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# Southern Sparkle News

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**Vol. XV No. 10    DECEMBER 11-17, 2023    P10.00**



**Grand Launching ng Garden City sa Bacoor City, Cavite**

Story on p.2

# Path to Possibilities: Trabaho Para sa Kabataang Kabitenyo



Bridging job seekers with exceptional career prospects, Sangguniang Kabataan Provincial Federation of Cavite, in partnership with the Office of the

Provincial Public Employment Service Manager, held the last leg of Mega Job Fair Caravan on November 24, 2023, at SM City Trece Mar-

**(cont. p.6)**



*Pinangunahan po ni Imus City Mayor Alex AA Advincula ang Blessing at Inauguration ng bagong daan at tulay sa La Joya, Bahayang Pag-Asa, Brgy. Buhay Na Tubig na magagamit na ng ating mga kababayan. "Umasa po kayo na madadagdagan pa ang mga ganitong klaseng proyekto upang mabawasan ang kinakaharap nating suliranin tungkol sa trapiko." ayon kay Mayor Advincula.*

## Biñan LGU turns over BCSTHS School Library and Solar Energy Facility



The City Government of Biñan headed by Mayor Arman Dimaquila and Vice Mayor Gel Alonte led the Turnover

Ceremony of the School Library and Solar Energy Facility at Biñan City Science and Technology High School along with

the celebration of Library and Information Services Month. BCHATO head, Dr. BJ Borja donated

books and other reading materials to the newly-launched library. Coun. Dada Reyes, Coun. Toppe Alba, City Edu-

cation Officer, Dr. Edmil Recibe and SDS Manuela Toletino, students, teachers, and parents attended the event.

Biñan LGU promotes libraries to encourage a culture of reading, inspire individuals and uplift lifelong learnings among Biñanenses.



# Grand Launching ng Garden City sa Bacoor City, Cavite

**I**sinagawa ang Grand Launching ng Garden City noong Sabado sa Bacoor Talaba Diversion Road ng Brgy. Zapote III, November 25, 2023.

Sinimulan ang seremonya na may makabuluhang motorcade, misa, ribbon cutting, blessing of showroom at ang paglalagay ng capsule.

Layunin ng Garden City na makapagbigay ng bagong oportunidad sa serbisyo, trabaho at

negosyo sa mga residenteng ng Bacoor.

Nagbigay-pugay at nagpakita ng buong pusong suporta sa nasabing okasyon sina Mayor Strike B. Revilla, Congresswoman Lani Mercado Revilla, at Sen. Mark Villar.

Dumalo rin sina, G. Jardin Wing (Chief Operation Officer, Golden Bay Landholdings) kung saan kasama niya rin ang mga kasapi ng Shareholders ng kumpanya. (City Government of Bacoor)



Lubos na nagpapasalamat si Mayor Jon-Jon Ferrer sa Schools Division Office - City of General Trias sa pagkilalang kanilang iginawad sa inyong lingkod at sa lahat ng aking mga kasamang lingkod bayan na bububuo sa Team GenTri. Ang parangal pong ito ay magsisilbing inspirasyon po sa amin upang lalong isulong ang pagpapabuti sa sektor ng edukasyon sa ating Lungsod.

Binabati din niya ang mga katuwang natin sa pribadong sektor, gayundin ang mga magulang na binigyan din ng pagkilala sa isinagawang DIVISION EDUCATION STAKEHOLDERS SUMMIT, dahil sa kanilang malasakit at suporta sa Kagawaran ng Edukasyon. Let's Join Forces for Quality Education!

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## Bagong drug rehabilitation facility sa Naic, binuksan



**P**ormal nang binuksan ang bagong pasilidad ng lokal na pamahalaan para sa pagsusulong ng Community-Based Drug Rehabilitation Program (CBDRP) sa kanilang bayan.

Noong Miyerkules, Nobyembre 29, pinangunahan nina Mayor Raffy Dualan, Naic Police chief,

PLt.Col. Resty Soriano, at Dr. Carolina Martel ang pagbubukas ng bagong gusali.

Bilang bahagi ng drug rehabilitation program ng pamahalaan, binibigyang pansin ng CBDRP ang mahalagang gampanin ng komunidad sa tuloy-tuloy na recovery ng mga drug dependent. Layon rin nitong makabuo ng progresi-

bong livelihood program para sa mga Persons Who Use Drugs (PWUDs).

