

Tara, Let's Explore Manila: A Cultural Adventure Made Easier via CAVITEX

Beyond the busy streets of Manila lies a city rich in history and culture, now more accessible than ever via for Caviteños via Manila-Cavite Expressway (CAVITEX). Motor-

ists from Las Piñas and Parañaque may also use the CAVITEX Sucat Interchange, with entry along Dr. A. Santos Avenue, for a more convenient route to these destinations. Last March 14, 2025, Metro Pacific Tollways South (MPT South) successfully hosted Biyaheng South: Tara, Let's Explore Manila, an immersive cultural tour made possible through partnerships with Intramuros Administration, the National Historical Commission of the Philippines, Food Wanderer x Lakbay Museo, and Space & Time Cube. This unique experience allowed selected Ka-Biyaheros to rediscov-

er Manila through a seamless blend of history, interactive exhibits, and local flavors—all just a quick and convenient drive from Cavite via CAVITEX. Three lucky winners, along with their chosen guests, were selected through an online raffle on Biyaheng South's Facebook page. They joined influencers on an exciting journey to some of Manila's most iconic landmarks and attractions.

First Stop: Intramuros—A Walk through History

The first stop was the historic walls of Intramuros, just an hour away from Cavite via CAVITEX. The Intramuros Heritage Tour began at Palacio del Gobernador, a historic Spanish-era building near Cube. This unique experience allowed selected Ka-Biyaheros to rediscov-

er Manila through a seamless blend of history, interactive exhibits, and local flavors—all just a quick and convenient drive from Cavite via CAVITEX. Three lucky winners, along with their chosen guests, were selected through an online raffle on Biyaheng South's Facebook page. They joined influencers on an exciting journey to some of Manila's most iconic landmarks and attractions.



participants boarded a Tranvia, a charming electric streetcar reminiscent of Manila's early 20th-century rail transport, for a nostalgic ride through the streets of Intramuros.

The group then visited Fort Santiago, a centuries-old citadel that once served as a military stronghold and the final prison of Dr. José Rizal. Inside, they explored Museo ni Rizal, where they gained insights into the life and works of the national hero. Next, they proceeded to Centro de Turismo to explore Museo de Intramuros, which houses a collection of religious artifacts and colonial-era art that highlight the Spanish influence on Philippine culture.

The tour also included stops at Baluarte de San Diego, one of the oldest stone wall structures in Intramuros, and Casa Manila, a beautifully reconstructed Spanish colonial home that offers a glimpse into the elegant lifestyle of Filipinos during the 19th century. After the tour, our Ka-Biyaheros enjoyed a delightful lunch at Barba-

ra's Heritage Restaurant, where they savored authentic Filipino cuisine—adding another layer of cultural immersion to their journey.

Second Stop: Immersive Experience at the Space & Time Cube PH

From history to innovation, the journey continued at Space & Time Cube PH at S'Maison, Pasay—an interactive art space that blends art, technology, and imagination, offering a fresh perspective on modern Manila. The museum provided participants with a mesmerizing visual spectacle, where shifting lights, dynamic soundscapes, and interactive exhibits created an otherworldly experience—a striking contrast to their historical exploration of Intramuros.

Third Stop: Sensory-filled Journey at Food Wanderer x Lakbay Museo

The final stop was Food Wanderer x Lakbay Museo at Ayala Malls Manila Bay, a multi-sensory museum showcasing the

country's rich culinary heritage. The participants were greeted with life-

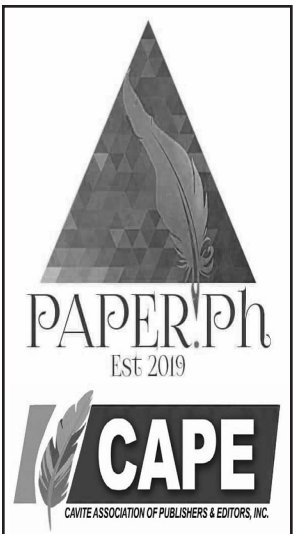
sized displays of food and realistic recreations of traditional Filipino markets and kitchens. One of the highlights was the interactive tasting experience, where participants sampled iconic Filipino treats. In addition to this, the museum's vibrant, Instagram-worthy setups added to the experience, making it both fun and educational.

Why We Do This Arlette V. Capistrano, Vice President for Communication and Stakeholder Management of MPT South, said, "Exploring Manila's rich history through this event was a unique and immersive experience. It was an opportunity to reconnect with our history and culture while fostering a deeper appreciation for our heritage, allowing them to see the beauty of our past while enjoying the present. We hope this inspires more travelers to rediscover the cultural gems in our own backyard."

"Tara, Let's Explore Manila" was launched to provide a unique opportunity for travelers to re-

discover the rich history, heritage, and hidden gems of the country's capital. Manila, often seen as just a gateway to other destinations, holds centuries of history and vibrant culture waiting to be explored. Through this initiative, MPT South sought to showcase the beauty and significance of the city's historical sites, immersive museums, and cultural landmarks, reinforcing the company's mission of enhancing connectivity—not only through expressways but also by fostering deeper connections between people and places.

About MPT South MPT South is a subsidiary of Metro Pacific Tollways Corporation (MPTC). Aside from CALAX and CAVITEX networks of toll roads, MPTC's domestic portfolio includes concessions for the North Luzon Expressway (NLEX), the NLEX Connector Road, the Subic-Clark-Tarlac Expressway (SCTEX), and the Cebu-Cordova Link Expressway (CCLEX) in Cebu.



