



Vol. XV No. 21 FEB. 26-MARCH 3, 2024 P10.00

ACHIEVING EXCELLENCE: BACoor CITY GOVERNMENT RECOMMENDED FOR ISO 9001-2015 CERTIFICATION



BACoor CITY, PHILIPPINES - In a momentous event held at Revilla Hall on February 20, 2024, the City Government of Bacoor received a significant recommendation for certification to ISO 9001-2015. Esteemed individuals, including Mayor Strike B. Revilla, Vice Mayor Rowena Bautista Mendiola, and members of the Sangguniang Panglungsod, graced the event organized by ISO. The recommendation for certification is a testament to the unwavering dedication and hard work of the City of Bacoor Department Heads, Unit Heads, and employees. Their concerted efforts led to the successful completion of the Stage 2 Certification

(cont. p.2)

SEN. LEGARDA BATS FOR MINIMUM WAGE INCREASE

Story on p.4



SENATOR DELA ROSA DEFENDS JAIL INTEGRATION ACT

Senator Ronald "Bato" Dela Rosa has assured his colleagues that Senate Bill No. 2352 or SBN 2352, seeking the transfer of the control and supervision of provincial and sub-provincial jails to the Bureau of Jail Management and Penology (BJMP), will boost the jail decongestion effort of the government. The senator made this assurance in response to the query of Senate Deputy Minority Leader Risa Hontiveros as to SBN 2352 would support the strategies crafted during last year's National Jail Decongestion Summit. "Currently, there are some provincial jails which are not overcrowded, so when these facilities are turned over to the BJMP, it can transfer persons deprived of liberty from overcrowded facilities to provincial jails that are not congested," Dela Rosa said on Tuesday, February 21, 2024 deliberation. (Benjie J. Murillo / Joseph B. Vidal, Senate Social Media Unit)



DISTRIBUTION OF SCHOOL DEVICES AND EQUIPMENT.

Nama-hagi si Trece Martires City Mayor Gemma Lubigan kasama si Vice Mayor Bobby Montehermoso ng school devices at equipment tulad ng 63" Led TV, 43" Smart TV & Sound System, Laptop, Desktop Computer, DSLR Camera, Floor Polisher, Airconditioner, Public Address System, Fire Extinguisher at Printer sa ilang mga pampublikong paaralan sa Daycare, Elementary, High School at ALS sa lungsod ng Trece Martires City, Cavite. Ayon kay Mayor Lubigan, "Hangad po namin na makatulong ang mga kagamitang ito para sa higit na kapakinabangan ng ating mga mag-aaral."

ESTRADA REACTS ON ALLEGED EXTORTION BY MILF ON EX-MEMBERS

Senator Jinggoy Ejercito Estrada tasks the Moro Islamic Liberation Front (MILF) Peace Implementing Panel Secretariat to investigate claims on alleged "cut" in the P100,000 cash grant given to rebel returnees. Estrada, Chairperson of the Senate Committee on National Defense and Security, urged the concerned officials during the February 20, 2024 hearing to validate the gathered information and take appropriate action citing security concerns and misuse of millions of pesos of public funds. (Benjie J. Murillo / Rey Javelosa, Office of Senator J.E. Estrada)

