

**Southern**  
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# CAVITE BNS GENERAL ASSEMBLY, A CONVERGENCE OF DEDICATION, GLAM AND TALENT

Story on p.4



**Trece Martires City Mayor Gemma Lubigan signing of MOU for the Foreign Seasonal Agricultural Workers.** The City Government of Trece Martires together with our guests from GoHeung-gun, Republic of Korea conducted the Signing of Memorandum of Understanding for the Introduction of Foreign Seasonal Agricultural Workers. They will be hiring seasonal workers bound to Korea. This is a great opportunity for Treceños who wants to work abroad.

## Landco BeachTowns CaSoBe - Calatagan South Beach in Batangas: Offers an alluring beach life in the South

Beach lovers from the city can rediscover their dream lifestyle at the seaside paradise of CaSoBe

(Calatagan South Beach), one of Landco's latest BeachTowns in Batangas. This resort destination

is made more accessible with the recent opening of the Silang Aguinaldo **(cont. p.2)**

## Ground Breaking Ceremony ng ST Telemedia Global Data Centres Cavite



Isang karangalan po para sa inyong lingkod Mayor Jon jon Ferrer na maging bahagi ng Ground Breaking Ceremony ng ST Telemedia Global Data Centres Cavite 2 sa Gateway Business Park. Ang pagtatayo ng pangalawang data center sa lungsod

ng Globe, Ayala Corporation, at ST Telemedia Global Data Centres ay indikasyon ng patuloy na pag-unlad ng ating lungsod at tiwala ng mga mamumuhunan.

Kasama pong dumalo sa mahalagang okasyong ito sina Sec. Ivan Uy ng DICT, Gov.

Jonvic Remulla, Cong. Ony Ferrer, Vice-Mayor Jonas Labuguen, company executives ng mga nasabing kompanya, at mga kinatawan ng mga ahensya ng pamahalaan at pribadong sektor.

Let's Join Forces for a More Progressive City of General Trias!

## Landco BeachTowns CaSoBe... from p. 1

Interchange, the new 3.9-km subsection of CALAX (Cavite-Laguna expressway), offering a faster route and shorter travel time: about two to three-hour drive time from South of Metro Manila.

The 15-hectare master-planned development of CaSoBe features mixed-use residential and commercial lots situated in the rising business hub and beach tourist destination of Calatagan. The development features wide open spaces and beautiful promenades, with parks and retail landscapes, a strong WI-FI connection, modern infrastructure, and resort amenities.

"Having a property in these BeachTowns is something that homeowners and property investors can enjoy now as their dream beach house, second home or an exciting new business venture. At the same time, it's a long-term investment that appraises in value," Landco Pacific Corporation CEO Erickson Y. Manzano stated.

Setting it apart from other beach properties, CaSoBe elevates the resort lifestyle with inviting details such as blue roads,

street art, and creative lamp posts. Its unique accommodations and leisure amenities are managed by Millennial Resorts, the hospitality arm of Landco.

The development is close to numerous golf courses, polo fields, and tourist attractions which earned Calatagan the moniker of being the playground of the affluent. Local facilities such as a hospital, public market, pharmacy, school, and chapel, are likewise easily accessible.

### A Life of Laidback Leisure

All the lots at CaSoBe are literally within steps of the long stretch of powdery white sand beach. The property's blue pavements are pleasing to the eye and in harmony with the environment of expansive clear skies and azure waters. There are tree-lined bike lanes and pathways parallel and leading to the shores.

Harbour Estates are mix-use lots offered within CaSoBe. Savvy minded residents and investors can live a healthy lifestyle and build their dream homes which can double as a business that caters to the tourist market amid

Calatagan's rich history and famed sunset by the beach.

Transforming the landscape of Calatagan, enterprising individuals can invest in a property along the retail row and wear the hat of aspiring hoteliers or restaurateurs when they establish their bed and breakfast or cozy little café or restaurant for weekend warriors and tourists. They can also put up a shop for art workshops and yoga retreats, or a business for water sports enthusiasts.

CaSoBe is also poised to be a thriving creative, business, and tech community. Startup companies can engage in a collaborative and forward-thinking environment. One can network and hustle by day, and live the vacation life with family and friends in between breaks, by night, and on weekends in the postcard-perfect setting of CaSoBe.

### Premium Resort Lifestyle

Enhancing the resort lifestyle experience in CaSoBe, Millennial Resorts offers premium hospitality amenities. It manages the unconventional

accommodations of the surreal capsule-like rooms of the Cocoons with exteriors painted with murals depicting marine life and Crusoe Cabins which are repurposed container vans that are rustic-looking huts on the outside but are contemporary rooms with modern amenities, with options for beachfront and garden view.

There is the 300-capacity event space called Canopy to serve the growing tourism and active sports market of Calatagan. Millennial Resorts also feature Aquaria, a water park with a three-story pool slide, and Captain Barbozza restaurant and bar.

MILLI, the Millennial Resorts' digital service app provides seamless reservations and transactions on property.

### Future-proof investment

"It's the perfect time to invest in BeachTowns for its long-term property value appreciation, given Landco's track record. It's also a lasting legacy that can be passed onto the next generations, ensuring the well-being and financial security of many generations down the line," Manzano emphasized.

Those who will invest in the residential or mix-use lots of CaSoBe have the benefit of enjoying the anticipated increase of their investment's market value as proven by Landco's track record of property value appreciation in Punta Fuego, Batangas.

### Eco-Friendly BeachTown

"Championing environmental stewardship, the overall health and welfare of communities, and resource efficiency in our property developments which are aligned with United Nations Sustainable Development Goals, are at the heart of Landco's operations especially in the BeachTowns, not because we have to, but primarily because it's the right thing to do. Sustainability is part of our corporate DNA," Manzano enthused.

CaSoBe is a sustainable development envisioned to contribute to the quality of leisure tourism and property development targeting environment, economic, and social sustainability.

CaSoBe is LEED (Leadership in Energy and Environmental Design)-registered with



**A-LIST & PARTNERS**  
CONSULTING GROUP INC.

---

*A-List & Partners Consulting Group Inc.*  
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*Laura Villarín, Communications Officer*  
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its double piping system for water recycling, permeable pedestrian tree-lined walkways, and scenic bike lanes that contribute to reducing the development's carbon footprints.

Crusoe Cabins at CaSoBe is the first EDGE (Excellence in Design for Greater Efficiencies)-certified resort in the country. The EDGE certification was awarded by Philippine Green Building Initiative, Inc. (PGBI), which recognized Crusoe Cabins for its eco-efficient design that result in reduction of 34 percent in energy, 57 percent in water, and 65 percent in embodied energy in materials compared to local base case.

Various CSR and sustainability activities are undertaken for the conservation of marine sanctuary and community assistance in CaSoBe and its vicinity.