VOL. XXII NO. 28

March 24 - 30, 2025

ISSN 1655-0051 P 8.00

Entered as second class mail matter at Imus, Cavite Post Office under Permit No. 2C-14-03-152

DOST and DICT assists COMELEC in securing the midterm election in May 2025

City Government of Bacoor

BACoor TRADE FAIR EXHIBIT OPENS WITH A BANG, SHOWCASING LOCAL TALENT



The Bacoor Trade Fair Exhibit officially opened its doors at Waltermart, bringing together local businesses and eager shoppers in a vibrant celebration of Bacooreño entrepreneurship. The event was graced by the presence of Congresswoman Lani Mercado Revilla, Vice Mayor Rowena Bautista

Mendiola, and Pastor Mike Bautista, who expressed their strong support for the initiative.

The Trade Fair Exhibit provides a valuable platform for local MS-MEs to showcase their high-quality products and connect with potential customers. The event is a testament to the City Gov-

ernment's commitment to empowering Bacooreño entrepreneurs and fostering a thriving local economy. Shoppers can expect to find a wide variety of products, from fashion and food to home goods and crafts, all made with the skill and creativity of Bacoor's talented entrepreneurs.

By Allan Mauro V. Marfal, DOST-STII

DOST secretary Renato U. Solidum Jr. (R) with DICT secretary Ivan John Uy during the signing of a tripartite MOA that seeks secure and transparent midterm election. (Photo courtesy of DOST-NCR)

The Commission on Elections (COMELEC) wants to ensure a secure, transparent, and reliable

(Turn to page 2)



Angara's push for farm school support aligns with PBBM's 'Agri-education' vision

Education Secretary Sonny Angara has called for better support to farm schools, emphasizing their role in equipping rural learners with the skills needed for agriculture and agribusiness, key pillars of President Ferdinand R. Marcos Jr.'s vision for food security and economic growth.

"They have the land

to cultivate, and they operate like a farm while still being a school. This is an essential lesson for our senior high school students because we want to teach them entrepreneurship, accounting, and business skills," Secretary Angara said at the sidelines of the historic joint management committee meeting of DepEd and TESDA in

Bacolod. Under Republic Act 10618, farm schools provide agricultural training, technical skills, and entrepreneurship education, particularly in rural areas. During his visit to Ramon Torres Malingin Farm School, Angara praised its upgraded facilities, including newly

(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 Second Class Mail Matter at Post Office under Permit No. 2C-14-03-152. Commercial Advertising Display Rate: Php 200.00 per col. cm Legal Rate: Php160.00 per col. cm. Subscription Rate: Php 416.00 per year

EDNA B. CUYNO
Publisher

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MEMBER:

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

DOST and DICT assists COMELEC in securing the midterm election in May 2025

(From page 1) midterm election in May 2025 by seeking the expertise of the Department of Science and Technology (DOST) and the Department of Information and Communications Technology (DICT). On March 4, 2025, at COMELEC’s Palacio del Gobernador office in Intramuros, Manila, COMELEC Chairperson George Erwin Garcia, DOST Secretary Renato U. Solidum Jr., and DICT Secretary Ivan John Uy signed a tripartite Memorandum of Agreement (MoA) to achieve what

they called a technological, efficient, and credible electoral process this May. In his speech, COMELEC Chair Garcia acknowledged the vital role of DOST in the conduct of the automated election. He explained that DOST is responsible for conducting various tests on Automated Counting Machines (ACM)—including stress tests, electrical tests, and others—to ensure that equipment is reliable and in good working condition. “Ang DOST ang nagsagawa ng iba’t ibang pagsusuri sa ating mga makina—mula sa stress

test, electrical test, at iba pa—upang matiyak na maayos at maaasahan ang ating mga gamit,” said Chair Garcia. (Even our ballot boxes underwent their assessment, including a waterproofing test to ensure they would not leak. With the guidance of the DOST, we were able to select the best equipment for our elections) Chair Garcia believes that the law requires an international certifying body for the machines. However, they observed that the findings of the international certifying body

were the same as those of previous years. “As we anticipate these significant enhancements in the voting process, particularly with the introduction of new Automated Counting Machines, we are gearing up for more comprehensive training programs, the enhancement of our certification materials, and closer coordination with COMELEC and our Regional Offices,” said DOST Secretary Solidum. Sec. Solidum shared that DOST’s main task is certifying Electoral Board Members to ensure they can confidently operate ACMs. Through its EB Certification Program, the department ensures at least one member of each board has the necessary expertise. In previous elections, DOST mobilized its resources to certify board members nationwide. Sec. Solidum shared that in 2016, 182,790 Electoral Board Members were certified with a 90.7% passing rate. In 2019, 171,144 members were certified, achieving a 94.1% passing rate. The 2022 elections saw 205,413 members certified with a 94.23% passing rate. For the 2025 elections, DOST has es-

tablished a pool of over 600 certifiers across all 18 regions. These certifiers underwent a Training of Trainers (TOT) program from February 4 to 21, with additional support for local and overseas voting Special Board of Election Inspectors. Sec. Solidum also said that DOST’s role in the 2025 midterm election extends beyond local and overseas EB certification. As a non-voting special member of the COMELEC Advisory Council, we provide technical advice and submit position papers to improve the electoral process. Additionally, we are preparing to deploy personnel to staff the COMELEC Technical Hubs in collaboration with DICT.