Ayon kay Mayor Raffy Dualan, buong pusong sinusupportahan ng kaniyang mga kababayan ang CBDRP upang mabawasan ang kriminalidad at, makapagsagawa ng rehabilitasyon sa bawat indibidwal na naging biktima ng ipinagbabawal na gamot. (PIA-Cavite)

**Taste and see that the Lord is good; blessed is the one who takes refuge in him.**



## LUNGSOD NG CALAMBA PINARANGALAN SA IKA-23 GAWAD KALASAG

**I**tinanghal ang Lungsod ng Calamba bilang Beyond Compliant sa ika-23 Gawad KALASAG Seal and Special Awards for Excellence in Disaster Risk Reduction and Management and Humanitarian Assistance.

Ang parangal na ito ay ibinibigay ng National Disaster Risk Reduction and Management Council (NDRRMC) sa mga Local Government

Units (LGUs) na nagpakita ng higit sa inaasahan na pagsunod sa mga pamantayan ng NDRRMC para sa kagligtasang mga mamamayan.

Ang pagkilalang ito ay patunay na ramdam ng bawat Calambeño ang dedikasyon sa kagligtasang at de-kalidad na serbisyong hatid ng Pamahalaang Lungsod ng Calamba, sa pangunguna ni Mayor Roseller "Ross" H. Rizal.

REGION IV-A	REGION IV-B	REGION IV-C
CALAMBA, LAGUNA KALIBURAN, TIGAYAN SAN PEDRO, LAGUNA STA. ROSA, LAGUNA BATANGAS, BATANGAS IBAY, LAGUNA CALAJUAN, LAGUNA	GLORIA, ORIENTAL MINDORO NARRA, PALAWAN SABLAYAN, OCCIDENTAL MINDORO SAN FERNANDO, ROMBLON CALAPAN, ORIENTAL MINDORO RIZAL, PALAWAN PINAMALAYAN, ORIENTAL MINDORO SAN JOSE, OCCIDENTAL MINDORO NAJUAN, ORIENTAL MINDORO	MAGSAYSAY, OCCIDENTAL MINDORO TORREIOS, MARINOUQUE MAMBURAO, OCCIDENTAL MINDORO PUERTO PRINCESA, PALAWAN ODONGAN, ROMBLON BANTON, ROMBLON SOFRONO ESPANOLA, PALAWAN SAN VICENTE, PALAWAN STA. CRUZ, MARINOUQUE

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Ross Rizal Ramdam na Reporma CalambAGO

### ERRATUM

This is to correct the error made by this publication dated July 10, 17 & 24, 2023, it should be ESTATE OF THE LATE PATROCINIO A. VELUZ and not ESTATE OF THE LATE PATROCINO A. VELUZ as published.

Southern Sparkle News And Publishing  
December 11-17, 2023

## PSA IV-A nakiisa sa Bagong Pilipinas Serbisyo Fair sa Sta. Cruz, Laguna

**K**abilang ang Philippine Statistics Authority Region IV-A sa pangunguna ni Regional Director Charito C. Armonia sa mga ahensya ng gobyerno na nakiisa sa ginanap na Bagong Pilipinas Serbisyo Fair (BPSF) sa Sta. Cruz, Laguna noong Nobyembre 4 at 5, 2023.

Serbisyong pam-publiko ang pangunahing naging tampok sa dalawang araw na pagdiriwang. Ang PSA Region IV-A ay nakilahok sa fair upang magbigay serbisyo sa mga kukuha ng Philippine National ID at civil registry documents tulad ng birth, marriage at death certificate at CENOMAR. Kabilang din sa serbisyong ipinagkaloob sa mamamayan ang pagbibigay ng payo sa mga may problema sa PhilID at birth certificate.

Ibinahagi ng PSA sa mga naging kliyente ang kahalagahan at benepisyo ng pagkakaroon ng PhilID o ePhilID sa mga transaksyon sa gobyerno maging sa mga pribadong tanggapan. Nagbigay diin ang PSA sa kahalagahan ng pagkakaroon ng dokumentong sibil na ginagamit sa transaksyon sa pag-aapply ng passport,

pagkuha ng lisensya, pag-avail ng social benefits at iba pa.