Landco is a subsidiary of Metro Pacific Investments Corporation and is known for pioneering premium landscapes for more than 30 years. For more information about the Landco BeachTown CaSoBe, visit [landco.ph](http://landco.ph) or FB page @LandcoPacificCorporation or view the official video <https://www.youtube.com/watch?v=cCozyNNq51E>.

###

### About Landco BeachTowns

Landco BeachTowns are master-planned seaside residential and resort communities driven by a powerful vision to create a beachside living destination for the urban pioneers. A beachside concept whose time has come, and is taking shape in the prosperous enclaves of Batangas in Laiya and Calatagan and Samal Davao. Landco BeachTowns, are rising over hundreds of hectares of Prime Real Estate with seaside residential homes, beachside retail establishments, world-class hotels, condominiums, and themed restau-

rants. Landco BeachTowns is setting a new standard of living.

### About Landco Pacific Corporation

For more than 30 years, Landco Pacific Corporation has created world-class leisure communities, breathtaking resort-inspired condominiums, and luxury home communities in the Philippines.

A subsidiary of Metro Pacific Investments Corporation (MPIC), Landco is a pioneering real estate developer in the country, which offers innovative and outstanding lifestyle products and experiences that revolutionize the way Filipinos live. Every Landco property is a testament to its vision of "Pioneering Landscapes":

Landco Shores: Peninsula de Punta Fuego and Terrazas de Punta Fuego. Landco Parks: WoodGrove Park in San Fernando, Pampanga; Waterwood Park in Baliuag, Bulacan; Montelago Nature Estates in San Pablo, Laguna; The Courtyard at Lakewood Golf Estates in Cabanatuan, Nueva Ecija; Woddridge Garden Village in Zamboanga City; and Hacienda Escudero in Tiaong, Quezon. Landco Peaks: Canyon Woods in Lemery, Batangas

Landco BeachTowns: Playa Laiya and Club Laiya in Laiya, San Juan Batangas, Playa Calatagan and CaSoBe - Calatagan South Beach in Calatagan, Batangas and Playa Azalea and Costa Azalea in Samal island, Davao.

### About Metro Pacific Investments Corporation (PSE:MPI)

A Philippine-based, publicly listed investment and management company, focused on infrastructure, with holdings in Manila Electric Company, Maynilad Water Services, Inc., MetroPac Water Investments Corporation, Metro Pacific Tollways Corporation, Metro Pacific Hospital Holdings Inc., Light Rail Manila Corporation and MetroPac Movers Inc.

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**Margie Bautista**  
**Jerry Guina**  
**Pinky Lungcay**  
**Michelle Mendoza**  
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**Taste and see that the Lord is good; blessed is the one who takes refuge in him.**

## NEWLY ELECTED SK CHAIRPERSONS NANUMPA NA

**N**oon ng Lunes, November 13, 2023, nanumpa nang tapat ang mga bagong halal na 47 Sangguniang Kabataan Chairpersons sa pa-

ngunguna ng ating mahal na alkade na si Mayor Strike B. Revilla na ginanap sa Multi-Purpose Hall, Buong puso namang nagbigay suporta at dumalo si Vice Mayor Rowena Bautista

- Mendiola kasama ang Sangguniang Panlungsod Members. Nagbigay suporta rin si ABC President Monching Bautista at ang Outgoing SK Federation President

na si Mac Raven Espiritu.

Ang programa na ito ay inorganisa ng Local Youth Development Office sa pamumuno ni Ms. Angie Cariaso.

Ang Pamaha-

laang Lungsod ng Bacoor, sa pangunguna ni Mayor Strike B. Revilla, ay magalak kayong binabati!

Naway magampanan niyo ang inyong paglilingkod nang may buong

puso, pag-unawa, tapat at tiwala sa Poong Maykapal at patuloy na magbigay serbisyo at adhikain sa mga Kabataang Bacooreño.

(City Government of Bacoor)

Republic of the Philippines  
Department of Labor and Employment  
NATIONAL LABOR RELATIONS COMMISSION  
REGIONAL ARBITRATION BRANCH NO. IV  
3rd FLOOR HECTAN PENTHOUSE BLDG.,  
Calamba City  
rab4query@gmail.com  
0998-8513690

**TOMMY P. TEMPLE,**  
-Complainant-

**NLRC CASE NO. RAB IV-06-00834-21-L**

-VS-

**ROD FABRICATION AND INDUSTRIAL  
SUPPLIES AND ANTONIO C. OTERO, JR.**  
-Respondent-

x-----x  
**NOTICE OF SALE/LEVY ON EXECUTION  
OF REAL PROPERTY**

WHEREAS, by virtue of an Order of Execution issued by the Honorable **MARIA ANA T. ADVENTO**, Labor Arbiter of this Commission on February 8, 2023 in NLRC CASE NO. RAB IV-06-00834-21-L wherein **TOMMY P. TEMPLE**, are the complainants and **ROD FABRICATION AND INDUSTRIAL SUPPLIES AND ANTONIO C. OTERO, JR.** are the respondents for the recovery by way of distraint the total sum of PHP379,424.93, execution fees included, with interest and costs, etc., levy was made on JUNE 20, 2023 by the undersigned Sheriff of this Commission upon the real property of **ANTONIO C. OTERO, JR.**, registered under the name of **ANTONIO C. OTERO, JR.** and **RUBY BALMES OTERO**, which are more particularly described as follows:

xxx "TCT 060-2014023820 a parcel of land situated in Brgy. Tulo, Mun. of Calamba, Province of Calamba, containing an area of ONE HUNDRED FIFTY (150) square meters more or less, which is now more particularly bounded and described as that back hereof. With improvements " xxx.

-----nothing follows-----

NOW, THEREFORE, by virtue of said Order of execution and in accordance with Rule 39, Section 18 of the New Rules of Court of the Philippines, the undersigned Sheriff will set a public auction Sale to the bidder of CASH and in PHILIPPINE CURRENCY, on December 11, 2023 at 9 o'clock in the morning, or soon thereafter, at NLRC RAB-IV, Calamba City, Laguna the above-described properties in order to satisfy said Order of Execution, together with interests, costs, Legal and Execution fees.

In the event that the scheduled Auction Sale postponed, the same shall automatically reset on **December 18, 2023**, same time and place without further re-publication and posting of this notice.