“DOST’s involvement in the 2025 NLE does not end with local and overseas EB certification. As a non-voting special member of the COMELEC Advisory Council (CAC), we also provide technical advisory services and submit position papers to further enhance the electoral process,” said Sec. Solidum. (With information from Karen Vivien Conducto, Office of the DOST Secretary)

Neighborhood Upgrading Project along the San Juan River Easement was signed to MOA by San Juan

The Metropolitan Manila Development Authority (MMDA) and San Juan City government signed Memorandum of Agreement [MOA] for the neighborhood upgrading project along the San Juan River easement. Indicated in the MOA are the initiatives of MMDA and San Juan City for the development of a linear park applying

nature-based solutions. Among the park’s notable features are rain gardens, rainwater cisterns, and filtration systems that are designed to collect rain water. (Turn to page 4)

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

BANGKO MABUHAY (A RURAL BANK.), INC.,
Mortgagee,

-versus- FORECLOSURE CASE NO. F-024-25

RODETTE R. FERNANDEZ
married to JOEL M. FERNANDEZ
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, BANGKO MABUHAY (A RURAL BANK.), INC., with business address at A. Soriano Highway, Daang, Amaya III, Tanza, Cavite against the Mortgagor/s, RODETTE R. FERNANDEZ married to JOEL M. FERNANDEZ, with residence and postal address at Blk. 75, Lot 12, Sampaguita Village, Inocencio, Trece Martires City, Cavite to satisfy the mortgage indebtedness as of January 30, 2025 amounts to THREE HUNDRED SEVENTEEN THOUSAND EIGHT HUNDRED NINETY TWO PESOS & 06/100 ONLY (P317,892.06), inclusive of interest, excluding of penalties and other charges of foreclosure, the undersigned Sheriff will set at public auction on APR 11, 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. 077-2013002833

A PARCEL OF LAND (LOT 12, BLK. 75 OF THE CONS./SUBD. PLAN, PCS-04-011578, BEING A PORTION OF THE CONS. OF LOTS 3521, 3524, 3526 & 3528, ALL OF FLS-1839, STA. CRUZ DE MALABON ESTATE; LRC REC. NO. 6832), SITUATED IN THE BRGY. OF INOCENCIO, TRECE MARTIRES CITY, LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 13; ON THE NW., ALONG LINE 2-3 BY LOT 10, BOTH OF BLK. 75; ON THE NE., ALONG LINE 3-4 BY RD. LOT 39; ON THE SE., ALONG LINE 4-1 BY LOT 14, BLK. 75; ALL OF THE CONS./SUBD. PLAN, BEGINNING AT A PT. MARKED "1" ON PLAN X X X CONTAINING AN AREA OF FORTY (40) SQ. METERS. 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 APR 25, 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, MAR 14, 2025.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

BANGKO MABUHAY (A RURAL BANK.), INC.,
A. Soriano Highway, Daang, Amaya III, Tanza, Cavite

RODETTE R. FERNANDEZ married to
JOEL M. FERNANDEZ
Blk. 75, Lot 12, Sampaguita Village, Inocencio,
Trece Martires City, Cavite

Publication: Cavit Digest
Dates: Mar. 17, 24 & 31, 2025

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

DSWD chief assures donations made via ‘Kaagapay’ portal will go straight to legitimate private agencies, foundations



(From page 3) for registration, license to retso sa kanila,” Secretary Gatchalian said. According to the DSWD chief, all SWDAs that apply for certification

Permit System (HELPS) send their donations to will be automatically added to the Kaagapay Donations Portal to help them match or directly connect with prospective donors and their chosen donees. “Tama, legit at may permit na galing sa amin. So, hindi siya nangangamba na fly-by-night ‘yong foundation na lumalapit sayo, so anything featured there, ay legitimate, accredited na mga social welfare and development agency na bahagi ng partners ng DSWD,” Secretary Gatchalian said. Donors may also (YADP) Source: DSWD

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

TRBank, Inc. (A Rural Bank),
Petitioner-Mortgagee,

-versus- FORECLOSURE CASE NO. F-072-25

MARIO D. JAPSON JR.,
LOURDES T. JAPSON,
Respondent-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 Petitioner-Mortgagee, TRBank, Inc. (A Rural Bank), with business address at 31st Floor, Unit 3101-3108, Raffles Corporate Center, F. Ortigas Jr. Road, Ortigas Center, Pasig, against the Respondent-Mortgagor/s. MARIO D. JAPSON JR., LOURDES T. JAPSON, with residence and postal address at 265 Eduque st. Brgy. 130 Balut, Tondo Manila and Phase II 1 B 24 Lot 16 Belvedere, Tanza Cavite to satisfy the mortgage indebtedness as of February 12, 2025 amounts to ONE MILLION EIGHTY-NINE THOUSAND FIVE HUNDRED EIGHTY-ONE PESOS & 79/100 (Php1,089,581.79) inclusive of interest and other charges, attorney’s fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on APR 11, 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-1071773) 057-2023046455

A PARCEL OF LAND (LOT 13 BLK. 4 OF THE CONS-SUBD. PLAN, PCS-04-005974, BEING A PORTION OF THE CONS. OF LOTS 1136, STA CRUZ DE MALABON ESTATE, & LOT 1137-A, PSD-04-040667, LRC REC. NO.) SITUATED IN THE BO. OF MULAWIN, MUN. OF TANZA, PROV. OF CAVITE. BOUNDED ON THE W., ALONG LINE 1-2 BY LOT 15, BLK. 4; ON THE N., ALONG LINE 2-3 BY RD. LOT 1, ON THE E., ALONG LINE 3-4 BY LOT 11, BLK. 4; ON THE S., ALONG LINE 4-1 BY LOT 14, BLK. 4, ALL OF THE CONS-SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN X X X CONTAINING AN AREA OF ONE HUNDRED FOURTEEN (114) SQUARE 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 APR 25, 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, MAR 14, 2025

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

TRBank Inc. (A Rural Bank) formerly Tanay Rural Bank, Inc. 31st Floor Unit 3101-3108 Raffles Corporate Center, F. Ortigas Jr. Road, Ortigas Center, Pasig City 1605

c/o -PRINCESS KIMBERLY GUARIÑO-AMOR
Counsel for the Petitioner - Mortgagee
pkgamor@trb.com.ph; litigation@trb.com.ph