Sa unang araw ng programa kasamang dumalo ni Director Armonia si Assistant Secretary at Deputy National Statistician Minerva Eloisa Esquivias para mag award sa napiling limang benepisyaryo ng PhilSys Birth Registration Project o PBRAP na nagmula sa bayan ng Pangil, Laguna. Ang 5 benepisyaryo ay sina Crezzanto Zuñiga, Mak John Zuñiga, Prince Wilson Javier, Mark Joshua Imperial, Belen Dalit Laberint at Robin Abasula Fuentes. Sa kabuuan ng programa, 79 ang nakapag rehistro sa Step 2 ng PhilSys Registration kung saan 10 sa mga ito ay nabigyan din kaagad ng kopya ng kanilang ePhilID, 111 ang naisyuhan na ePhilID, 19 ang nabigyan ng libreng birth certificate sa pamamagitan PBRAP at 331 ang nag-apply ng kopya ng civil registry documents

Dumalo din sa pagdiriwang sina Chief Administrative Officer Wilma A. Villafuerte at Registration Officer III Juliedin B. Nohay ng PSA RSSO IV-A at mga kawani ng PSA Laguna na pinangunahan ni Supervising Statistical



Specialist Marinela C. Magcamit.

Ang BPSF na isinagawa sa lalawigan ng Laguna ay pinangunahan ng mga tanggapan nina Governor Ramil Hernandez at Congresswoman Ruth

Hernandez. Naging pangunahing bisita sa pagdiriwang sina Hon. Antonio Lagdameo Jr, Special Assistant to the President at DOH Secretary Teodoro Herbosa.

Ang BPSF ay ang pinakamalaking service

caravan sa bansa na naglalayong magbigay ng mga pangunahing serbisyo ng gobyerno sa mga mahihirap na Pilipino sa iba't ibang komunidad sa buong ban-

sa, na nagtatampok ng mga flagship program ng gobyerno tulad ng Kadiwa ng Pangulo, Passport on Wheels, driver's license registration/assistance, at iba pa.

### EXTRA-JUDICIAL SETTLEMENT OF ESTATE OF CORAZON C. CRUZ

NOTICE is hereby given that the estate of the late **CORAZON C. CRUZ**, who died on April 30, 2020, that said deceased died without any will or testament and without any outstanding debts in favor of any person or entity, that said deceased, at the time of his death, left a Fifty Square Meters (50 sq.m.) parcel of land situated in Barangay Platero, City of Biñan, Laguna, and covered by Transfer Certificate of Title (TCT) No. T-581088 of the Register of Deeds of Calamba City, together with all the existing improvements thereon consisting of a house of strong materials, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 2nd day of June 2023 and ratified before Notary Public Atty. Albert Vincent B. Montesa, under Doc. No. 406, Page No. 83, Book No. I, Series of 2023.

Southern Sparkle News And Publishing  
December 11, 18 & 25, 2023

### EXTRA-JUDICIAL SETTLEMENT OF ESTATE OF THE DECEASED ERMELINDA UMALI FETALINO

NOTICE is hereby given that the estate of the late **ERMELINDA UMALI FETALINO**, who died on May 31, 2016 in Biñan Doctors Hospital, Brgy. Platero, Biñan, Laguna, that deceased died intestate, without a will, and without any outstanding debts in favor of any person or entity, the said deceased is the owner of a parcel of land with improvements thereon located at St. Francis VII, Brgy. San Antonio, Biñan, Laguna, containing an area of 167 square meters and covered by Transfer Certificate of Title T232879 of the Registry of Deeds of Calamba City, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 1st day of August 2023 and ratified before Notary Public Atty. Ramil S. Imperial, under Doc. No. 60, Page No. 13, Book No. 03, Series of 2023.

Southern Sparkle News And Publishing  
December 11, 18 & 25, 2023



# NOTICE TO DELINQUENT TAXPAYERS

Notice is hereby given to all delinquent real property taxpayers of Trece Martires City that failure to pay the real property taxes on or before the scheduled day of tax payment shall subject the taxpayers concerned to an interest of two (2%) of each month of delinquency provided however, that in no case the total interest of the unpaid tax or portions thereof exceed thirty-six (36) months.