Calamba City, Laguna, November 8, 2023

**BY AUTHORITY OF THE COMMISSION:  
(Sgd.) CARLO V. CALALANG  
SHERIFF**

**WARNING: IT IS ABSOLUTELY PROHIBITED  
TO REMOVE, DEFACE OR DESTROY THIS  
NOTICE OF SALE ON OR BEFORE THE DATE OF  
THIS SALE, UNDER PENALTY OF LAW.**

Southern Sparkle News And Publishing  
November 13, 20 & 27, 2023



*Personal  
pong  
pinanguna-  
han ni Calam-  
ba City Mayor  
Roseller Rizal  
ang pamama-  
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padyak sa  
ating mga  
kababayan.  
Bahagi po  
ito ng mga  
isinusulong  
na livelihood  
program sa  
lungsod, sa  
pamama-  
gitan ng City  
Cooperative  
Develop-  
ment and  
Livelihood  
Department./  
via Mayor  
Roseller  
"Ross" H.  
Rizal*

### Oath-taking ceremony of Newly elected Sangguniang Kabataan sa Biñan



**C**ity Mayor Walfredo "Arman" R. Dimaguila Jr. conducted the Oath-taking Ceremony before the newly elected Sangguniang Kabataan last November 12, 2023 at the 2nd Level Biñan People's Center, Brgy. Zapote, Biñan City, Laguna.

The Ceremony was witnessed by CLGOO VI Fatima Nona M. Alon, Sangguniang Panlungsod Secretary, Gener Romantigue, and YASDO Department Head, Alfred Benedict R. Suarez.

As stated in Section 28 of RA No. 10742, otherwise known as the "Sangguniang Kabataan Reform Act of 2015,"

as amended by RA No. 11768, all elected SK Officials must complete the SK Mandatory Training before assuming their positions.

The importance of the SKMT to orient the newly-elected youth officials on the SK history is to planning and budgeting, meetings and resolutions, code

of conduct and ethical standards, decentralization, and local governance.

Immediately after the SKMT, Oath-taking Ceremony was facilitated.

A big congratulations again to all the newly-elected SK Officials of Biñan City! (*City of Biñan*)



**Binabati ng Matro Bros. at ng ating butiing Mayor Yuri Pacumio ang mga bagong halal na Sangguniang Kabataan Chairman ng Tanza sa pangunguna ni bilang: SKF Pres - Patrick A. Bocalan - Barangay Santol; Vice Pres - Thadeus Winston D. Reyes - Barangay Amaya 1; Secretary - Camila Marie B. Perez - Barangay Mulawin; Treasurer - Matthew Jei Ocampo - Barangay Amaya 5; Auditor - Angelika E. Llagas - Barangay Julugan 6; PRO - Gilbert Arle - Barangay Halayhay; Sgt. at Arms - Barangay Androe Cito Francisco - Paradahan 2**  
**Maraming Salamat sa mga kasama natin na nag-organisa upang magkaroon ng maayos at tahimik na eleksyon para sa katungkulan. Mabuhay ang Bayan ng Tanza. Mabuhay ang Batang Tanzeño. (JERRY GUINA)**



## Cavite BNS General Assembly, a convergence of dedication, glam and talent

**T**he 3rd General Assembly of Cavite Barangay Nutrition Scholars (BNS) held on November 10, 2023 at the CARSIGMA Gymnasium in the City of Carmona was not just a convergence of minds dedicated to community health; it was a celebration of camaraderie, beauty, talent, and long-standing commitment. Barangay Nutrition Scholars took the opportunity to express their individual styles in a colorful display of the diverse fashion tastes of the BNS community, highlighting their unique personalities outside their crucial roles in nutrition advocacy.

The BNS Got Talent competition electrified the assembly as the top

five groups stepped onto the stage to showcase their talents. The talent show brought to light the multifaceted abilities of the Barangay Nutrition Scholars, creating an atmosphere of encouragement and fun. Magallanes BNS emerged as Champion followed by the group from Imus City in second place; Silang in third; and the teams from the City of Carmona and Trece Maitres City tied in fourth place. Special awards were also given – Best Video went to Magallanes entry, Most Entertaining for City of Carmona entry, and People's Choice award for Alfonso entry.

Adding a touch of glamour to the assembly, muses walked the runway in the BNS Mus-

es competition. These muses not only exhibited grace and poise but also embodied the spirit of unity and pride within the BNS community. Ms. Rol-lane P. Diaz of Gen. Trias City was hailed as the BNS Muse 2023 and also won the People's Choice Award. Following in second place was Ms. Ana Marie F. Amparo of Tanza who was also awarded as Ms. Photogenic, and in third place was Ms. Rhey-sian S. Cosa of Alfonso who also received the Best Dressed award.

Winners of the two competitions also received cash prizes.

A poignant moment during the assembly was the presentation of Loyalty Awards to Barangay Nutrition Scholars who have served for ten

years and longer. These dedicated individuals received recognition for their unwavering commitment and significant contributions to community health and nutrition.

Governor Jonvic Remulla graced the event and reiterated the provincial government's support and care for Cavite BNS. On behalf of Vice Governor Athena Bryana Tolentino, SK Provincial Federation President Tom Carlo Ardemer delivered a message of felicitations to the BNSs in attendance. Likewise, fifth district representative, Cong. Roy Loyola and Provincial Administrator for Community Affairs, Mr. Alvin Mojica, both expressed their gratitude to the commitment and dedication of baran-

gay nutrition scholars as partners on the local government in carrying out health programs in the communities.

Ms. Lourdes Orongan, OIC-Regional Nutrition Program Coordinator also joined the event reinforcing the National Nutrition Council-Calabarzon's support to the programs and endeavors of the province on nutrition.

Civil Service Commission Eligible BNS, Ms. Nilda Noceda delivered an inspirational message for her fellow BNS to continue the dedicated service which may open doors to an even more fulfilling career in the government just as she had experienced after

working as a BNS for four years.

In her message, Provincial Nutrition Action Officer Angeles Peñalba, expressed her heartfelt gratitude to all who made the event possible, most especially to the barangay nutrition scholars who are the main actors and reason for the program.

The annual General Assembly of Cavite Barangay Nutrition Scholars not only strengthens the commitment to community health but also reinforces the bonds of friendship, acknowledging the long-standing dedication and the diverse talents of its members.- (Cavite Provincial Information Office)

**Ginanap ang panunumpa sa katungkulan ng mga bagong halal na Sangguniang Kabataan Officials. Pinangunahan ito ng ating butiing Mayor Voltaire Ricafrente, Vice Mayor Bamm Gonzales at Sangguniang Bayan Members. Dumalo din sa aktibidad na ito ang kinatawan ng Agimat Partylist, Cong. Bryan Revilla.**

**Sa kanyang mensahe pinaalalahanan ni Mayor Voltaire ang lahat ng mga bagong halal na opisyal na maging tapat sa kanilang sinumpaang tungkulin. Pangako nya ang buong supor-**

**ta para sa lahat ng proyektong may kinalaman sa pagpapaunlad at pagsasaayos ng ating mga barangay.**

**Kasunod din nito ay ginanap ang paghalal para sa Pambayang Pederasyon ng mga Sangguniang Kabataan na ginawa sa ating munisipyo. (JERRY GUINA)**



### EXTRA-JUDICIAL SETTLEMENT OF ESTATE OF THE LATE SPS. RODRIGO B. ALGARA AND MAURA P. ALGARA WITH PARTITION AGREEMENT

NOTICE is hereby given that the estate of the late SPS. RODRIGO B. ALGARA AND MAURA P. ALGARA, who died on July 1, 1996 and September 4, 2023 at Quezon City and Biñan City, Laguna respectively, that at the date and time of the death, the Deceased, were the registered and lawful owner of Two (2) parcels of land described and bounded as follows: A parcel of land situated in the Bo. of Halang, Biñan, Laguna, covered by TRANSFER CERTIFICATE OF TITLE NO. T-205660 containing an area of 180 square meters; and a parcel of land situated in the Bo. of Halang, Biñan, Laguna covered by TRANSFER CERTIFICATE OF TITLE NO. T-506287 containing an area of 92.50 square meters were Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 26th day of October 2023 and ratified before Notary Public Atty. Ana Mae E. Amaro, under Doc. No. 236, Page No. 49, Book No. XIX, Series of 2023.

