyon sa mga kagamitan ng lokal na pamahalaan sa pamamagitan ng Government Service Insurance System.

Ang malaking hakbang na ito mula sa pagiging Third Class Income Classification City ay patunay sa dedikasyon ng administrasyong Advincula na iangat ang kalidad ng pamumuhay sa Imus.

Office of the City Information Officer

BREAKING NEWS

IMUS LGU KINILALA BILANG 1ST CLASS CITY

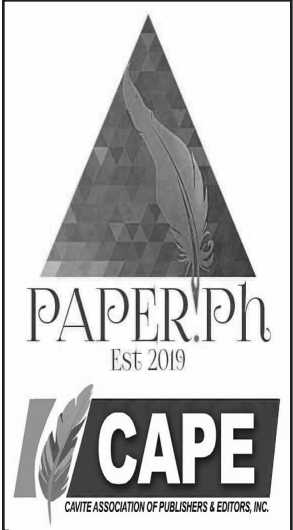
Tinanggap ni City Mayor Alex “AA” L. Advincula ang plake na naglalaman ng resolusyon kumikilala sa Imus bilang FIRST-CLASS CITY nitong Lunes, Pebrero 17, 2025 sa New Government Center ng Pamahalaang Panlalawigan ng Cavite.

Personal na iginawad ni Governor Athena Tolentino ang nasabing plake. Nakasama rin sa pagtanggap ng parangal si City Vice Mayor Homer “Saki” T. Saquilayan at mga konsehal.

Ang malaking hakbang na ito mula sa pagiging Third Class Income Classification City ay patunay sa dedikasyon ng kasalukuyang administrasyon na iangat ang kalidad ng pamumuhay sa Imus.

MAYOR ALEX “AA” L. ADVINCULA

AANGAT ANG IMUS



CAVITE DIGEST

LEADING TOWARDS DEVELOPMENT AND PROGRESS

VOL. XXII NO. 24 February 24 - March 2, 2025 ISSN 1655-0051 P 8.00

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4Ps cash grant for pregnant women and children ages 2 years old and below launches

The Department of the First 1,000 Days Social Welfare and Development’s (DSWD) Pantawid Pamilyang Pilipino Program (4Ps) will launch the FIKD of Life cash grants on Friday (February 21) at the DSWD Central Office in Quezon City. The FIKD is intended to give support to 4Ps households who have pregnant women or children 0-2 years old. The FIKD launch, which is part of the DSWD’s 74th anniversary celebration, will highlight the ceremonial payout to some 50 pregnant women and 0-2 year-old children-beneficiaries from select areas in Quezon City; San Jose del Monte City in Bulacan; and San Mateo and Rodriguez towns in Rizal province. The participating beneficiaries will also receive essential maternity health kits and will be able to access medical services such as prenatal and post-natal checkups, and vaccinations offered through the Department of Health’s (DOH) mobile clinic. During the launching, a commitment signing for the implementation of the FIKD under 4Ps to be participated by the 4Ps National Advisory Council (NAC), 4Ps National Technical Working Group (NTWG), local government units (LGUs), local chief executives (LCEs),

City Government of Dasmariñas TESDA Cavite Awarding of Toolkits and CBT Graduation



Cayetano calls for shift from 'utak-kotse' to rail-based transport as new DOTr chief assumes office

Senator Alan Peter Cayetano has called for a shift from the “utak-kotse” mentality in addressing the country’s traffic woes, urging the government to prioritize rail and subway systems instead of relying on more highways. Cayetano’s statement comes on the heels of the appointment of the Department of Transportation

(Turn to page 3)

(Turn to page 3)

MMDA holds 2nd season of MMDA Cup

Executives and bosses from different national government agencies and local government units in Metro Manila show off their skills in sports as the Metropolitan Manila Development Authority (MMDA) Cup kicks off its Executive League today at PhilSports Arena, Pasig City.