Payments of real property taxes shall first be applied to prior years delinquencies, interest and penalties, if any, and only after said delinquencies are settled may tax payments be credited for the current period.

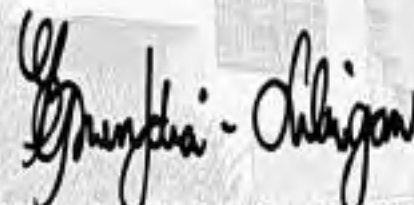
New real property owners with properties remain untransferred are respectfully requested to submit a copy of Deed of Sale to the Office of the City Assessor together with the complete supporting documents specifying the complete name and address of both the seller and the buyer for the official transfer of properties.

Please get in touch with the City Treasurer's Office or call at the office telephone number **(046) 530-2571**.



**FERLINDA M. PAZ**

City Treasurer



**GEMMA BUENDIA-LUBIGAN**

City Mayor



# NOTICE OF PAYMENT FOR CALENDAR YEAR 2024

## REAL PROPERTY TAX

## QUARTERLY PAYMENT

<b>BASIC</b>	One and a Half Percent (1½%) of the Assessed Value	1st	on or before March 31, 2024
	Seventy Percent (70%) Accrue to General Fund	2nd	on or before June 30, 2024
	Thirty Percent (30%) Barangay Share	3rd	on or before September 30, 2024
	Fifteen Percent (15%) Accrue to Barangay Where Property is Located	4th	on or before December 31, 2024
	Fifteen Percent (15%) Accrue Equally to all Barangays		
<b>SEF</b>	One Percent (1%) of the Assessed Value		
<b>IDLE LAND</b>	Five Percent (5%) of the Assessed Value		

A ten percent (10%) discount shall be granted for prompt taxpayers and for quarterly basis of payment and a twenty percent (20%) discount shall be granted for advance payment of taxpayers.

### MAYOR'S PERMIT/BUSINESS TAX

On Or before January 1-20 of each year

### COMMUNITY TAX

On or before February 28/29 of each year

### PROFESSIONAL TAX/ OCCUPATIONAL OR CALLING FEE

On or before January 31, of each year

**"PLEASE PAY TAXES ON TIME TO AVOID PENALTIES"**

  
**FERLINDA M. PAZ**  
City Treasurer

  
**GEMMA BUENDIA-LUBIGAN**  
City Mayor



MayorGemmaBuendiaLubigan

BagongTrecePusoNgCavite

Be Blessed, Be A Blessing





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

**HOME DEVELOPMENT MUTUAL FUND  
(PAG-IBIG FUND),**  
Mortgagee,

EXTRA-JUDICIAL FORECLOSURE OF  
REAL ESTATE MORTGAGE UNDER  
ACT 3135 AS AMENDED BY ACT 4118

FC Case No. 18641-23

-versus-

**MICHAEL C. PONTILLAS** married to  
**MA. CLARISSA B. PONTILLAS,**  
Mortgagors.

-----X  
**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **MICHAEL C. PONTILLAS** married to **MA. CLARISSA B. PONTILLAS**, mortgagors, with residential and postal address at #8207 Constanca St., Brgy. Olympia, Makati City and/or Lot 27 Blk 9, The Legian Imus Subd., Ph-A, Bo. Carsadang Bago II, Imus, Cavite, to satisfy the mortgage indebtedness which as of September 20, 2023 amounts to **FOUR HUNDRED FIFTEEN THOUSAND EIGHT HUNDRED EIGHTY NINE PESOS AND 49/100 (Php415,889.49)**, Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **January 16, 2024** 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. T-1339606**

"A parcel of land (Lot 27 Block 9 of the consolidation-subdivision plan, Pcs-04-023917, being a portion of Lots 1313, (RS-04-004172), 1315 (RS-04-004439) and 1314, Imus Estate), situated in the Bo. Of Carsadang Bago II, Municipality of Imus, Province of Cavite, Island of Luzon. Bounded on the NW., along line 1-2 by Road Lot 17; on the NE., along line 2-3 by Lot 29 Block 9; on the SE., along line 3-4 by Lot 28 Block 9, on the SW., along line 4-1 by Lot 25 Block 9 all of the consubd. plan x x x containing an area of **THIRTY SIX (36) SQUARE 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, it shall be held on **January 23, 2024** 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, October 20, 2023