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November 13, 20 & 27, 2023

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. 18353-23

-versus-

**CYRILL ANN M. ABELLA** married to  
**EDIVER L. ABELLA**,  
Mortgagor.

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 Avenue, Makati City, against **CYRILL ANN M. ABELLA** married to **EDIVER L. ABELLA**, mortgagors, with residential and postal address at Lot 37 Block 1, St. Mary's Street, Duplex Homes, Molino IV, Bacoor, Cavite AND/OR Lot 4 Block 5, Chateau L. Ermitage, Brgy. Calsadang Bago, Imus City, Cavite, to satisfy the mortgage indebtedness which as of March 21, 2023 amounts to **SEVEN HUNDRED SEVENTEEN THOUSAND SEVEN HUNDRED FIFTY SEVEN PESOS AND 40/100 (P717,757.40)**, 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 **November 28, 2023** 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. 057-2012022035**

"A PARCEL OF LAND (LOT 4 BLOCK 5 OF THE CONSOLIDATION-SUBDIVISION PLAN PCS-04-019770, BEING A PORTION OF THE CONSOLIDATION OF LOTS 1 & 2, PCS-04-019446) SITUATED IN THE BARANGAY OF CALSADANG BAGO, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE N., ALONG LINE 1-2 BY LOT 2 BLOCK 5; ON THE E., ALONG LINE 2-3 BY ROAD LOT 6; ON THE S., ALONG LINE 3-4 BY LOT 6, BLOCK 5, AND ON THE W., ALONG LINE 4-1 BY LOT 3, BLOCK 5, ALL OF THE CONS.-SUBD. PLAN. BEGINNING AT PT. MARKED "1" ON PLAN, x x x CONTAINING AN AREA OF FORTY SQ. METERS AND FIFTY SQUARE DECIMETERS (40.50) 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 **December 05, 2023** 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 encumbrances therein if any there be.

City of Imus, Cavite, Philippines, October 6, 2023

(Sgd.) **MHINARD SANTOS**  
Sheriff IV  
BRANCH 122

**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

**PAULINO E. CASES, JR.**  
Attorney-in-Fact, **CASES COLLECTION  
MANAGEMENT, INC.**  
c/o Cases Chun & Associates Law Offices  
Unit 408 Cityland Condominium 10  
Tower II 154 H.V dela Costa Street,  
Salcedo Village, Makati City

**CYRILL ANN M. ABELLA** married to  
**EDIVER L. ABELLA**  
Lot 37 Block 1, St. Mary's Street, Duplex Homes, Molino IV,  
Bacoor, Cavite and/or  
Lot 4 Block 5, Chateau L. Ermitage, Brgy. Calsadang Bago,  
Imus, Cavite

Southern Sparkle News And Publishing  
November 6, 13 & 20, 2023

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

**RIZAL COMMERCIAL BANKING  
CORPORATION,**  
(in its capacity as successor-in-interest  
of **RCBC Savings Bank, Inc.**) represented  
by **Atty. Maria Cielito R. Santos**  
Mortgagee,

Foreclosure Case No. F-822-23

-versus-

**ANGELAINE LLONORA FLORESTA  
AS REPRESENTED BY ATTORNEY-  
IN-FACT JUANARIA L. FLORESTA**  
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, **RIZAL COMMERCIAL BANKING CORPORATION (in its capacity as successor-in-interest of RCBC Savings Bank, Inc.)** represented by Atty. Maria Cielito R. Santos, with business address at 31st Floor AT Yuchengco Centre, 25th & 26th Sts., Bonifacio Global City, Taguig City, against the Mortgagor/s, **ANGELAINE LLONORA FLORESTA AS REPRESENTED BY ATTORNEY-IN-FACT JUANARIA L. FLORESTA** with residence and postal address at Block 30 Lot 8 Rose St., Asian Leaf Subd., General Trias, Cavite and Block 71 Lot 6 Bel Aldea Subd., Brgy. San Francisco General Trias, Cavite to satisfy the mortgage indebtedness which as of 25 July 2023 amounts to **SEVEN HUNDRED FIFTY NINE THOUSAND NINE HUNDRED SEVENTY THREE PESOS AND 32/100 (P759,973.32)**, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **December 14, 2023** 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. 057-2018008272**

A PARCEL OF LAND (LOT 6, BLK. 71 OF THE CONS. SUBD. PLAN, PCS-04-011869, BEING A PORTION OF THE CONS. OF LOTS 2680-G-3 TO 8, ALL OF (LRC) PSD-222174, LOT 2680-J-2 (LRC) PSD-101732, LOTS 2680-H, I & K, ALL OF PSD-33619, L.R.C. REC. NO. ), SITUATED IN THE BRGY. OF DE FUEGO, MUN. OF GEN. TRIAS, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 5, BLK. 71; ON THE NE., ALONG LINE 2-3 BY RD. LOT 60; ALONG LINE 3-4 BY LOT 1, BLK. 73; ON THE SE., ALONG LINE 4-5 BY LOT 7, BLK. 71; ON THE SW., ALONG LINE 5-1 BY RD. LOT 2, ALL OF THE CONS. SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN XXX CONTAINING AN AREA OF ONE HUNDRED THREE SQ. METERS AND SIXTY EIGHT SQ. DECIMETERS (103.68) XXX

All sealed bids must be submitted to the undersigned

**Congratulation Kapitan Ronaldo Sorino, tunay na Respeto at Pagpapahalaga Serbisyon tapat Maasahan ninyo, Alam po ninyo si kapitan May puso't mala-sakit para sa kanyang kabarangay po, kaya mi-nahal siya ng barangay ju-lugan 8, tanza cavite. BILLY DAVID SADIK**



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 **December 28, 2023** 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, November 17, 2023.