MARIO D. JAPSON JR., LOURDES T. JAPSON
265 Eduque st. Brgy. 130 Balut, Tondo Manila and
Phase II 1 B 24 Lot 16 Belvedere, Tanza Cavite

Publication: Cavite Digest
Dates: March 17, 24 & 31, 2025

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

BANK OF THE PHILIPPINE ISLANDS
(SUCCESSOR-IN-INTEREST OF ROBIN-
SONS BANK CORPORATION),
Petitioner-Mortgagee-Creditor,

-versus- FORECLOSURE CASE NO. F-018-25

LESLIE ANN PITOR RAMOS,
Respondent/s-Mortgagor/s-Borrower/s-Debtor.
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Petitioner-Mortgagee-Creditor, BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF ROBINSONS BANK CORPORATION), with business address at BPI Buendia Center Bldg., 372 Sen. Gil Puyat Ave., Brgy Bel-Air, Makati City, against the Respondent/s-Mortgagor/s-Borrower/s-Debtor, LESLIE ANN PITOR RAMOS, with residence and postal address at Unit 2702 Heliconia Bldg Tivoli Garden Residences, Coronado Street Barangay Hulo, Mandaluyong City and Lot 2, Block 4, Manchester 12 Brgy. Pasong Camachile, Gen. Trias, Cavite, to satisfy the mortgage indebtedness as of January 7, 2025 amounts to THREE MILLION THREE HUNDRED TWENTY FIVE THOUSAND TWO HUNDRED SIXTY FIVE & 95/100 ONLY (P3,325,265.95) inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on APR 11, 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. 057-2019003777

LOT NO: 2 BLOCK NO: 4 PLAN NO: PCS-04-028984
PORTION OF: THE CONS/SUBD OF BLOCK 25, PCS-04-028985, & LOT 1989, LOT 1990, LOT 1992, SAN FRANCISCO DE MALABON ESTATE, DECREE NO. 4270; LRC REC. NO. 5964
LOCATION: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2-3 NE ROAD LOT 6, PCS-04-028984
3-4 SE ROAD LOT 4, PCS-04-028984
4-5 SW LOT 1, BLOCK 4, PCS-04-028984
5-6 NW LOT 25, BLOCK 4, PCS-04-028984
6-1 NW LOT 4, BLOCK 4, PCS-04-028984
AREA: TWO HUNDRED EIGHTEEN SQUARE METERS (218), MORE OR LESS

All scaled 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 APR 25, 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, MAR 14, 2025

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF ROBINSONS BANK CORPORATION)
BPI Buendia Center Bldg., 372 Sen. Gil Puyat Ave., Brgy Bel-Air, Makati City

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

PHILIPPINE NATIONAL BANK,
Mortgagee,

-versus- FORECLOSURE CASE NO. F-068-25

AZILYNE C. CASAYSAYAN,
Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, PHILIPPINE NATIONAL BANK, with business address at PNB Financial Center, Pres. Diosdado P. Macapagal Boulevard, Pasay City, against the Debtor/Mortgagor, AZILYNE C. CASAYSAYAN, with residence and postal address at (a) 041 BARANGAY MALAINEN LUMA, NAIC, CAVITE; and, (b) LOT 23 BLOCK 06, BRIGHTON PHASE 4, BARANGAY PASONG CAMACHILE, GENERAL TRIAS, CAVITE to satisfy the mortgage indebtedness as of January 31, 2025 amounts to FIVE MILLION FOUR HUNDRED SEVENTY THOUSAND NINE HUNDRED TWENTY-FIVE AND 76/100 (P5,470,925.76) inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on APR 11, 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. 057-2021039991

LOT NO: 23, BLOCK NO: 6, PLAN NO: PCS-04-032024
PORTION OF: LOT 1830, 1831, 1840, 1841, FRS-04-005699, LOT 1839 FRS-04-006068 ALL OF SFDM ESTATE, LOT 1843-S, BSD-04-002119 (OLT) & BLOCK 25, PCS-04-

031781; LRC RECORD NO.: 5964 DECREE NO. 4270
LOCATION: BARANGAY OF TAPIA, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE DIRECTION ADJOINING LOT(S)
1-2 NE ROAD LOT 17, PCS-04-032024
2-3 SE LOT 22, BLOCK 6, PCS-04-032024
3-4 SW LOT 1843-E, BSD-04-002119 (OLT)
4-1 NW LOT 24, BLOCK 6, PCS-04-032024
AREA: SIXTY (60) 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 APR 25, 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, MAR 14, 2025

JOSELITO L. ARANDA
Sheriff IV

Copy Furnished:

PHILIPPINE NATIONAL BANK
PNB Financial Center, Pres. Diosdado P. Macapagal Boulevard, Pasay City

ATTY. MICHAEL YANCY P. YNGSON
RECEIVERS AND LIQUIDATORS INC.
Unit C, 10th Floor, Strata 2000 Bldg., F. Ortigas Jr. Rd., Ortigas Center

AZILYNE C. CASAYSAYAN
(a) 041 BARANGAY MALAINEN LUMA, NAIC, CAVITE; and,
(b) LOT 23 BLOCK 06, BRIGHTON PHASE 4, BARANGAY PASONG CAMACHILE, GENERAL TRIAS, CAVITE

Publication: Cavite Digest
Dates: March 17, 24 & 31, 2025

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

DSWD chief assures donations made via ‘Kaagapay’ portal will go straight to legitimate private agencies, foundations

Department of Social Welfare and Development (DSWD) Secretary Rex Gatchalian reiterated on Tuesday (March 18) that the newly-launched Kaagapay Donations Portal allows donors to send donations—in cash or in

kind—directly to their intended social welfare and development agencies (SWDAs) which are legitimate as they are registered, licensed, and accredited by the DSWD.