(Sgd.) **EMMANUELLE H. FRANCISCO**  
Sheriff IV  
Branch 4-FC

APPROVED

(Sgd.) **ARMIE A. FRANCISCO**  
Clerk of Court VI

**COPY FURNISHED:  
HOME DEVELOPMENT MUTUAL FUND  
(PAG-IBIG FUND)**

The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City

**ATTY. RIZALDY F. DE LEON**  
Attorney-in-Fact, **Bemales & Associates**

Suite 6 Third Floor, A. Francisco Gold Condominium I,  
784 EDSA West Kamias District, Quezon City

**MICHAEL C. PONTILLAS** married to  
**MA. CLARISSA B. PONTILLAS**  
#8207 Constanca St., Brgy. Olympia, Makati City  
Lot 27 Blk 9, The Legian Imus Subd., Ph-A, Bo.  
Carsadang Bago II, Imus, Cavite

**Southern Sparkle News And Publishing**  
November 27, December 4 & 11, 2023



**'CAVITE GREENING PROGRAM'.** Aabot sa 350 fruit bearing at forest trees ang itinamin sa Barangay Maharlika East at West, Tagaytay City nitong nagdaang Disyembre 1.

Ang nasabing aktibidad ay bahagi ng conservation at rehabilitation efforts sa Taal Volcano Protected Landscape (TVPL) at nilahukan ng mga kawani ng pamahalaang panlalawigan, PGC Employees and Community Multipurpose Cooperative, PNP, Philippine Army at iba pa.

## Search for the most creative audio-visual media work that capture the essence of entrepreneurship



**A**s a prelude to the 2023 Cavite Entrepreneurship Student Conference, the spotlight focused on the audio-visual media work of students from 15 different universities in the search for the most creative audio-visual media work held on November 22, 2023 at the Sanggunang Panlalawigan Session Hall in Trece Martires City. The annual conference organized by the Office of the Provincial Cooperative Development Officer (OPCDO) in cooperation with the Department of Trade and Industry-Cavite has been a melting pot of ideas, a catalyst for innovation, and a platform for as-

piring student entrepreneurs in the province.

Ms. Liza C. Gabatan, Entrepreneurial Division Head of OPCDO gave the opening message where she presented the program overview and welcomed the aspiring guests and participants. It was followed by the messages of Mr. Alvin S. Mojica, Provincial Administrator for Community Affairs, and Ms. Lilibeth R. Chavez, the OIC-Provincial Director of DTI-Cavite, who both left inspiring messages to the future generation of entrepreneurs.

The parade of creativity at the event reached new heights as students from the competing universities

## Path to Possibilities...

from p. 1

tires.

Mayor Gemma Buendia Lubigan, along with Vice Mayor Bobby Montehermoso, and Trece Martires City PESO Manager Chingle G. Velasco, were present to show their support for the Mega Job Fair Caravan.

In addition, Hon. Tom Carlo M. Ademer, SK Provincial Federation President, and Ms. Rizalie Pinpin-Enero, Cavite Provincial PESO Manager, expressed their sincere thanks to all who played a role in making the event successful, with special appreciation for the

employers and companies that not only made it happen but also paved the path to a promising future for job seekers.

National Government Agencies such as NBI, PSA, OWWA, TESDA, SSS, Pag-ibig and Philhealth were also present at the last leg of the Mega Job Fair Caravan to provide assistance in updating the records of the applicants.

The strategic initiative not only fostered connections but also opened doors to 122 applicants and led to seventeen (17) individuals securing immediate employment.

dazzle audiences with their creative audio-visual media works. Each participating university brought a unique perspective to the theme, weaving captivating narratives that explore the entrepreneurial spirit, underscoring the widespread interest and commitment among students from various academic institutions to explore the intersection of entrepreneurship and audio-visual media.

Panel of judges who scored the artistic entries include Ms. Mia Rayray, Associate Dean of the College of Business Administration and Accountancy at De La Salle University-Dasmariñas, Mr. Mariano

Sayno, an art director, photographer, designer, and travel blogger, and Mr. John Berlin Santos, a producer and video director.

Exceptional entries stand a chance to be recognized, with accolades and rewards awaiting those who successfully encapsulate the entrepreneurial spirit in their audio-visual masterpieces that will be announced on November 29 during the 2023 Cavite Entrepreneurship Student Conference.