(Sgd.) **JOANNAH AVIGAIL C. TIMKANG**  
Sheriff IV

Copy Furnished:  
**RIZAL COMMERCIAL BANKING CORPORATION**  
31st Floor AT Yuchengco Centre, 25th & 26th Sts.,  
Bonifacio Global City, Taguig City

**ANGELAINE LLONORA FLORESTA AS  
REPRESENTED BY ATTORNEY-IN-FACT  
JUANARIA L. FLORESTA**  
Block 30 Lot 8 Rose St., Asian Leaf Subd., General Trias,  
Cavite  
Block 71 Lot 6 Bel Aldea Subd., Brgy. San Francisco  
General Trias, Cavite

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

Southern Sparkle News And Publishing  
November 20, 27 & December 4, 2023

**EXTRA-JUDICIAL SETTLEMENT OF  
ESTATE WITH ABSOLUTE SALE**

NOTICE is hereby given that the estate of the late **PEDRO SAGGE**, who died on August 18, 2021 at 990 Strykers road, Lopatcong Township, New Jersey, United States of America, the said deceased died intestate, without Will or Testament, and without any outstanding debts in favor of any person or entity, and he is the absolute and registered owner of a 2-bedroom unit balcony, unit 2D in Grand Quartier Condominium, Lot 5, Crosswinds Subdivision, Barangay Iruh Central, Tagaytay City containing a floor area of Eighty-Two Square Meters covered by Condominium Certificate of Title No. 076-2010000030 in the Office of the Register of Deeds for Tagaytay, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 7th day of August 2023 and ratified before Notary Public Atty. Pompeyo Maynigo, under Doc. No. 432, Page No. 88, Book No. 36, Series of 2023.

Southern Sparkle News And Publishing  
November 20, 27 & December 4, 2023

**EXTRA-JUDICIAL SETTLEMENT  
OF BANK DEPOSIT**

NOTICE is hereby given that the estate of the late **CONCEPCION G. DELA CRUZ**, who died intestate 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 Savings Account Number 006054-0178-61 and 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  
November 20, 27 & December 4, 2023

Republic of the Philippines  
**REGIONAL TRIAL COURT**  
 Fourth Judicial Region  
**Branch 109, Carmona, Cavite**  
 2nd Flr., Hall of Justice Bldg.,  
 Brgy. Maduya, Carmona, Cavite  
 Email add: [rte2cac109@judiciary.gov.ph](mailto:rte2cac109@judiciary.gov.ph);  
 Tel. No. (046) 4828527

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

**EJF-2023-145**

-versus-

**For: EXTRA JUDICIAL FORECLOSURE  
 OF REAL ESTATE MORTGAGE UNDER  
 ACT 3135, AS AMENDED BY ACT 4118**

**KATHERINE D. AGUIRRE,**  
 Mortgagor/Borrower.

x-----x  
**NOTICE OF SHERIFF'S SALE**

Upon Extra-Judicial petition for sale under Act No. 3135, as amended by Act 4118 filed by the mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the mortgagor/borrower, **KATHERINE D. AGUIRRE**, with postal address/es at 1.) Block 6B Lot 2, GMA Village, Gen. Mariano Alvarez, Cavite; and 2.) Block 40 Lot 30 Phase 2A-1, Alta Tierra Homes, Olaes, Gen. Mariano Alvarez, Cavite, and for the satisfaction of the mortgaged debt which as of 18 October 2023 amounts to **NINE HUNDRED FIFTY-NINE THOUSAND EIGHT HUNDRED FIFTY-THREE PESOS AND 31/100 (PhP959,853.31)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned or his duly authorized representative will **SELL** at public auction on December 21, 2023 at 1:00 o'clock in the afternoon at the Court Room of Branch 109, Regional Trial Court, Hall of Justice Building, Carmona, Cavite to the highest bidder for **CASH** or **MANAGER'S CHECK**, in Philippine currency, the mortgaged property/ies with all the improvements thereon to wit:

**TRANSFER CERTIFICATE OF TITLE  
 NO. 057-2019031237**

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF OLAES, MUN. OF GEN. MARIANO ALVAREZ, PROV. OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

"A PARCEL OF LAND (LOT 30 BLK. 40 OF THE CONS. SUBD. PLAN, PCS-04-024562, BEING A PORTION OF THE CONS. OF BLK. 2, PSD-04-185184, & RESERVED LOT 4, PSD-04-197135, LRC REC. NOS. 2166 & 55349), SITUATED IN BRGY. OF OLAES, MUN. OF GEN. MARIANO ALVAREZ, PROV. OF CAVITE, ISLAND OF LUZON, BOUNDED ON THE SW., ALONG LINE 1-2 BY ROAD LOT 33 (8.00 M WIDE); ON THE NW., ALONG LINE 2-3 BY LOT 28; ON THE NE., ALONG LINE -4 BY LOT 31; ALONG LINE 4-5 BY LOT 33; AND ON THE SE., ALONG LINE 5-1 BY LOT 32, ALL OF BLK. 40, ALL OF THE CONS. SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, BEING N. 88 DEG. 23'W., 2431.33 M. FROM BLLM NO. 14, CARMONA CADASTRE; THENCE N. 29 DEG. 16'W., 4.00 M. TO PT. 2; THENCE N. 60 DEG. 44'E., 11.00 M. TO PT. 3; THENCE S. 29 DEG. 16'E., 1.93 M. TO PT. 4; THENCE S 29 DEG. 16'E., 2.10 M. TO PT. 5; THENCE S. 60 DEG. 44'W., 11.00 M. TO THE PT. OF BEGINNING, CONTAINING AN **AREA OF FORTY FOUR (44) SQ. METERS, MORE OR LESS**. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS CYL. CONC. MONS. 15X40 CM; BEARINGS TRUE; DATE OF ORIGINAL SURVEY; AUG. 16, 1940-JULY 31, 1941, AND THAT OF THE CONS. SUBD. SURVEY; JUNE 9-14, 2008 & WAS APPROVED ON SEPT. 3, 2008."

xxxNOTHING FOLLOWSxxx

Prospective buyers and/or bidders are hereby enjoined to investigate for themselves the title of the said 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 the public auction should not take place on the said date and time, it shall be held on **December 28, 2023** at the same time and place without further notice.

November 8, 2023 at Carmona, Cavite.