“Meron din tayong ni-launch na donors por-

tal natin, ‘yung Kaagapay Portal. Ito ‘yung mga na-accredit natin na mga foundation, bilang insentibo, ilalagay natin sila sa portal. Para ‘yung mga gustong mag-donate na mga pribado na tao, pwede na dumiretso sa kanila. Hindi na dadaan sa DSWD,” Secretary Gatchalian said during an interview over One Balita Pilipinas.

The DSWD chief said the portal features a list of legitimate and DSWD-accredited foundations, or what he called ‘good-doers’, allowing

donors to provide support without going through the DSWD’s Central and Field Offices.

“Yes, diretso na. Kumbaga, alam natin na napakahirap lumikom ng mga pondo para sa mga foundation na gusto ring tumulong, tutal na-accredit na natin sila, at ang tingin naman natin sa kanila ay

partners sa pagsugpo ng kahirapan at kagutuman, ifi-feature natin sila doon sa portal na ‘yon para ‘yong mga donors makiladations, or what he called la sila at pwede ng dumiretso sa kanila ay

(Turn to page 7)

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
Branch 130, Trece Martires City
rtc1tmt130@judiciary.gov.ph
09198753023

IN RE: ISSUANCE OF A NEW
OWNER'S DUPLICATE OF
TRANSFER CERTIFICATE OF
TITLE NO. T-325049,

LRC CASE NO. 6832-063-24

SPOUSES LIZA T. DELA ROSA
AND ALBERTO S. DELA ROSA,
Petitioners.

X-----X

NOTICE OF HEARING

Filed before this Court is a verified Petition for Issuance of a New Owner's Duplicate of Transfer Certificate of Title No. T-325049 issued by the Registry of Deeds for the City of Trece Martires; in the name of PEDRO C. PILLE married to LILIA M. PILLE, the registered owners.

After being satisfied that the Petition is sufficient in form and substance, the same is hereby set for initial hearing on June 30, 2025 and August 11, 2025, both at 1:30 o'clock in the afternoon, at which date, hour, and place any and all interested persons are required to appear and show cause why the Petition should not be granted.

Let a copy of this Notice of Hearing be published for three (3) consecutive weeks, at the expense of the petitioner, in a newspaper of general circulation, and be posted at the Trece Martires City Public Market, the City and the Barangay Halls where the property is situated, as well as on the land itself located at Cityland, Barangay De Ocampo, Trece Martires City, Cavite, and other copies be furnished to the Registry of Deeds for the City of Trece Martires, petitioners, and their counsel.

The Sheriff of this Court is hereby directed to post copies of this Notice accordingly. The petitioners are likewise directed to submit a copy of the Petition with its annexes to the Registry of Deeds for the City of Trece Martires.

Send a copy of this Order to the Office of the Clerk of Court (OCC) for raffle of the publication.

SO ORDERED.

Trece Martires City, Cavite, January 6, 2025.

GAYSOL C. LUNA
Presiding Judge

GCL/mub
Copy Furnished:

SPOUSES LIZA T. DELA ROSA and
ALBERTO S. DELA ROSA
Petitioners
No. 12 Bagong Buhay, Barangay San Isidro Galas, Quezon City

ATTY. VICENTE R. MARQUEZ
Counsel for Petitioner
15B P. Sevilla St., Jem 3 Subdivision
Tandang Sora, 1116 Quezon City
attyvrmarquez@gmail.com

SPOUSES PEDRO C. PILLE and
LILIA M. PILLE
Registered Owners
#78 Camerino, Project 4, Quezon City

REGISTRY OF DEEDS FOR THE CITY OF TRECE MARTIRES
Trece Martires City, Cavite

OFFICE OF THE CLERK OF COURT
Trece Martires City, Cavite

CD-March 17, 24 & 31, 2025

Angara’s push for farm school support aligns with PBBM’s ‘Agri-education’ vision



(From page 1) currently serves 117 students under three dedicated teachers. DepEd officials also visited Cansilayan Farm School, one of 26 pioneering farm schools in Western

Visayas and the only one in Negros Occidental implementing the Farm School Program. Bridging education to industry

Meanwhile, to further strengthen education-industry linkages, Angara visited Victorias National High School, Ramon Torres Farm School, VMA Global College and Training Center, Vallacar Transit and Ceres Bus, and Peñalosa Farm, all institutions engaged in Senior High School Technical-Vocational-Livelihood programs that provide students with real-world skills and job opportunities.

DepEd also monitored the situation at Alicante Day Care Center, where discussions are ongoing on a DepEd-DBM-EDCOM initiative to build more Child Development Centers, reinforcing the

agency’s broader push for early investments in education. With farm schools, industry partnerships, and crisis preparedness at the forefront, Angara reaffirmed DepEd’s commitment to expanding career pathways and strengthening education’s role in national development.

Contingency for Mt. Kanlaon situation
Angara also checked on schools affected by the Mt. Kanlaon eruption, visiting La Granja Elementary School and Yubo Elementary School in La Carlota City. Based on DepEd data as of March 14, 11,177 learners and 441 personnel from 11 schools have been affected. Angara assured that DepEd is actively updating its Contingency Plan and Emergency Response Preparedness in case the situation worsens. Source: DepEd

ERRATUM

In the **NOTICE OF SHERIFF’S SALE** more particularly described as **HOME DEVELOPMENT MUTUAL FUND (Otherwise known as Pag-IBIG Fund) versus REZILLY R. GESTOSO** published on February 24, March 3 & 10, 2025 issues of CAVITE DIGEST an entry/ies should have read:

LOCATION: BARANGAY OF LANGKAAN-1, CITY OF DAS-MARIÑAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT (S)
1-2 NE LOT 8, 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 4304.82 M.

and not what erroneously published.