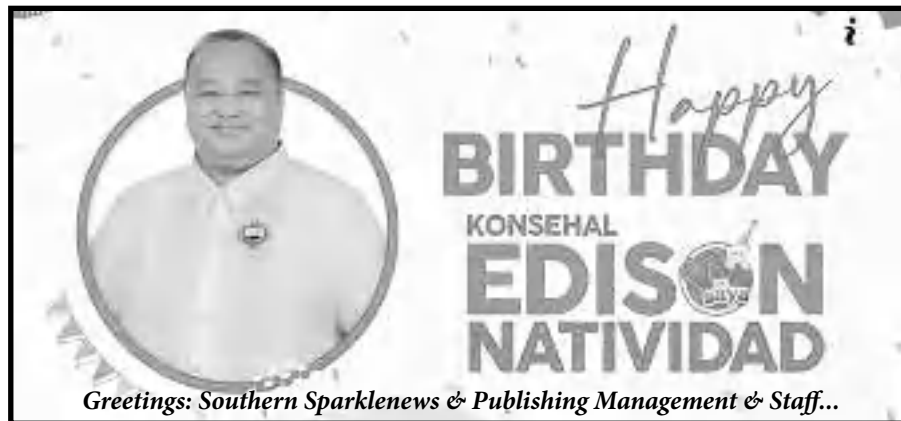


CALAMBA CITY PEACE AND ORDER SUMMIT 2024



Ginanap ang Calamba City Peace and Order Summit noong Martes, February 20, 2024 sa Jose Rizal Coliseum Convention area, sa pangunguna ng PNP Calamba Component City Police Station na nasa ilalim ng pamumuno ni Calamba CCPS Chief of Police PLT-COL Milany E. Martinez. Sa kanyang talumpati, sinabi ni Calamba City Mayor Roseller "Ross" H.

(cont. p.3)



ACHIEVING EXCELLENCE... from p. 1

Audit conducted by PT AJA.

The event was held to celebrate the ISO certification of the City Government of Bacoor, highlighting their commitment to quality management and continuous improvement. This certification acknowledges the city's ability to consistently provide products and services that meet customer and regulatory requirements.

ISO 9001-2015 is an internationally recognized standard for quality management systems. By obtaining this

certification, the City Government of Bacoor has demonstrated its dedication to delivering efficient and effective services to its constituents.

The atmosphere at the event was filled with joy and pride as the City Government of Bacoor received the recommendation for certification. This achievement marks a significant milestone for the city and showcases their unwavering commitment to excellence. With the ISO 9001-2015 certification, the City Government of Bacoor is well-po-

sitioned to further enhance its services and continue providing the highest quality of service to its residents.

Congratulations to the City Government of Bacoor on this remarkable achievement. The recommendation for ISO 9001-2015 certification is a testament to their hard work and exemplary leadership. It sets the stage for a brighter future, where the city can thrive and continue to provide exceptional services to its community. The City Government of Bacoor has truly achieved excellence.

SOUTHERN SPARKLE NEWS AND PUBLISHING publication is an English/Filipino Weekly Published every Monday at Region IV-A, Province of Cavite



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Subscription Rates: 1 year 52 Issues = Php 520.00
Legal Notices: 1 col. Per cm. rates = Php 160.00
Commercial Ad Rate: Per column = Php 200.00

NIGERIAN NATIONAL, NAAKTUHANG NAGBEBENTA NG DROGA

ISANG Nigeri-an national ang naaresto makaraang maaktuhang inaabutan ng hinihinalang illegal na droga ang Isang nitong parokyano Brgy Talaba 3 sa Bacoor City, Cavite.

Base sa report ng pulisya Kinilala ang suspek alyas 'Wisdoam, 47-Anyos ng Brgy Zapote 2, Bacoor City, Cavite

Sa ulat ni Pat. Levin Sinatad ng Bacoor CPS dakong alas-4:45 hapon nang naaktuhan nila ang suspek na nag-aabot ng hinihinalang shabu sa isang di kilalang lalaki kung saan kasalukuyang nagsasagawa ng pagpapatrulya sa Barangay Talaba 3, ng nasabing lugar. Nakumpiska mula suspek ang tinatayang 1 gramo ng hinihinalang

shabu na may street value na P6,800 habang ang di kilalang customer ay mabilis na nakatakas.

Nahaharap sa Kasong paglabag sa Section 11 ng RA 9165 ang suspek

Isasailalim din ang suspek sa Drug Test examination habang ang narekober na shabu ay i-turn over sa Cavite PFU para sa laboratory examination.