The event concluded by distributing of certificate of participation of the judges and participants with the presence of Ms. Liza C. Gabatan. (CPIO)



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

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

EXTRA-JUDICIAL FORECLOSURE OF  
REAL ESTATE MORTGAGE UNDER  
ACT 3135 AS AMENDED BY ACT 4118

**FC CASE NO. 18738-23**

- versus -

**SPS. ALLAN S. SEGOVIA AND**  
**CORAZON L. SEGOVIA,**  
Mortgagors,

X-----X  
**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG FUND)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Ave., Makati City 1200, against **SPS. ALLAN S. SEGOVIA AND CORAZON L. SEGOVIA**, mortgagor, with residence and postal address at Lot 6 Block 1 Grand Residences Exclusive, Calsadang Bago, Imus, Cavite and 3729 Bautista St., Palanan, Makati City, to satisfy the mortgage indebtedness which as of October 11, 2023 amounts to **THREE HUNDRED FORTY THOUSAND SIX PESOS & 28/100 (P340,006.28)**, Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale the undersigned will sell at public auction on **JANUARY 16, 2024** at 10:00 A.M. or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus, 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. 057-2014046184**

PARCEL OF LAND (LOT 6, BLOCK 1, OF THE SUBD. PLAN, PSD-04-220121, BEING A PORTION OF LOT 14-A, (LRA) PSD-391126, LRC RECORD NO. 8843), SITUATED IN THE BARANGAY OF CALSADANG BAGO, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY ROAD LOT 1; ON THE SW., ALONG LINE 2-3 BY LOT 7, BLOCK 1, ON THE NW., ALONG LINE 3-4 BY LOT 1286-D, PSD-04-179095; AND ON THE NE., ALONG LINE 4-1 BY LOT 5, BLOCK 1; ALL OF THE SUBD. PLAN. X X X CONTAINING AN AREA OF THIRTY SIX (36) 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, it shall be held on **JANUARY 23, 2024** at 10:00 A.M. without further notice.

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

Imus, Cavite, November 24, 2023.

(Sgd.) **WILMAR M. DE VILLA**  
Sheriff IV  
BRANCH 21

APPROVED:

(Sgd.) **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 Ave., Makati City 1200

**ATTY. MELANIO A. BADENAS, JR.**  
**Atty.-in-Fact, GCCS & Associates Corp.**  
Rm. 209 Megastate Bldg., No. 737 G. Araneta Ave.,  
Tatalon, Quezon City 1113

**SPS. ALLAN S. SEGOVIA AND**  
**CORAZON L. SEGOVIA**  
Lot 6 Block 1 Grand Residences Exclusive,  
Calsadang Bago, Imus, Cavite and 3729 Bautista  
St., Palanan, Makati City

**Southern Sparkle News And Publishing**  
**December 4, 11 & 18, 2023**

REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
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**OFFICE OF THE CLERK OF COURT**  
CITY OF IMUS, CAVITE

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

EXTRA-JUDICIAL FORECLOSURE OF  
REAL ESTATE MORTGAGE UNDER  
ACT 3135 AS AMENDED BY ACT 4118

**FC Case No. 18702-23**

-versus-

**NIGEL A. MAGDAONG married to**  
**JOCELYN G. MAGDAONG, herein**  
**represented by their Atty.-in-Fact**  
**AIDA MAGDAONG,**  
Mortgagors.

X-----X  
**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG Fund)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **NIGEL A. MAGDAONG married to JOCELYN G. MAGDAONG, herein represented by their Atty.-in-Fact AIDA MAGDAONG**, mortgagors, with residence and postal address at Lot 17 Blk 8, Estrella Homes, Kawit, Cavite and/or Lot 23 Block 20, Savanna Ville, Barangay Malagasang I, Imus, Cavite, to satisfy the mortgage indebtedness which as of October 9, 2023 amounts to **EIGHT HUNDRED SEVENTY EIGHT THOUSAND THREE HUNDRED EIGHTY TWO PESOS & 17/100 (Php878,382.17)**, Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **January 16, 2024** 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. 057-2022048398**