To continuously foster friendship and camaraderie among government employees-participants, the MMDA Cup 2025: Executive League brings together executives

and leaders for a friendly competition in basketball (men's), badminton (men's and women's doubles, and mixed), and bowling (mixed).

Officials from the MMDA, headed by Chairman Don Artes, led the opening ceremony which started with a parade of teams for the three sports.

Muses from participating government agencies also strutted around the venue, flaunting their elegance.

Erika Cassandra Balon from Pasig City was awarded the best muse.

In his welcome remarks, MMDA Chairman Atty. Don Artes said that the Executive League is not just to celebrate sportsmanship, but also to promote healthy lifestyle.

"Our executives are often working beyond office hours and are highly exposed to stress so through this league, we bring them together to provide avenue for healthier lifestyle," he said.

He also said that the Executive League also aims to be a platform for networking and camaraderie among the leaders and top-management level officials. The games are held every weekends to ensure unhampered delivery of services among participating government offices.

Tournament director Coach Pido Jarencio encouraged families to watch the game during their free times every weekends. Games are livestreamed through MMDA Cup Facebook page.

The league is expected to conclude before end of March. Source: MMDA



4Ps cash grant for pregnant women and children ages 2 years old and below launches

(From page 1) development partners, and civil society organizations (CSOs) to signify their support for the program.

It will be spearheaded by DSWD Secretary Rex Gatchalian, DOH

Secretary Teodoro "Ted" J. Herbosa, who will be represented by Undersecretary Gloria Balboa, and other partner-agencies and private organizations.

The official launching of the FIKD strategy

under the 4Ps is the realization of the proposed reforms during the February sectoral meeting in 2024 with President Ferdinand R. Marcos Jr. to provide cash grants to pregnant and

(Turn to page 5)



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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 wit:

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 Inteli 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
OFFICE OF THE CLERK OF COURT
DASMARIÑAS CITY, CAVITE

HOME DEVELOPMENT MUTUAL FUND
(Otherwise known as Pag-IBIG Fund),
Petitioner/Mortgagee,

-versus- File No. FC-DC-1635-25
EXTRA JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
UNDER ACT 3135, AS AMENDED
BY ACT 4118

REZILLY R. GESTOSO,
Respondent/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, HOME DEVELOPMENT MUTUAL FUND (Otherwise known as Pag-IBIG Fund), a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against respondent/mortgagor REZILLY R. GESTOSO with postal addresses at 829 Medicon 2F, Imus, Cavite and Lot 6 Block 21, Westwood Highlands, Langkaan- 1, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of January 03, 2025 amounts to ONE MILLION TWO HUNDRED SEVENTY THREE THOUSAND NINE HUNDRED FIFTY PESOS & 24/100 (Php1,273,950.24), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on March 27, 2025 at 10:00 o'clock in the morning or soon thereafter in the Ground Floor Lobby of Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro I II, 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
OWNER'S DUPLICATE OWNER'S
DUPLICATE OWNER'S DUPLICATE OWNER'S
DUPLICATE OWNER'S DUPLICATE
No. 057-2021002980

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF LANGKAAN-1, CITY OF DASMARINAS, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

LOT NO: 6 BLOCK NO: 21 PLAN NO: PCS-04-029062
PORTION OF: THE CONSOLIDATION OF LOT 6881-A, (LRC) PSD-155128, LOT 6876-A-1, (LRC) PSD-313691, LOT 6877-A-6, (LRA) PSD-409123, LOT 1, PCS-04-029037 & LOT 6880, IMUS ESTATE; L.R.C. REC. NO. 8843 (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of
Owner: REZILLY R. GESTOSO, SINGLE, OF LEGAL AGE, FILIPINO

TECHNICAL DESCRIPTION (Continued from page 1)
LOCATION: BARANGAY OF LANGKAAN-1, CITY OF DASMARIÑAS, PROVINCE OF CAVITE, 1 ISLAND OF LUZON BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NE	LOT 0, BLOCK 21, PCS-04-029062
2-3	SE	ROAD LOT 23, PCS-04-029062
3-4	SW	LOT 4, BLOCK 21, PCS-04-029062
4-1	NW	LOT 5, BLOCK 21, PCS-04-029062

TIE POINT: MON. NO. 99, IMUS ESTATE

LINE	BEARING	DISTANCE
TO CORNER 1	N. 03 ° 46 ' W	4304.02 M.
1-2	S. 00 ° 17 ' E	12.50 M.
2-3	S. 89 ° 43 ' W	4.00 M.
3-4	N. 00 ° 17 ' W	12.50 M.
4-1	N. 89 ° 43 ' E	4.00 M.