JIMMY BARRIENTOS

215 ARRESTED IN A SIMULTANEOUS ANTI-CRIMINALITY AND LAW ENFORCEMENT OPERATIONS IN BATANGAS

Batangas City - 215 individuals were arrested in a five-day simultaneous anti-criminality and law enforcement operations (SACLEO) of Batangas Police Provincial Office from February 15 to 19, 2024.

The operation intends to intensify the campaign of the PNP

against criminality in the province.

In a report of Col Samson Belmonte, Provincial Director of Batangas PPO to BGen Paul Kenneth Lucas, Regional Director, PRO CALABARZON, 42 wanted persons were arrested thru warrant of arrests, 12 of which were classified as Most Wanted Persons (MWP) while 30 is other wanted per-

sons (OWP).

In other operations, 56 were arrested for illegal drugs and a total of 85 grams of shabu and 5 grams of marijuana with a combined value of P578,600.00 were confiscated.

85 persons were arrested for illegal gambling while 3 was due to illegal possession of firearms.

(ROSELLE AQUINO)

BUS, NATUPOK NG APOY

Isang unit ng pampasaherong bus ang nilamon ng apoy makaraang masunog habang bumabagtas patungong terminal sa sa Indang, Cavite.

Base sa report Isa g Dionets Liner na pampasaherong bus pampasaherong bus ay ang Dionets Liner na nagmamay-ari ng isang Ronaldo Samio.

Sa ulat, dakong alas 2:30 ng hapon binabagtas ng pampasaherong bus na Dionets Liner na may plakang NDE 3649 na minamaneho ni Ruel Isidro, 44 at conductor nito na si Pablo Asangre, 42 ang kahabaan ng Indang-Trece Road sakop ng Brgy Alulod, Indang, Cavite galing sa kanilang garahe sa Brgy Mataas na Lupa ng nasabing bayan at patungo sana sa Indang Transport Terminal ng pagsapit sa pinangyarihan ng insidente sa tapat ng bahay ni Brgy Chairman Marli-to Penus nang napansin ng driver at conductor nito na may usok na

nanggagaling sa likurang bahagi ng sasakyan.

Mabilis na pinatakbi ng driver ang bus patungo sa isang bakanteng lote dito kaagad na hanggang sa lumalagablab ang apoy at tuluyang nasunog ang

nasabing bus.

Dakong alas-2:50 ng hapon nang ideklarang fire contained ng Bureau of Fire Protection (BFP) at wala namang nauulat na nasaktan o nasugatan.

JIMMY BARRIENTOS

MILYON HALAGANG SHABU NASABAT SA PARKING AREA NG MALL

Nasa mahigit sa P3 milyong halaga ng shabu ang nasamsam sa isang hinihinalang tulak sa isinagawang buy bust operation sa parking area ng mall sa Brgy

Molino III, Bacoor City, Cavite.

Base ulat, dakong ala-1:35 ng hapon nang nagsagawa ng buy bust operation ang mga operatiba ng Provincial Drug Enforcement Agency Re-

(cont. p.5)

Look for HENRY MOJICA MOTOR CAR Insurance Services Face book page



Bagong pangulo ng ALSWDO-PI-Laguna Chapter, nanumpa sa katungkulan



STA. CRUZ, Laguna - Pina-ngunahan ni Gobernador Ramil L. Hernandez ang panunumpa sa katungkulan ng bagong tagalang pangulo ng ALSWDOPI o Association of Local Social Welfare and Development Officers of the Philippines, Inc.-Laguna Chapter na ginanap sa panlalawigang kapitolyo nang ika-19 ng Pebrero 2024. Si Gng. Aileneth C. Desiderio ng MSW-