(Sgd.) **BON GERARD D. ASCAÑO**  
 Clerk of Court VI  
 & Ex-Officio Sheriff

Prepared by:  
 (Sgd.) **JOSEPH R. DIOKNO**  
 Sheriff In-Charge

Copy furnished:  
**HOME DEVELOPMENT MUTUAL FUND**  
 The Petron Mega Plaza Bldg.  
 No. 358 Sen. Gil Puyat Avenue, Makati City

**MARIA VICTORIA D. CAPIRAL c/o ATTY. MELANIO A. BADENAS JR.**

Attorney-In-Fact, GCCS & Associates Corp.  
 RM. 209 Megastate Bldg., No. 737 G. Araneta Ave., Tatalon, Quezon City

**KATHERINE D. AGUIRRE**

- 1.) Block 6B, Lot 2, GMA Village, Gen. Mariano Alvarez, Cavite
- 2.) Block 40 Lot 30 Phase 2A-1, Alta Tierra Homes, Olaes, Gen. Mariano Alvarez, Cavite

**Southern Sparkle News And Publishing**  
 November 13, 20 & 27, 2023

### **EXTRA-JUDICIAL SETTLEMENT OF ESTATE OF THE LATE JANET DELA CRUZ GUEVARRA WITH DEED OF ABSOLUTE SALE (PORTION SALE)**

NOTICE is hereby given that the estate of the late **JANET DELA CRUZ GUEVARRA**, who died on August 16, 2013 at General Mariano Alvarez, Cavite, 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 Barangay San Gabriel, General Mariano Alvarez, Cavite, containing an area of Two Hundred One Square Meters (201) including all improvements erected thereon, covered by TRANSFER CERTIFICATE OF TITLE NO. T-1298486, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 16th day of November 2023 and ratified before Notary Public Atty. Elpidio M. Paligutan, under Doc. No. 473, Page No. 96, Book No. IV, Series of 2023.

**Southern Sparkle News And Publishing**  
 November 20, 27 & December 4, 2023

### **EXTRA-JUDICIAL SETTLEMENT OF ESTATE**

NOTICE is hereby given that the estate of the late **RHUEL CHARLTON L. LIT**, who died on July 17, 2019, leaving without any Last Will and Testament but he left behind his parcel of land, situated in #409 St., Bernard St., Lakeview Subdivision, Halang, Calamba City, Laguna, embraced under Katibayan ng Orihinal na Titulo Blg. 060-2017014185 containing an area of 316 square meters, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 19th day of August 2022 and ratified before Notary Public Atty. Eric Paul D. Peralta, under Doc. No. 206, Page No. 43, Book No. 33, Series of 2022.

**Southern Sparkle News And Publishing**  
 November 20, 27 & December 4, 2023

### **EXTRA-JUDICIAL SETTLEMENT OF ESTATE OF THE LATE ALBERTO G. JERIOS AND VIRGINIA BELIGORIO-JERIOS WITH DEED OF ABSOLUTE SALE (PORTION SALE)**

NOTICE is hereby given that the estate of the late **ALBERTO G. JERIOS AND VIRGINIA BELIGORIO-JERIOS**, who died on April 5, 1985 and July 12, 1994 at Block 64 Lot 7, M. Dacon, Gen. Mariano Alvarez, Cavite, 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 Block 64, Lot 7, Barangay Macario Dacon, General Mariano Alvarez, Cavite, containing an area of 144 square meters, covered by Transfer Certificate of Title No. 151874, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 6th day of October 2023 and ratified before Notary Public Atty. Elpidio M. Paligutan, under Doc. No. 206, Page No. 43, Book No. IV, Series of 2023.

**Southern Sparkle News And Publishing**  
 November 20, 27 & December 4, 2023

### **ERRATUM**

This is to correct the error made by this publication dated July 10, 17 & 24, 2023 in EXTRA-JUDICIAL SETTLEMENT OF ESTATE OF THE LATE ALEJANDRO J. ORTIZ AND PETRA T. ORTIZ, it should be Tax Declaration No. 13278 and not Tax Declaration No. 4460 as published.

**Southern Sparkle News And Publishing**  
 November 20-26, 2023

### **ERRATUM**

This is to correct the error made by this publication dated October 30, November 6 & 13, 2023 in NOTICE OF EXTRA-JUDICIAL FORECLOSURE filed by HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund) versus TEODOLFO BLANCO married to LUCIA BLANCO, in the case #, it should be FN-2023-346 and not FN-2023-336 as published.

**Southern Sparkle News And Publishing**  
 November 20-26, 2023

### **DEED OF EXTRA-JUDICIAL SETTLEMENT OF THE LATE LAMBERTO A. SAMANIEGO**

NOTICE is hereby given that the estate of the late **LAMBERTO A. SAMANIEGO**, who died on June 1, 2004 at Bo. San Vicente, Biñan, Laguna, that said deceased died without leaving any will or testament and without any outstanding debts in favor of any person or entity whatsoever, that said deceased, at the time of his death, left a parcel of land situated in the Bo. of Canlalay, Biñan, Laguna, covered by TRANSFER CERTIFICATE OF TITLE NO. T-147767 containing an area of 155 square meters, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 27th day of October 2023 and ratified before Notary Public Atty. Ana Mae E. Amaro, under Doc. No. 240, Page No. 49, Book No. XIX, Series of 2023.

**Southern Sparkle News And Publishing**  
 November 13, 20 & 27, 2023

### **EXTRA-JUDICIAL SETTLEMENT WITH DEED OF ABSOLUTES SALE**

NOTICE is hereby given that the estate of the late **EDEN B. DOMINGO**, who died last October 10, 2021 at Premier Hospital Parañaque City, the deceased died intestate without a Will or Testament and without any outstanding debts in favor of any person or entity, said deceased is one of the registered owner and left a parcel of land situated in Tagaytay Executive Village Bgy. San Jose, Tagaytay City, covered by TRANSFER CERTIFICATE OF TITLE NO. T-74511 of the Register of Deed, Tagaytay, containing an area of 246 square meters, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 10th day of July 2023 and ratified before Notary Public Atty. Joshua P. Lapuz, under Doc. No. 19, Page No. 5, Book No. 135, Series of 2023.

**Southern Sparkle News And Publishing**  
 November 13, 20 & 27, 2023

### **EXTRA-JUDICIAL SETTLEMENT OF ESTATE AMONG HEIRS WITH SALES**

NOTICE is hereby given that the estate of the late **MARIA PAZ M. CAMACHO**, who died on September 13, 2006 at Biñan City, Laguna without any will, that the said deceased at the time of her death left a parcel of land with improvements covered by TRANSFER CERTIFICATE OF TITLE NO. T-219700 located at Biñan City, Laguna, containing an area of One Hundred Fifty (150) square meters, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 25th day of September 2023 and ratified before Notary Public Atty. Fernando M. Diaz, under Doc. No. 67, Page No. 14, Book No. 52, Series of 2023.