"XXX  
**LOT NO: 23 BLOCK NO: 20 PLAN NO: PSD-04-239132**  
**PORTION OF: LOT 1904-A-1, (LRA) PSD-E2016002872**  
**LOCATION: BARANGAY MALAGASANG I, CITY OF**  
**IMUS, PROVINCE OF CAVITE**  
**TECHNICAL DESCRIPTION**

**BOUNDARIES:**  
LINE DIRECTION ADJOINING LOT(S)  
1-2 NORTH LOT 21, BLOCK 20, PSD-04-239132  
2-3 EAST ROAD LOT 19 (6.50 M. WIDE),  
PSD-04-239132  
3-4 SOUTH LOT 25, BLOCK 20, PSD-04-239132  
4-1 WEST LOT 24, BLOCK 20, PSD-04-239132  
XXX

**AREA: THIRTY SIX SQUARE METERS (36) , 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, it shall be held on **January 23, 2024** 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 properties and encumbrance therein if any there be.

Imus, Cavite, Philippines, October 31, 2023.

(Sgd.) **DWIGHT ALDWIN S. GERONIMO, JD**  
Sheriff IV , RTC Branch 121

APPROVED  
(Sgd.) **ARMIE A. FRANCISCO**  
Clerk of Court VI

COPY FURNISHED:  
**HOME DEVELOPMENT MUTUAL FUND**  
(**Pag-IBIG Fund**)  
The Petron Mega Plaza Building, No. 358  
Sen. Gil Puyat Avenue, Makati City

**ATTY. SIMEON P. MADRID**  
**S.P. MADRID & ASSOCIATES.**  
Unit 2010 20/F Herrera Tower, V.A. Rufino cor. Valero  
Streets, Makati City

**NIGEL A. MAGDAONG and JOCELYN G.**

**MAGDAONG represented by their Atty.-in-Fact**  
**AIDA MAGDAONG**  
Lot 17 Blk 8, Estrella Homes, Kawit Cavite and/or  
Lot 23 Block 20, Savanna Ville, Barangay Malagasang I,  
Imus, Cavite

**Southern Sparkle News And Publishing**  
**December 4, 11 & 18, 2023**

## EXTRA-JUDICIAL SETTLEMENT OF BANK DEPOSIT

NOTICE is hereby given that the estate of the late **CONCEPCION G. DELA CRUZ**, who died on November 8, 2021 at Philippine General Hospital, Taft Ave., Manila, the deceased died intestate, without any Will and Testament, the deceased at the time of her death left a certain sum of money deposited at BPI Family Savings Bank located in Noveleta Cavite with Account Name: Concepcion Granados Dela Cruz, Savings Account No.: 006054-0178-61, Account Balance: \$964.22, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 7th day of November 2023 and ratified before Notary Public Atty. Nemuel R. Camarse, under Doc. No. 257, Page No. 53, Book No. XI, Series of 2023.

**Southern Sparkle News And Publishing**  
**December 11, 18 & 25, 2023**

## DEED OF EXTRA-JUDICIAL SETTLEMENT OF ESTATE

NOTICE is hereby given that the estate of the late **RICARDO DIMAGUILA AND VENERANDA DE LEON**, who died on January 25, 1994 and January 6, 2004, both died in Bo. Poblacion, Biñan, Laguna, that the decedents died intestate, without Testament/Last Will and without leaving any debts whatsoever in favor of any person or entity, that said deceased left a parcel of land covered by TRANSFER CERTIFICATE OF TITLE No. T-(24196) T-12861 Lot No. 2836 of the "Biñan Estate Sub-division" Province of Laguna, P.L. with an area of Four Hundred Twenty Six (426) square meters, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 29th day of November 2023 and ratified before Notary Public Atty. Ana Mae E. Amaro, under Doc. No. 345, Page No. 70, Book No. XIX, Series of 2023.

**Southern Sparkle News And Publishing**  
**December 11, 18 & 25, 2023**

## EXTRA-JUDICIAL SETTLEMENT OF ESTATE OF ANTONIO OCHOA WITH WAIVER OF RIGHTS

NOTICE is hereby given that the estate of the late **ANTONIO OCHOA**, who died on March 18, 2010, that said deceased died without any will or testament and without any outstanding debts in favor of any person or entity, that said deceased, at the time of his death, left a parcel of land specifically described as follows: A parcel of land covered by Transfer Certificate of Title No. T-525170 situated in the Municipality of Biñan, Province of Laguna, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 2nd day of June 2023 and ratified before Notary Public Atty. Albert Vincent B. Montesa, under Doc. No. 406, Page No. 83, Book No. I, Series of 2023.