DO-PILA ang nahirang na Pangulo na mangunguna sa 24 na bayan at 6 na lungsod sa lalawigan. Pinagkalooban din sila ni Gob. Hernandez ng kagamitan tulad ng laptop, camera, hard drive at iba pa na gagamitin para sa programa ng Online Sexual Abuse and Exploitation of Children (OSAEC). Ang tanggapan ng Provincial Social Welfare and Development (PSWDO) ang gumagampan sa programa na

naayon sa Republic Act No. 11930 o mas kilala sa "Anti-Online Sexual Abuse and Exploitation of Children (OSAEC)" and Anti-Child Sexual Abuse or Exploitation Materials (CSAEM) Act. Layon nito na palakasin ang pagsisikap tungo sa pag-iwas at proteksyon ng mga bata mula sa panganib at pang-aabuso sa digital world. (J. Coroza, photo: Jun Sapungan/Laguna PIO)

5 parangal, iginawad sa City of Biñan ng DSWD CALABARZON



Tinanggap ni Mayor Arman Dimaguila at CSWD Officer Olay Casbadillo ang limang (5) parangal para sa lungsod ng Biñan mula sa Department of Social Welfare and Develop-

ment (DSWD) CALABARZON ngayong araw, February 15, 2024. Ang Pagkilala sa Natatanging Kontribusyon sa Bayan Awards ay ginanap sa Batangas Provincial Auditorium. Sa testimonial speech ni Mayor Arman,

ibinahagi niya ang iba't-ibang best practices ng lungsod pagdating social welfare tulad ng pensyon ng lolo't lola, pamimigay ng ayuda, financial at medical assistance, programa para sa mga PWDs, at iba pa. (City of Biñan)

PATAY SA AKSIDENTE NG MOTORSIKLO SA CAVITE

Dalawa ang kumpirmadong namatay kabilang ang rider at sang lalaki na nabundol ng una makaraang sumalpok sa isang bakal na arko

ang isa pang rider at tumilapon sa lakas ng pagkakabangga sa kalsada sa magkahiwalay na insidente sa Cavite. Ayon sa report kinilala ang driver ng motor na isinugod sa

Ospital ng Imus (ONI) na si alyas 'Cyril' ng Brgy Anabu 1, Imus City Cavite habang sa Our lady of Pillar naman dinala si alyas 'Jose, 56, ng Villa Celi-na Bayan Luma 7, Imus City, Cavite, at sa Gen Emilio Aguinaldo Hospital naman dinala si alyas 'John ng Bucana, Sasahan, Naic Cavite subalit pawang idineklarang patay dahil sa dahil sa tinamong sugat sa ulo.

Base sa ulat, minamaneho ni alyas Cyril ang kanyang Honda Airblade habang binabagtas ang kaha-baan ng Aguinaldo Highway galing North to south patungo sa direksyon ng Tagaytay nang pagsapit sa harapan ng Villa Celi-na Subd., Brgy Bayan Luma 7, Imus City, Cavite nang nabundol nito si alyas 'Jose' dakong alas-7:55 kamakalawa ng umaga. Dahil sa lakas im-

pact ng pagkakabangga, tumilapon mula sa kanyang motorsiklo ang suspek habang nakaladkad naman ang biktima at kapwa tumilapon sa kalsada na nagresulta sa malalang sugat sa ulo. Kapwa isinugod ang dalawa sa magkahiwalay na ospital na kapwa binawian ng buhay.

Samantala, minamaneho din ng biktima si alyas 'John' ng Bucana Sasahan, Naic Cavite ang kanyang motorsiklo na Yamaha R15 habang binabagtas ang Brgy Agus OS, Indang Cavite patungo sa direksyon ng Naic, Cavite dakong alas-6:15 kamakalawa ng hapon, subalit pagsapit sa boundary Arc ng ng Brgy Agus OS at Calumpang Lejos Road nang aksidenteng bumangga ito sa baka na arko ng boundary dahilang upang tumailapon ang katawan nito sa

kanyang at dahilan ng malalang sugat sa katawan.