We regret the error.

The Editor

Neighborhood Upgrading Project along the San Juan River Easement was signed to MOA by San Juan

(From page 2)

Artes emphasized the agency's commitment in supporting efforts to improve or at least maintain the cleanliness and orderliness in Parañaque, aligning with the "Kalinisan sa Bagong Pilipinas" campaign of President Ferdinand Marcos Jr. Apart from the linear park, the MMDA also proposed the construction of a Sewage Treatment Plan (STP) and mechanized trash traps in the neighborhood project to help complement the development of the linear park.

According to MMDA Chairman Atty. Don Artes, the development of a linear park applying nature-based solutions (NBS) exemplifies the dedication to addressing flooding and enhancing sustainability.

tions represent a paradigm shift in urban planning and development, where we can collaborate with nature rather than against it.” said Artes.

Meanwhile, Mayor Francis Zamora, for his part, thanked the MMDA

(Turn to page 5)

Republic of the Philippines
Fourth Judicial Region
Regional Trial Court Of Cavite
Office of the Clerk of Court & Ex-Oficio Sheriff
New Justice Hall, J.P. Rizal Avenue, Kaybagal South, Tagaytay City

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

-versus- EJC NO. TG-25-009
FOR: Extra Judicial Foreclosure of
Real Estate Mortgage under Act
No. 3135, as Amended by Act No. 4118

SOLEDAD L. MARINAS married to
FELIX L. MARINAS,
Mortgagors.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by 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 principal office and place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, pursuant to the terms and conditions of the Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on August 4, 1997 by Mortgagors, SOLEDAD L. MARINAS married to FELIX L. MARINAS, both of legal age, Filipino citizen, with residence and postal addresses at (1) 1157 Cuyab, San Pedro, Laguna and (2) Lot 3, Block 7, Magnagon Spring Homes, Bo. Maguyam, Silang, Cavite 4118, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by TRANSFER CERTIFICATE OF TITLE NO. (T-744860)19796 of the Registry of Deeds for the Province of Cavite, in order to satisfy the outstanding loan obligation of the Mortgagors/Borrowers in the amount of TWO HUNDRED FIFTEEN THOUSAND SEVEN HUNDRED NINE PESOS AND 18/100 (Php215,709.18) inclusive of interest and other charges, as of January 6, 2025, the undersigned Clerk of Court & Ex-Oficio Sheriff of the Regional Trial Court of Cavite thru her deputy, Alex E. Martinez, will sell at public auction on April 23, 2025 at 10:00 o'clock in the morning or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
NO. (T-744860) 19796
Registry of Deeds for the Province of Cavite

"IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Silang, Province of Cavite bounded and describes as follows:

A parcel of land (Lot 3, Blk. 7, of the subd. plan Psd-042118-073079, being a portion of Lot 1-A-2 (LRC) Psd-

303024, L.R.C. Rec. No.) situated in the Bo. of Maguyam, Mun, of Silang, Prov. of Cavite. Bounded on the E., along line 1-2 by Lot 4, Blk 7; on the S., along line 2-3 by Lot 5, Blk. 7; on the W., along line 3-4 by Rd. Lot 8; on the N., along line 4-1 by Lot 1, Blk. 7, all of the subd. plan. Beginning at a pt. marked "1" on plan, being S. 43 deg. 55'W.. 9435.86 m. from B.L.L.M. No. 2, Carmona, Cavite; thence S. 1 deg. 12'W., 5.00 m. to pt. 2; thence N. 68 deg. 48'W., 9.00 m. to pt. 3; thence N. 1 deg. 12'E., 5.00 m. to pt. 4; thence S. 68 deg. 48'E., 9.00 m. to the pt. of beginning, containing an area of FORTY FIVE (45) SQUARE METERS. All pts. referred to are indicated on the plan and are marked on the ground by P.S. cyl. conc. mons. 15x40 cm.; bearings true; date of original survey, Aug. 21, 1928 and that of the subd. survey, Jan. 22-31 & Feb. 1-6, 1994 and was approved on Aug. 4, 1994.

is registered in accordance with the provisions of the Property Registration Decree in the name of SOLEDAD L. MARINAS, married to FELIX L. MARINAS, both of legal age, Filipinos."

In the event the public auction should not take place on the said date, it shall be held on April 30, 2025 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE NO. (T-744860) 19796 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 27, 2025.

ATTY. APRIL GRACE M. TENORIO
Clerk of Court of V/OIC

ALEX E. MARTINEZ
Sheriff-In-Charge

WARNING: 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: March 10, 17 & 24, 2025

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)
Mortgagee
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City

MARIA VICTORIA D. CAPIRAL
C/O ATTY. JULIUS VOLTATRE ROMMEL C. CUBELO
Attorney-in-Fact of the Mortgagee
24K ACCOUNTS CONSULTANT, INC.
3F Fass inteli College Bldg, No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

SOLEDAD L. MARINAS married to FELIX L. MARINAS
Mortgagors
(1) 1157 Cuyab, San Pedro, Laguna
(2) Lot 3, Block 7, Magnagon Spring Homes, Bo. Maguyam, Silang, Cavite 4118

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
Branch 115
City Of Bacoor, Cavite
Email: rtc1bcr115@judiciary.gov.ph
Mobile Numbers: (0908) 869 3898/(0917) 307 3898

IN RE: PETITION FOR THE REISSUANCE
OF OWNER'S DUPLICATE OF TCT
No. T-94492 OF THE REGISTRY OF
DEEDS OF THE PROVINCE OF CAVITE,
BACOR CITY BRANCH

GOVERNMENT SERVICE
INSURANCE SYSTEM,
Petitioner,

-versus- LRC Case No. 8843-2025-05

REGISTRY OF DEEDS OF THE
PROVINCE OF CAVITE, BACOR
CITY BRANCH,
Respondent.