**Southern Sparkle News And Publishing**  
**November 27, December 4 & 11, 2023**

## EXTRA-JUDICIAL SETTLEMENT OF ESTATE OF THE LATE EMERITA CAJULIS DE ARO WITH DEED OF ABSOLUTE SALE (PORTION SALE)

NOTICE is hereby given that the estate of the late **EMERITA CAJULIS DE ARO**, who died intestate on September 14, 2003 at Pasay City General Hospital, P. Burgos St., Pasay City, NCR, that said deceased died without any will or testament and without any outstanding debts in favor of any person or entity, that said deceased at the time of her death, left a certain real property, situated at Lot 505-E, Barangay San Juan, City of General Trias, Province of Cavite, Island of Luzon, containing an area of ONE HUNDRED FOUR (104) SQUARE METERS covered by TRANSFER CERTIFICATE OF TITLE NO. T-867868, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 20th day of November 2023 and ratified before Notary Public Atty. Elpidio M. Paligutan, under Doc. No. 497, Page No. 101, Book No. IV, Series of 2023.

**Southern Sparkle News And Publishing**  
**November 27, December 4 & 11, 2023**



# LGU CARMONA TURNS OVER STARLINK UNITS TO PUBLIC SCHOOLS

City of Carmona – The City Government of Carmona led the turn- over ceremony of purchased Starlink units to selected public schools

in Carmona including Carmona Elementary School (CES), Carmona

National High School, and Angelo L. Loyola Senior High School. The mentioned schools are now pioneers in adopting Starlink's high-performance technology. This groundbreaking initiative is spearheaded by the City of Carmona Mayor, Dr. Dahlia A. Loyola and Congressman Roy M. Loyola of the 5th District of Cavite.

Present during the Turnover Ceremony is Mr. Michael Bell, Chief Strategic Officer of Data Lake Inc., an authorized reseller and integrator of Starlink, and its Pres-

ident, Mr. David Tanael.

With the deployment of Starlink High-Performance Antennas in the public schools of Carmona, students and teachers alike will now enjoy a reliable and lightning-fast internet connection. Starlink's advanced technology will connect them to the global digital landscape and equip them with powerful tools for education and innovation.

Data Lake Inc. also shared during the turn-

over ceremony that they will be giving free Starlink service to future offices of the Local Government of Carmona.

As Carmona gears up for its transformation into an international and smart city, it is high time to build these educational institutions at the forefront, shaping the future of connectivity in the city. The initiative is also aligned with the City's vision of becoming an international hub of innovation and education.



*Bilang patuloy na pagdiriwang ng Children's Month ginanap muli ang panunumpa ng Panatang Makabata na naglalayong mapaunlad ang kamalayan ng bawat isa sa karapatan ng mga bata. Kabilang sa nakiisa ang mga mag-aaral sa ibat-ibang Child Development Centers sa ating bayan kasama ang kanilang mga guro at magulang na dumalo din para sa State of Children's Address ni Mayor Voltaire Ricalfrente bilang bahagi ng pagdiriwang ng Children's Month na may temang "Healthy, Nourished, Sheltered: Ensuring the Right to Life for All." Nakiisa din ang mga mag-aaral sa ibat-ibang Child Development Center sa ating bayan kasama ang kanilang mga guro at magulang. Binigyang pagkilala rin si Mr. Mansueto Ceralvo ng Barangay Tejeros Convention na nagwagi ng Gold Medal sa National Open Athletic Championship na ginanap sa Pasig City. Sa kanyang mensahe, nagpasalamat si Mayor Voltaire sa ating mga Child Development Worker na walang sawang lumilinig sa mga batang Salinas. Pangako nya ang tuloy tuloy na suporta ng Lokal na Pamahalaan sa ating mga kabataan para sa ikaunlad ng kanilang mga kinabukasan. Dumalo din ang iba't ibang opisina kasama ang DILG, PNP, BFP, Comelec, DepEd, mga Punong Barangay, at mga Pastor.*