Nadala pa sa ospital ang biktima subalit patay na ito ng idating sa pagamutan. JIMMY BARRIENTOS

Calamba City peace... from p. 1

Rizal na mahalaga ang pagiging handa ng mga kawani ng Barangay sa pag-harap sa anumang uri ng sakuna at krimen. Binigyang diin naman ni Laguna Provincial Police Office Acting Provincial Director PCOL Gauvin Mel Y. Unos ang kahalagahan ng pakikipagtulungan ng mga Barangay Tanod at ng mga Pulis sa pagpapanatili ng katahimikan sa pamayanan.

Nagpahayag rin ng kanilang suporta sa programa sina City Councilor and Chairperson on Peace and Order, Fire Prevention and Public Safety and Welfare Arvin L. Manguiat, City Councilor and Calamba City Liga ng mga President Pio C. Dimapilis, at DILG Calamba City

Local Government Operations Officer Jennifer S. Quirante.

Sa training proper, tinalakay ni Office of the City Prosecutor Officer-in-Charge Atty. James E. Villanueva ang nilalaman ng Katarungang Pambarangay. Tinalakay naman ni Task Force Ugnay Operation Officer CPT Cecilio T. Gunhuran II (INF), PA ang tungkol sa Stable Internal Peace and Security (SIPS). Nagkaroon rin ng demonstration ng explosive devices si Project A.B.K.D (Awareness of Bombs that Kill Lives and Destroys Properties) PMAJ Danny C. Yaysay sa kanyang paksa tungkol sa bomb awareness and safety. (CALAMBA CITY LIPESO/MARRA VILLEGAS)



QCFD WELCOMES NEW FO1 RECRUITS

Three new Fire Officer - 1 recruit from Class S1-GALAB 2024-01 are shown paying courtesy call to Chief Inspector Francia B. Embalsado, Quezon City Fire District Chief of Fire Safety Enforcement Section at her office on February 20, 2024. The hiring of new firefighters is part of the Fire Bureau's efforts to ensure the prevention and suppression of destructive fires, as well as meet the ideal ratio of one fireman for every 2,000 people. QCFD is headed by District Director Sr. Supt. Florian A. Guerrero. (Benjie J. Murillo / QCFD Photo)

CHINABANK WELCOMES THE YEAR OF THE DRAGON WITH MICHELLE DEE AS BRAND AMBASSADOR

Chinabank has signed up its first ever brand ambassador, the reigning Miss Universe Philippines Michelle Marquez Dee. The collaboration was formalized on February 14, 2024 at the Chinabank head office in Makati City.

The beauty queen, actress, host, athlete, and model is a fitting and inspiring representative for Chinabank. Michelle, who has won the hearts and minds of



From left: Chinabank Chief Finance Officer Patrick Cheng, President & CEO Romy Uyan, Michelle Dee, Sparkle GMA Artist Center Vice President Joy Romina Marcelo, and Miss Universe Philippines Creative Director Jonas Gafud.

to share my stories and the incredible work Chinabank does... I can't wait to make memories and make such ground breaking opportunities for everyone around us as well."

Chinabank founder Dee C. Chuan was Michelle Dee's paternal grand-uncle. Her grandfather was former Chinabank Chairman Dee K. Chiong whose leadership shaped the bank into prominence. He also led the bank's early foray into computer technology, becoming the first bank in South-east Asia to process deposit accounts online.

Chinabank is the fourth largest private universal bank in the Philippines. The bank is set to launch an advertising campaign featuring Michelle as it continues to innovate and improve its products and services with a keen focus on its customers. (KCHT)

Sen. Legarda bats for minimum wage increase

Senate President Pro Tempore Loren Legarda expressed her support for a bill increasing the daily minimum wage by P100 in the private sector to uplift families from poverty.

The four-term senator co-authored and co-sponsored Senate Bill 2534, which Senate passed on second reading.