X-----X

NOTICE OF HEARING
There is a Petition filed by Petitioner Government Service Insurance System (GSIS), through counsel, GSIS Legal Services Group, for the reissuance of another owner's duplicate copy of Transfer Certificate of Title No. T-94492, issued by the Registry of Deeds for the Province of Cavite, Bacoor City Branch, on the grounds alleged therein.

NOTICE IS HEREBY GIVEN THAT said Petition has been set for hearing on May 7, 2025 at 2:00 in the afternoon, in this Court, on which date and hour and place, any person interested is cited to appear and show cause why the same should not be granted.

Let a copy of this Notice be furnished the Registry of Deeds Bacoor City Branch and the Land Registration Authority, at the expense of the petitioner and in accordance with Supreme Court issuances on proper fees and corresponding receipts.

Further, let a copy of this Notice be posted by the Court's Sheriff/Process Server, also at the expense of the petitioner, in the bulletin boards of the Regional Trial Court (RTC) of Bacoor City, the Office of the Registry of Deeds of the Province of Cavite, the City Hall of Bacoor City, and the Barangay Hall which has jurisdiction over the property subject of this petition, for at least two (2) weeks prior to the scheduled hearing.

Finally, let a copy of this Notice be published once a week for three (3) consecutive weeks in a newspaper of general circulation in the Cities and Province of Cavite.

WITNESS, THE HON. CHARISMA I. NOLASCO, Presiding Judge of this Court, this 7th day of February 2025 at Bacoor City, Cavite.

LORELEI P. BOLA-MINA
Branch Clerk of Court

Copy furnished:
GSIS LEGAL SERVICES GROUP
ATTY. ARNEL P. ALAMBRA
ATTY. JENNIFER A. JIMENO-ATIENZA
ATTY. MARGARITA P.A. BRIONES LASAM
ATTY. MARNI BENJAMIN V. MAMARIL
Counsel for the Petitioner
Email Address:
lsgcentralreceiving@gsis.gov.ph
apalambra@gsis.gov.ph
jjatienza@gsis.gov.ph
mpablasam@gsis.gov.ph
mbvmamaril@gsis.gov.ph

GOVERNMENT SERVICE INSURANCE SYSTEM
Petitioner
GSIS Headquarters, Financial Center Reclamation Area, 1300 Pasay City
lsgcentralreceiving@gels.gov.ph

THE REGISTRY OF DEEDS OF THE CITY OF BACOR
Bacoor City, Cavite
Email: rdbacoorcity@gmail.com

LAND REGISTRATION AUTHORITY
NIA Road cor. East Ave., Quezon City

CD March 10, 17 & 24, 2025

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
Branch 126
Imus City, Cavite
Hall of Justice, LTO Compound,
Brgy. Palico IV, Imus City Cavite
rtc1imu126@judiciary.gov.ph/09629459464

IN THE MATTER OF PETITION OF FOR
CHANGE OF NAME AND CANCELLATION
OF ADMISSION OF PATERNITY IN THE
ENTRIES ANNOTATED IN THE BIRTH
CERTIFICATE OF ALYSSA ANN EDRADA
and/or ALYSSA ANN EDRADA CARPISO IN
THE CIVIL REGISTRY,

ALYSSA ANN EDRADA and/or
ALYSSA ANN EDRADA CARPISO,
Petitioner,

-versus- SPC NO. 1973-25

CIVIL REGISTRAR GENERAL - PHILIPPINE
STATISTICS AUTHORITY (PSA), CITY
LOCAL CIVIL REGISTRAR OF CITY OF
IMUS CAVITE[,] ROLLY CARPISO y
SALINAS represented by his mother ROSIE
CARPISO y SALINAS, MARITES EDRADA y
ONGCOY, CHRISTIAN FELIX MERAÑA y
GIMENO, MA. THERESA CRISelda
BATINGAL y AQUINO, JAMES DARYL
MERAÑA y BATINGAL, JESSICA ROSE
MERAÑA y BATINGAL, HAYDEE CARPISO,
RACHEL ANN CARPISO, AND ALL PERSONS
WHO HAVE OR CLAIM ANY INTEREST
WHICH WOULD BE AFFECTED THEREBY,
Respondents.

X-----X

ORDER

Alyssa Ann Edrada and/or Alyssa Ann Edrada
Carpiso filed this petition to change her name to "Alyssa Ann Edrada Meraña" and cancel the Admission of Paternity of Rolly Carpiso y Salinas on her Certificate of Live Birth.

The petitioner sent a copy of the petition to the Office of the Solicitor General and the respondents through registered mail, except Haydee Carpiso and Rachel Ann Carpiso. Thus, the petitioner is ordered to furnish a copy of the petition and its annexes to the said respondents.

The court also notes that the petition was sent to the Local Civil Registrar of Imus City, Cavite, at its old address. In view thereof, the petitioner is ordered to send a copy of the petition and its annexes to the Local Civil Registrar of Imus City, Cavite, at its new address: Imus City Government Center, Imus Blvd., Brgy. Malagasang 1-G, Imus City, Cavite.

The petition is set for hearing on May 27, 2025, Tuesday, at 1:30 p.m.

The petitioner is ordered to immediately cause the publication of this Order once a week for three (3) consecutive weeks in a newspaper of general circulation in the Province of Cavite.

The respondents and all persons who may have

any interest which would be affected by the petition may file their opposition within fifteen (15) days from notice of the petition or the last day of publication of the notice, as the case may be, and may appear at the hearing and show cause why it should not be granted.

SO ORDERED.
Imus City, Cavite, February 25, 2025.