AREA: FIFTY SQUARE METERS (50) MORE OR LESS

Prospective buyers and/or bidders are hereby enjoined to investigate for themselves the title of the said real

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 II, 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

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

PUBLICATION: "Cavite Digest"
DATES: Feb. 24, Mar. 3 & 10, 2025
Raffle Date of Judicial Notices: 14 February 2025

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. MELANIO A. BADENAS JR.
GCCS & Associates Corp.,
Rm. 209 Megastate Bldg., No. 737 G.
Araneta Ave., Tatalon, Quezon City.

Malikhaing Pinoy Online Content Creation Class launched to showcase PH creativity

City Government of Bacoor

BACOOР CITY EMPOWERS FUTURE DRIVERS WITH FREE STUDENT PERMIT TRAINING

The City Government of Bacoor, led by Mayor Strike B. Revilla, in partnership with the SK Federation and Liga ng Barangay (LnB), conducted the 3rd batch of its free student driver's permit training program today. The event, held at the Revilla Hall, aimed to empower Bacooreños with the knowledge and skills necessary to become safe and responsible drivers.

Over 200 beneficiaries participated in this batch of the training, which is part of a larger program that has already benefited over 1,500 Bacooreños. The training was conducted

by experienced instructors from the Land Transportation Office (LTO) – Dasmariñas and LTO – Kawit, Mr. Jayme Raffy B. Dimaano and Mr. Patrick Añasco, respectively. The training covered essential topics related to road safety, traffic rules, and driving techniques.

Mayor Strike B. Revilla, along with his daughter, Baby Chayeli Cabal Revilla, graced the event. SK President Palm Angel Buncio and Kap Al-fie Gawaran of Barangay Bayanan, representing the Liga ng Barangay, were also present to show their support for the program. Baby Chayeli entertained the participants with a special dance performance.

The City Government of Bacoor remains committed to promoting road safety and empowering its residents with the necessary skills to become responsible drivers. This free student driver's permit training program is a testament to the city's dedication to providing opportunities for its citizens to learn and grow. The program has already benefited hundreds of Bacooreños, and the city government plans to continue offering this valuable service to its residents.



(From page 8)

Domingo, guided the participants.

The curriculum also incorporated expert insights on intellectual property from Atty. Jocel Dilag of Bughaw Creative Collective and on government financing support for creatives from Mr. Wally Don Calderon of Small Business Corporation.

Guided by these learnings, the scholars created engaging videos centered on the theme of traditional proverbs or “salawikain”.

These videos showcased Filipino culture and creativity, resonating with audiences and contributing to the growth of the Philippine creative industries.

During the culminating event, DTI Competitiveness and Innovation Group (CIG) Assistant Secretary Leonila T. Baluyut emphasized the transformative power of online content creation.

“Content creation is no longer just a hobby—it has become a powerful tool for storytelling, brand-building, and even economic opportunity,” she stated.

“The Philippines remains a global leader in social media, with 86.75 million active users in 2024—an 8% increase from the previous year. Filipinos spend an average of 3 hours and 34 minutes daily on social platforms, among the highest worldwide. This digital shift empowers content creators to influ-

ence, educate, and entertain audiences locally and globally,” she added.

Assistant Secretary Baluyut also encouraged participants to creatively use digital platforms to shape the future of content creation and maintain the Philippines’ position at the forefront of the digital revolution.

Reinforcing this, DTI-CIG Supervising Head Assistant Secretary Nylah Rizza D. Bautista underscored the need for purposeful and impactful content.