"It is high time we increase the minimum wage across the board in the private sector to alleviate the financial strain on families," said Legarda during her co-sponsorship speech.

"By ensuring that families earn a fair wage, we can address concerns about basic necessities. This will enable families to enjoy more fulfilling and stable lives. This is a matter of economic justice and basic human dignity," she added.

The minimum wage of all workers in the private sector, whether agricultural or non-agricultural, shall be increased by P100 a day upon the effectivity of the law.

Any employer found to have violated the law, if passed, will be fined between P25,000 to P100,000, or imprisonment between 2-4 years, as well as awarding back pay.

Per the Philippine Statistics Authority

(PSA), a Filipino family of five would need at least P13,797 a month or P460 a day to make ends meet.

"By increasing the minimum wage, there is a chance to lift individuals out of poverty. There is a chance for them to be more productive, to pay more taxes, to spend more in our economy, and to be able to live a life that they deserve," asserted Legarda.

The senator added that workers cannot be ignored and must be protected at all costs as they carry the country's economy.

The last time a legislated national wage hike in the Philippines was carried out was in 1989 through Republic Act 6727, or the Wage Rationalization Act, which raised the national minimum wage from P64 to P89.

After the enactment of laws such as RA 11534 or the Corporate Recovery and Tax Incentives for Enterprises (CREATE) Act, which lowered the corporate income tax rate, it is now time to prioritize the workers' welfare.

"We cannot ignore the plight of our workers. They are the ones carrying this economy, and we must protect them at all costs. We must not tolerate inequality and poverty. This is why we must pass this measure," Legarda concluded.

Filipinos and the world with her charisma, authenticity, and sense of purpose, is redefining contemporary Filipino culture on a global stage. Her lifelong autism acceptance and inclusivity advocacy has led her to a degree in BS Psychology and to use her platform and her work with the Autism Society of the Philippines to create awareness about the condition. With Michelle on board, Chinabank is strengthening its brand presence and building a profound connection with the new generation of dynamic and forward-thinking banking customers.

"This engagement with Michelle Dee sig-

nifies the beginning of many things to come. For us, Michelle is family. But beyond her obvious lineage to the bank's co-founders, we firmly believe that Michelle has the qualities to aptly represent a bank with a storied history and an unwavering commitment to building an inclusive and sustainable future for every Filipino," Chinabank President & CEO Romeo D. Uyan Jr. said during the contract signing.

Michelle expressed her happiness and excitement for her new role, noting that she and Chinabank are a good fit as they share the same high regard for building trust, making an im-

pact, and bringing about change.

"Chinabank isn't just any bank, it's been a beacon of trust and resilience for over a century. Now that's a lot of years of making a difference in people's lives and making dreams come true, but it's also the spirit of making a difference that really resonates with every Filipino heart," she said. "I would like to keep it real. I'm here

EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH DEED OF ABSOLUTE SALE OF PORTION OF LAND

NOTICE is hereby given that the estate of the late ANANIAS GLEAN ESTERON, who died on August 29, 1982 at Gen. E. Aguinaldo, Cavite, that upon his death, he left a certain parcel of land located at Brgy. A. Dalusag, Gen. E. Aguinaldo, Cavite, which is more particularly described as follows: A parcel of land, Lot 5, Cad 489-D, located at Brgy. A. Dalusag, Municipality of E. Aguinaldo, Province of Cavite, covered by TAX DECLARATION NO. AA-06 0008 00307 containing an area of Two Thousand Five Hundred Thirty Six (2,536) square meters, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 23rd day of February 2024 and ratified before Notary Public Atty. Teresita Sese Ruelos, under Doc. No. 341, Page No. 69, Book No. IV, Series of 2024.