ZHARONE FRITZ M. JAPZON-FERRERAS
Presiding Judge

Copy furnished:

ATTY. MYRNA CASTILLO-DOMINGO
San Pedro St., City of San Jose del Monte
3023 Bulacan
Email: myrnacastillodomingo24@gmail.com

ALYSSA ANN EDRADA and/or ALYSSA ANN EDRADA
CARPISO
147 San Jose St., Poblacion 1,
City of San Jose del Monte,
3023 Bulacan

CIVIL REGISTRAR GENERAL
PHILIPPINE STATISTICS AUTHORITY
PSA Complex, East Ave., Diliman,
1101 Quezon City

LOCAL CIVIL REGISTRAR OF IMUS CITY, CAVITE
Imus City Government Center
Imus Blvd., Brgy. Malagasang 1-G
Imus City, 4103 Cavite

OFFICE OF THE SOLICITOR GENERAL
134 Amorsolo St., Legaspi Village
1200 Makati City

MARITES O. EDRADA
c/o Alyssa Ann Edrada
147 San Jose St., Poblacion 1,
San Jose del Monte City, 3023 Bulacan

ROSIE SALINAS CARPISO
Block 21 Lot 5 Phase 8, Aquado St.,
Brgy. Magdalo, Imus City, 4103 Cavite

HAYDEE CARPISO
Block 16, Lot 20, Burgos St., Phase 8
Brgy. Magdalo, Imus City, 4103 Cavite

RACHEL ANN CARPISO
Block 16, Lot 20, Burgos St., Phase 8
Brgy. Magdalo, Imus City, 4103 Cavite

CHRISTIAN FELIX G. MERAÑA
147 San Jose St., Poblacion 1,
San Jose del Monte City, 3023 Bulacan

MA. THERESA CRISelda BATINGAL MERAÑA
Block 4, Lot 20, Prince Spring Subd.,
Mayondon, Los Baños, 4030 Laguna

JAMES DARYL BATINGAL MERAÑA
Block 4 Lot 20 Prince Spring Subd.,
Mayondon, Los Baños, 4030 Laguna

JESSICA ROSE BATINGAL MERAÑA
Block 4, Lot 20, Prince Spring Subd.,
Mayondon, Los Baños, 4030 Laguna

judiciary.gov.ph

CD-March 10, 17 & 24, 2025

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

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

-versus- FC Case No. 19299-24
EXTRA-JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER ACT
3135 AS AMENDED BY ACT 4118

MICHAEL A. PEDOT married to
MAY C. PEDOT,
Respondents-Mortgagors,

X-----X

NOTICE OF EXTRA-JUDICIAL SALE
Upon extra-judicial petition for sale under Act No. 3135 as amended by Act No. 4118 filed by Home Development Mutual Fund (otherwise known as PAG-IBIG Fund), mortgagee, with principal office at The Petron Megaplaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against MICHAEL A. PEDOT married to MAY C. PEDOT, mortgagors, with residence and postal address at No. 1064 Negros St., Sampaloc, Manila City and/or Lot 21 Block 8, Greenplace Homes 2, Brgy. Malagasang 2-A, Imus City, Cavite to satisfy the mortgage indebtedness which as of January 3, 2025 amounts to FOUR HUNDRED EIGHTY-FIVE THOUSAND THREE HUNDRED THIRTY PESOS and 60/100 (Php 485,330.60), Philippine Currency, including interest and penalty charges but excluding attorney's fees, sheriff's fees, and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at public auction on APRIL 1, 2025 at 10:00 a.m. or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Bulwagan Ng Katarungan, Aginaldo Highway, Imus City, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following properties with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE
NO. 057-2013003366

"A PARCEL OF LAND (LOT 21, BLK. 8 OF THE CONS. AND SUBD. PLAN PCS-04-024955, BEING A PORTION OF THE CONS. OF LOTS 1846-A, PSD-28429 & 1845-A-2, (LRC) PSD-223425, L.R.C RECORD NO. 8843) SITUATED IN BRGY. OF MALAGASANG-2, MUN. OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 23, BLK. 8; ON THE NW., ALONG LINE 2-3 BY ROAD LOT 9; ON THE NE., ALONG LINE 3-4 BY LOT 19, BLK. 8 AND ON THE SE., ALONG LINE 4-1 BY LOT 22, BLK. 8 ALL OF THE CONS. AND SUBD. PLAN. xxx CONTAINING AN AREA OF THIRTY SIX (36) SQUARE METERS, MORE OR LESS xxx"

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

In the event the public auction should not take place on the said date, it shall be held on APRIL 8, 2025 at 10:00 a.m. without prior notice.

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

Imus City, Cavite, Philippines, February 3, 2025.

BRYAN C. CERVANTES
Sheriff IV

APPROVED:
ARMIE A. FRANCISCO
Clerk of Court VI

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
POMPEYO P. MAYNIGO
Attorney-in-Fact, VISION CREDIT & COLLECTION SERVICES, INC.
JRDC Building 117 Sen. Gil J. Puyat Ave, Pasay City
MICHAEL A. PEDOT married to MAY C. PEDOT
No. 1064 Negros St, Sampaloc, Manila City
and or Lot 21 Block 8, Greenplace Homes 2,
Brgy. Malagasang 2-A, Imus City, Cavite

CD-March 10, 17 & 24, 2025

Neighborhood Upgrading Project along the San Juan River Easement was signed to MOA by San Juan

(From page 4)

for the project aimed at cleaning up and improving the spaces at San Juan.

"We are thrilled to undertake another beautiful project with the MMDA, particularly one that will significantly enhance the appearance of our linear park in Barangay Batis. Our goal is to create more open spaces for the San Juanenos," said Zamora.

These initiatives serve as a testament to the unwavering commitment of the MMDA and the City of San Juan to the new era of innovative and sustainable solutions that address the challenges of urban living. Source: MMDA