“Beyond the technical skills, I encourage you to create with purpose. Use your platforms to spread positivity, edu-

cate, uplift, and inspire,” she urged.

A key partner of the DTI in this initiative is Director Leo Martinez’s “Doon Po Sa Amin” program, an advocacy campaign dedicated to uplifting individuals and communities through digital storytelling.

Its focus aligns with the vision of Malikhaing Pinoy, enabling scholars to share narratives that celebrate local culture and creativity.

For latest updates and upcoming training opportunities, follow the Facebook page of the DTI Creative Industries Development Office. Source: DTI

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
CAVITE CITY
rtc1cavocc@judiciary.gov.ph
+639504487838

IN THE MATTER OF THE APPLICATION
FOR APPOINTMENT AS NOTARY
PUBLIC OF ATTY. EMMANUEL B.
MAGISTRADO IN CAVITE CITY UNDER
THE TERRITORIAL JURISDICTION OF
THE HONORABLE COURT

Application No. 07-2025

ATTY. EMMANUEL B. MAGISTRADO,
Petitioner,

X-----X

NOTICE OF HEARING

Notice is hereby given that a summary hearing on the petition for Notarial Commission of ATTY. EMMANUEL B. MAGISTRADO shall be held on MARCH 13, 2025 at 8:30AM before the sala of Branch 16, Cavite City. Any person who has any cause or reason may file a verified written opposition thereto, received by the undersigned before the date of the summary hearing.

Cavite City, February 20, 2025.

ETHEL R. ANDICO-MALABANAN
Executive Judge

CD-Feb 24, 2025

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- EJJF 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: BLMM 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
DESCRIPTION CORNERS: CORNERS 2 & 3 BY OLD P.S. WITH CONC. MONS. 15X60 CMS. AND THE REST BY P.S. CYL. CONC. MONS. 15X40 CMS.
BEARINGS: TRUE DECLINATION:
DATE OF ORIGINAL SURVEY: NOV. 20, 1965 & DEC. 7, 1973- DEC. 4, 1975
DATE OF SUBD/CONS SURVEY: NOV. 5-10, 2018
DATE APPROVED: JAN. 21, 2019
GEODETIC ENGINEER: MARIETTA D. ESPIRITU
NOTES:
is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of

Owner: QUEENIE RAMIREZ AOYAGI, FILIPINO, WIDOW, OF LEGAL AGE
Address: 05 J.P. RIZAL TUKTUKAN TAGUIG TAGUIG CITY"

In the event the public auction should not take place on the said date, it shall be held on March 26, 2025 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE NO. 076-2021007163, 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, February 5, 2025.

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
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

4Ps cash grant for pregnant women and children ages 2 years old and below launches

(From page 2)

lactating women, to ensure that they would seek health services to address the health needs of their children in their first 1,000 days of life.

For the pilot FIKD grantees, more than 68,000 pregnant women and children aged 0-2 years from eligible 4Ps households nationwide will receive a monthly Php350 grant. To receive the health services, beneficiaries must comply with the conditionalities of the program including accessing pre-natal services at DOH-accredited health facilities, tracking pregnancy and receiving ante-natal care services, child birthing or delivery at a DOH-accredited health facility, attending post-natal visits, participating in counseling sessions, and obtaining micronutrient supplements and immunizations.

This landmark initiative under the 4Ps, which is aligned with Republic Act No. 11148, or the "Kalusugan at Nutrisyon ng Mag-Nanay Act," aims to address malnutrition and stunting problems among 4Ps children by improving access to child health and nutrition services.

Source: DSWD

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

RIZAL COMMERCIAL BANKING CORPORATION (in its capacity as successor-in-interest of RCBC Savings Bank, Inc. represented by Atty. Leonardo A. Yepes Jr., Mortgagee,

-versus- FC Case No. 19082-24
EXTRA-JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER
ACT 3135 AS AMENDED BY ACT 4118

SPS. EDGAR MADRIAGA HERRERA and
MICHELLE MACARANAS HERRERA as
represented by ATTORNEY-IN-FACT
Michelle Macaranas Herrera,
Mortgagors.