Southern Sparkle News And Publishing
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CALABARZON COA-LGU-CDO PARTNERSHIP – Personal na dinaluhan ni Batangas Governor Hermilando Mandanas (gitna, unahan) ang ginanap na Cooperative Development Authority, Local Government Units at Cooperative Development Offices (CDA-LGU-CDO) Partnership Forum noong Pebrero 13, 2024 sa Provincial Auditorium, Capitol Compound, Batangas City. Tinalakay sa pulong ang higit na pagpapalakas ng ugnayan ng tatlong sangay ng pamahalaan para mas makapagbigay ng de-kalidad na serbisyo ang sektor ng kooperatiba sa buong CALABARZON Region upang walang maiwan sa patuloy na pag-unlad ng rehiyon. (Benjie J. Murillo / Gian Marco Escamillas, Batangas Capitol PIO / Photo by Francis Milla)



BJMPRO-NCR DRAGON BOAT TEAM DEBUT – Bureau of Jail Management and Penology Regional Office – National Capital Region (BJMPRO-NCR) Director C. Supt. Clint Russel A. Tangerang (extreme right, top photo), personally witness and show his support to the maiden voyage of BJMPRO-NCR Dragon Boat Team in the Philippine Dragon Boat Regatta held at the renowned Manila Bay on February 18, 2024. The team led by Manila City Jail Mail Dormitory Warden Supt. Lino M. Soriano exhibited its power competing in the fast and furious paddle driven water sport, together with other 21 teams from various government and private groups. The Philippine Dragon Boat Regatta proved once more how it has become a platform for the promotion of fellowship and sportsmanship among the athletes joining the national sports event. *(Benjie J. Murillo / BJMPRO-NCR Photos)*



BFP E-REPORT SYSTEM SIMEX - The Bureau of Fire Protection (BFP) Directorate for Communication and Information Technology Management in partnership with the Department of Information and Communication Technology (DICT) hold a comprehensive fire simulation exercise utilizing the cutting-edge E-Report System developed by DICT. The system is design to streamline the reporting process of fire incidents for swift communication and coordination among fire stations in the National Capital Region (NCR) to ensure quick response time. In the simulation of different types of fire incidents and leveraging the capabilities of the E-Report System, the stakeholders were able to assess its functionality, identify potential areas for improvement, and fine-tune protocols for seamless integration into operational procedures. The exercise was held at Manila Fire District 1 Headquarters in Rizal Avenue, Manila on February 16, 2024. DCITM is headed by C. Supt. Jonas R. Silvano (left, top photo). *(Benjie J. Murillo /*

CEREMONIAL TURNOVER OF TECH4ED - DTC LEVEL 1 EQUIPMENT FROM DICT



M atagumpay na idinaos ang Ceremonial Turnover ng Tech4Ed - Digital Transportation Center (DTC) Level 1 Equipment mula sa Department of Information and Communications Technology (DICT) para sa ating Milagrosa BML Tech4Ed Center.



Marami pong salamat sa mga nakasama sa nasabing aktibidad sa pangunguna ni Carmona City Mayor Dahlia Loyola kasama sina ; Dir. Amelia S. Dean ng DICT Region IV-A at Dir. Cheryl C. Ortega ng DICT Region IV-B kasama si Engr. Kenneth Benedicto ng DICT Cavite. Ayon kay Mayora Loyola, “Amin pong pagyayamanin ang mga equipment na ito upang mas marami pa po tayong matuturuan at matutulungan

sa pamamagitan ng ating mga Tech4Ed. Maraming salamat, DICT!”

Milyon halagang shabu... from p. 2

gional Office (PDEA RO) IV-A, PDEA Cavite Police Provincial Office (PPO) at Bacoor CPS sa Rear Parking Lot ng RFC Mall sa Brgy Molino III, Bacoor City, Cavite na nagresulta sa pagkakaaresto sa suspek.

gramo ng hinihinalang shabu na may street value na P3,400,000.00 at cellphone.

Nahaharap sa kasong paglabag sa Section 5 , Art. II ng RA 9165 ang isasampa laban sa suspek na nakilalasa alyas na “Alim”.