**Southern Sparkle News And Publishing**  
 November 13, 20 & 27, 2023

Republic of the Philippines  
Fourth Judicial Region  
**REGIONAL TRIAL COURT**  
**OFFICE OF THE CLERK OF COURT**  
City of Bacoor  
Email: [rtcbcrocc@judiciary.gov.ph](mailto:rtcbcrocc@judiciary.gov.ph)  
Telephone No. 09273707489

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

-versus-

**Foreclosure No. 2023-403**  
For: Extra-Judicial Foreclosure  
of Real Estate Mortgage

**ZENAIDA E. OBLENA married to**  
**CARLOS D. OBLENA,**  
Mortgagors.

x-----  
**NOTICE OF EXTRA JUDICIAL**  
**FORECLOSURE**

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, at The Petron Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City and against the mortgagors **ZENAIDA E. OBLENA married to CARLOS D. OBLENA**, at 120 M. Acosta Street, Pasay City, Metro Manila and Lot 6 Blk. 2, Phase 2, Mary Homes, Molino, Bacoor, Cavite, to satisfy the mortgagee indebtedness which as of August 15, 2023, amounts to **TWO HUNDRED FORTY FOUR THOUSAND THREE HUNDRED TWO PESOS & 47/100 (P244,302.47)**, Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fee incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on **January 4, 2024** at 10:00 o'clock in the morning or soon thereafter, at the main entrance of the Hall of Justice of Bacoor City, Cavite, 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-765807**

"A Parcel of Land (Lot 6, Blk. 2 of the cons. subd. plan, Pcs-04-011346, being a portion of the cons. of Lots 1-36, Blk. 2, 1-33, Blk. 3, 1-29, Blk. 4, 1-44, Blk. 5, 1-44, Blk. 6, 1-44, Blk. 7, 1-28, Blk. 8, 1-28, Blk. 9, 128, Blk. 10, 1-36, Blk. 11, 1-36, Blk. 12, 1-36, Blk. 13, 1-36, Blk. 14, 1-36, Blk. 15, 1-27, Blk. 16, 1-14, Blk. 17, Blk. 18, 1-40, Blk. 19, 1-28, Blk. 20, 1-27, Blk. 21, 1-17, Blk. 22, 1-15, Blk. 23, 1-24, Blk. 24, 1-20, Blk. 25, 117, Blk. 26, 1-16, Blk. 27, 1-16, Blk. 28, 1-13, Blk. 29, Blk. 30, 1-15, Blk. 31, 1-28, Blk. 32, 1-28, Blk. 33, 1-32, Blk. 34, Blk. 35, 1-20, Blk. 36, 1-20, Blk. 37, 1-20, Blk. 38, 1-36, Blk. 39, 1-12, Blk. 40, 1-44, Blk. 41, 1-28, Blk. 42, 1-14, Blk. 43, Blk. 44, Alley 1-25, Rd. lots 1-20, all Pcs-04-008896, lot 1, Blk. 2, Pcs-04-009924, lot 1, Blk. 1, Pcs-04-009924, 86 lot 24, Blk. 19, Pcs-04-009924, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite, Is. of Luzon. X x x, Containing an area of FIFTY (50) SQ. METERS."

"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 **January 11, 2024**, without further notice."

Prospective buyers or bidders are hereby enjoined to investigate for themselves the title to the said property and encumbrances, if any there be.

City of Bacoor, November 13, 2023.

(Sgd.) **MELY C. HERMOSURA-VISTA**  
Clerk of Court VI

By:  
(Sgd.) **DEMETRIO T. VILLANUEVA, JR.**  
Sheriff IV

Copy Furnished:

**HOME DEVELOPMENT MUTUAL FUND**  
**(otherwise known as Pag-IBIG Fund)**  
The Petron Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City

**PAULINO E. CASES, JR.**  
c/o Cases Chun & Associates Law Offices  
6th Floor JELP Business Solution Building, 409 Addition Hills, Shaw Blvd. Mandaluyong City

**ZENAIDA E. OBLENA married to**  
**CARLOS D. OBLENA**  
120 M. Acosta Street, Pasay City, Metro Manila  
Lot 6 Blk. 2, Phase 2, Mary Homes, Molino, Bacoor, Cavite

**WARNING:** It is absolutely prohibited to remove, deface or destroy this notice of Extra-judicial Sale on or before the date of sale.

**Southern Sparkle News And Publishing**  
**November 20, 27 & December 4, 2023**

Republic of the Philippines  
Fourth Judicial Region  
**REGIONAL TRIAL COURT**  
**OFFICE OF THE CLERK OF COURT**  
City of Bacoor  
Email: [rtcbcrocc@judiciary.gov.ph](mailto:rtcbcrocc@judiciary.gov.ph)  
Telephone No. 09273707489

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

-versus-

**Foreclosure No. 2023-378**  
For: Extra-Judicial Foreclosure  
of Real Estate Mortgage

**DANILO M. SALAZAR married to**  
**BERNADETTE C. SALAZAR,**  
Mortgagors.

x-----  
**NOTICE OF EXTRA JUDICIAL**  
**FORECLOSURE**

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, at The Petron Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City and against the mortgagors **DANILO M. SALAZAR married to BERNADETTE C. SALAZAR** at P 56, 4, 17TH Street, Villamor Airbase, Pasay City, Metro Manila and Lot 11 Blk. 13, Phase 2, Springville Central, Molino, Bacoor, Cavite, to satisfy the mortgagee indebtedness which as of August 15, 2023, amounts to **NINE HUNDRED FOUR THOUSAND NINE HUNDRED SIXTY TWO PESOS IIB 84/100 (P904,962.84)**, Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fee incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on **December 05, 2023** at 10:00 o'clock in the morning or soon thereafter, at the main entrance of the Hall of Justice of Bacoor City, Cavite, 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. 057-2011028599**

"A PARCEL OF LAND (LOT 11 BLK. 13; OF THE CONS.-SUBD. PLAN, PCS-04-005915, BEING A PORTION OF THE CONS. OF BLK. 14 TO 17, PSD-04-048519, LRC RECORD NO. ), SITUATED IN THE BO. OF MOLINO, MUN. OF BACOR, PROVINCE OF CAVITE. X X X, CONTAINING AN AREA OF SIXTY (60) SQ. METERS."

"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 **December 12, 2023**, without further notice."

Prospective buyers or bidders are hereby enjoined to investigate for themselves the title to the said property and encumbrances, if any there be.

City of Bacoor, November 7, 2023.

(Sgd.) **MELY C HERMOSURA-VISTA**  
Clerk of Court VI

By:  
(Sgd.) **ROBERT JON A. DELA CRUZ**  
Sheriff IV

**DEED OF SELF-ADJUDICATION OF**  
**THE ESTATE OF THE DECEASED**  
**ALLEN ALINAYA LOSING**

NOTICE is hereby given that the estate of the late **ALLEN ALINAYA LOSING**, who died intestate on November 1, 2023 at San Pedro Calungsod Medical Center 3141-C Kalayaan, Brgy. Magdalo, Kawit, Cavite, that said deceased left the only property, to wit: BPI Family Savings Bank with Account Number: 6053-0406-49 and outstanding balance: Php305,343.13, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 13th day of November 2023 and ratified before Notary Public Atty. Maria Anna B. Yap, under Doc. No. 162, Page No. 34, Book No. VI, Series of 2023.