X-----X

AMENDED NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by RIZAL COMMECRCIAL BANKING CORPORATION, mortgagee, with principal place of business at 28th Floor AT Yuchengco Centre, 25th & 26th Sts., Bonifacio Global City, Taguig City, against MICHELLE MACARANAS HERRERA FOR HERSELF AND AS Attorney-in-fact of EDGAR MADRIAGA HERRERA, mortgagors, with residential and postal address at 1801 INT. 10 Bo Lapurisma Pedro Gil Paco Manila City, Metro Manila, Philippines and/or Blk. 11 Lot 9 Phase 2 Park Infina, Alapan II, Imus City, Cavite, to satisfy the mortgage indebtedness which as of June 11, 2024 amounts to TWO MILLION TWO HUNDRED THIRTY TWO THOUSAND FOUR HUNDRED SEVENTY FOUR PESOS & 31/100 only (Php2,232,474.31), Philippine Currency, excluding interest, penalties, attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on March 18, 2025 at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE
No. 057-2013005998

LOT NO: 9 BLOCK NO: 11 PLAN NO: PCS-04-029697
PORTION OF: THE CONS/SUBD OF LOT 1646, FRS-04-005476 & LOT 1647, FRS-04-005477, IMUS ESTATE; LRC RECORD NO. 8843
LOCATION: BARANGAY OF ALAPAN II MUNICIPALITY OF IMUS PROVINCE OF CAVITE ISLAND OF LUZON

BOUNDARIES:
LINE DIRECTION ADJOINING LOT (S)
1-2 NE LOT 10, BLOCK 11, PCS-04-029697
2-3 SE LOT 7, BLOCK 11, PCS-04-029697
3-4 SW ROAD LOT 12 (8.00 M. WIDE),
PCS-04-029697
4-1 NW LOT 11, BLOCK 11, PCS-04-029697
AREA: EIGHTY EIGHT SQUARE METERS (88), 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, it shall be held on March 25, 2025 at 10:00 o'clock in the morning without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrance therein if any there be.

City of Imus, Cavite, Philippines, February 11, 2025.

MHINARD SANTOS
Sheriff IV
BRANCH 122

APPROVED BY:

ARMIE A. FRANCISCO
Clerk of Court VI

COPY FURNISHED:

RIZAL COMMERCIAL BANKING CORPORATION
28th Floor AT Yuchengco Centre, 25th & 26th Sts.,
Bonifacio Global City, Taguig City

ATTY. KAREN G. AVILA & ATTY. LEONARDO A. YEPES JR.
28th Floor AT Yuchengco Centre, 25th & 26th Sts.,
Bonifacio Global City, Taguig City

MICHELLE MACARANAS HERRERA FOR HERSELF
AND AS Attorney-in-fact of EDGAR MADRIAGA HERRERA,
1801 INT. 10 Bo Lapurisma Pedro Gil Paco Manila City', Metro Manila, Philippines
AND/OR BIK. 11 Lot 9 Phase 2 Park Infina, Alapan II, Imus City, Cavite

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 wit:

TRANSFER CERTIFICATE OF TITLE
NO. 057-2019017537

IT IS HEREBY CERTIFIED that a certain land situated in BARANGAY OF 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 Intell College Bldg. No. 11 Pittsburg St., Brgy. Silangan, Cubao, Quezon City

CD-Feb 17, 24 & Mar 3, 2025

HEALTH TIP: Don't fear coffee

Despite some controversy over it, coffee is loaded with health benefits. It's rich in antioxidants, and some studies have linked coffee intake to longevity and a reduced risk of type 2 diabetes, Parkinson's and Alzheimer's diseases, and numerous other illnesses. The most beneficial intake amount appears to be 3-4 cups per day, although pregnant people should limit or avoid it completely because it has been linked to low birth weight.