**Southern Sparkle News And Publishing**  
**November 20, 27 & December 4, 2023**

Copy Furnished:

**HOME DEVELOPMENT MUTUAL FUND**  
**(otherwise known as Pag-IBIG Fund)**  
The Petron Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City

**PAULINO E. CASES, JR.**  
c/o Cases Chun & Associates Law Offices  
6th Floor JELP Business Solution Building, 409 Addition Hills, Shaw Blvd. Mandaluyong City

**DANILO M. SALAZAR married to**  
**BERNADETTE C. SALAZAR**  
P 56, 4, 17TH Street, Villamor Airbase, Pasay City, Metro Manila  
Lot 11 Blk. 13, Phase 2, Springville Central, Molino, Bacoor, Cavite

**WARNING:** It is absolutely prohibited to remove, deface or destroy this notice of Extrajudicial Sale on or before the date of sale.

**Southern Sparkle News And Publishing**  
**November 20, 27 & December 4, 2023**

**EXTRA-JUDICIAL SETTLEMENT OF**  
**ESTATE OF ROBERT CASTRO LEE**

NOTICE is hereby given that the estate of the late **ROBERT CASTRO LEE**, who died intestate on November 17, 2019, that at the time of his death, the Decedent had under his name certain personal properties which he owned with his wife, Marianne C. Cheng, as part of their conjugal properties, to wit: 1. Ten Thousand (10,000) Common Shares of Stock of New Penguin Manufacturer Corp.; 2. Five Hundred (500) Common Shares of Stock of Asiawide Int'l. Imports Inc.; 3. Five Thousand (5,000) Common Shares of Stock of Lee Oversea Property Management Corp.; 4. Seventy-Seven Thousand (77,000) Common Shares of Stock of Oversea Properties Inc.; 5. The amount of Php1,149,291.25 deposited in EastWest Bank Savings Account No. 200001857117; 6. The amount of Php172,798.14 deposited in Metrobank Savings Account No. 026-3-02621112-4; 7. The amount of Php26,838.14 deposited in Metrobank Checking Account No. 026-7-00058620-6 were Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 11th day of October 2023 and ratified before Notary Public Atty. Peter Michael Dizon, under Doc. No. 490, Page No. 95, Book No. 4, Series of 2023.

**Southern Sparkle News And Publishing**  
**November 13, 20 & 27, 2023**

**AFFIDAVIT OF**  
**SELF-ADJUDICATION**

NOTICE is hereby given that the estate of the late **ROSITA V. LIM**, my mother, who passed away on October 4, 2012; **ROBERTO G. VIRATA**, my uncle, who passed away on February 12, 2006; and **RONALDO V. LIM**, my uncle, who passed away on November 27, 2020, all of them passed away in the United States of America (USA) and did not leave any will, the said deceased were the registered co-owners of a single parcel of land located in Bo. Medicion, Mun. Imus, Prov. Cavite, more particularly described in the TRANSFER CERTIFICATE OF TITLE No. T-191604 issued by the Registry of Deeds for Cavite, containing an area of 1,559 square meters, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed before Notary Public Atty. Norberto R. Malit Jr., under Doc. No.477, Page No. 51, Book No. II, Series of 2023.

**Southern Sparkle News And Publishing**  
**November 13, 20 & 27, 2023**

# EXPERIENCE THE HAPPIEST CHRISTMAS AT SM

SM malls in Laguna opened the holiday season by filling the mall atrium with Yuletide cheers and carols as they

launched their Christmas centerpieces. The event was highlighted by the lighting of the said centerpieces which

astounded the guests and mall shoppers. The

said Christmas displays complimented the holiday ambiance of the malls.

Spread the love and gift giving this Christmas by purchasing a pair of Bears of Joy. Customers get to keep one bear and the other one will be donated to a chosen charity. Just drop by at the Bears of Joy



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booth at the Mall Atrium

starting Nov 15, 2023 and purchase a pair for only P250. **(Karen Christine H. Tiqui)**



**Embark on a Bear-y Christmas adventure at SM City San Pablo**



**SM Center San Pedro's Starry Sparkly Christmas lighting ceremony was led by Mayor Art Mercado and his lovely wife Mika, together with SM Supermalls Asst. Vice President for Operations - South 3 Angel Toreja.**



**Experience the magic at SM City Santa Rosa's icicle wonderland**



**Fairy tales do come true, if you believe as SM City Calamba brings you an Enchanting Christmas. Gracing the lighting ceremony are (from left to right): City Tourism Head Maolen Boholano, Vice Mayor Totie Lazaro, SM Supermalls Asst. Vice President for Operations - South 3 Angel Toreja (center), SM Store Branch Manager Maricel Florido, and Mall Manager Evelyn Verzola.**

## Experience an #AweSM Thanksgiving Celebration at SM Supermalls

With Christmas just around the corner, the Thanksgiving weekend is a time to give thanks by spending a hearty week-long feast with your loved ones at SM Supermalls with these amazing offerings.

*Say a little Thanksgiving prayer for your loved ones*

Because it's Thanksgiving, pause and reflect on the blessings of the past year. On November 26th, SM will be bringing its whole community together to offer thanks for all the blessings received throughout the year in a special Thanksgiving Holy Mass.

*Share a Thanksgiving Roast with the family*

Thanksgiving wouldn't be complete without mouthwatering roast chicken, crispy pata, and lechon platters adorned with plenty of side dishes that will surely treat your taste buds. From November 19 to 26, let SM Supermalls indulge you in a Thanksgiving Roasts Dining Feast and experience a delectable selection of roasted goodness.

*Savor National Thank You Day with special treats*

Say 'Thank You' to your loved ones with a special treat from McDonald's and SM Supermalls! On November 23rd- a day dedicated to expressing gratitude-

head over to McDonald's stores in SM malls and discover exclusive Thanksgiving instant upsize or BOGO (Buy One, Get One) offers.

*Friendsgiving is extra special with these party bundles*

Make your next dine-out with the squad extra memorable with these Friendsgiving Feast Party Bundles at SM. Perfect for sharing with your best pals. At SM, Thanksgiving is not just about family; it's also about cherishing treasured bonds with friends.

*Create cherished photos at the Thanksgiving Photo Spots*

Create core thanksgiving memories with your loved ones at SM

Supermalls' Thanksgiving Photo Spots. These spots are adorned with fun and playful Thanksgiving party-themed décor, featuring F.R.I.E.N.D.S.-inspired props and balloon arc decorations. Fill your IG or your #FYPs with these snaps and share your gratitude with the world!

Thanksgiving is such a perfect time to not just count your blessings, but also create beautiful memories with your loved ones. So, gather your family and friends, head to your nearest SM mall, and experience a heartwarming Thanksgiving celebration filled with love, laughter, and treasured family mo-



ments!

To know more about SM Supermalls' Thanksgiving activities, visit

[www.smsupermalls.com](http://www.smsupermalls.com) and follow @SMSupermalls on social media. **(NINA WONG)**