Nakumpiska sa suspek ang tinatayang 500

JIMMY BARRIENTOS

DEED OF EXTRA-JUDICIAL SETTLEMENT OF ESTATE WITH WAIVER AND RENUNCIATION OF RIGHTS

NOTICE is hereby given that the estate of the late **LEONCIA VILLANUEVA AND ROLANDO MENDOZA**, who died at Calamba City, Laguna on April 24, 2023 and September 25, 2010, respectively, that the deceased died intestate, without Will or Testament, and without any outstanding debts in favor of any person or entity, the said deceased are the absolute and registered owner of a parcel of land, with improvement, located at Barangay Siranglupa, Calamba City, Laguna, covered by Transfer Certificate of Title No. T-204723, of the Registry of Deeds of Calamba City, Laguna, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 9th day of January 2024 and ratified before Notary Public Atty. Joel Ferrer Flores, under Doc. No. 69, Page No. 15, Book No. 06, Series of 2023.

Southern Sparkle News And Publishing
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Kapitan **NORMAN CLAMOR**, Mahabang kahoy Cerca, **INDANG CAVITE**.

Unang Termino pa lamang nitong si kapitan **NORMAN CLAMOR**, ay natupad na Agad ang Ambulance na pangako sa kanyang ka barangay ,at tulong ng ating butihing ABC president liga ng mga barangay kaptain ,**VERGEL FIDEL** ang Action Man ng bayan ng indang,kaya naman nagalak ang ating mga ka barangay sa Mahabang kahoy cerca,at mabilis umaksyon si kapitan **NORMAN**,talagang may pusot malasakit handang maglingkod ,at sadyang Matulungin sa tao ,lalo na ang mga kabarangay niya sa Mahabang kahoy cerca, Mula ng maupo bilang kapitan ,malaki na ang nag bago sa nasabing barangay ,dating madilim Ngayon maliwanag na at mga waiting shade pina ayos na at pinaganda niya ,kaya naman ngayon wala ng panganba kahit gagabihin ka ,hindi na natatakot mga kababayan natin dito sa nasabing barangay , ibang iba itong si kapitan **NORMAN** sadyang Maka tao at matulungin at sempre maka dios ,kaya masasabi natin tapat sa serbisyo tapat na maglilingkod sa mahal na barangay Mahabang kahoy cerca, ulat ni Billy David sadik ng Cavite



EXTRAJUDICIAL SETTLEMENT OF THE ESTATE OF DECEASED JAIME E. MOJICA WITH SIMULTANEOUS SALE

NOTICE is hereby given that the estate of the late **JAIME E. MOJICA**, who died in Alfonso, Cavite on August 4, 2017, that said decedent died without leaving any will, and left no debts, that said decedent left a parcel of agricultural land containing an area of Five Thousand Four Hundred Fifty Six and 92/100 (5,456.92) square meters, more or less, located at Rizal St., Brgy. III, Alfonso, Cavite, embraced and covered by Tax Declaration No. 01-0003-00083 of the Office of the Provincial Assessor for the Province of Cavite, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 11th day of January 2019 and ratified before Notary Public Atty. Teresito L. Rosanes, under Doc. No. 154, Page No. 32, Book No. LXXXIV, Series of 2019.

Southern Sparkle News And Publishing
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*Makikita sa larawan Itong Miss Beautiful na si **JECKA DE CASTRO**, siya ang head ng tourism bayan ng Silang,palagi po siya naka-smile ,kaya nakakataba ng puso mabait po talaga siya , kahawig niya si **Carla Estrada**,at kasama po ang abang lingkod ninyo si **Billy David**,saludo po ako sayo Mam ,sana huwag kang magbabago malayo pa mararating mo,Mabuhay po kayo ,Godbless u... **Billy David***



Republic of the Philippines
CITY OF CALAMBA
Province of Laguna
OFFICE OF THE SANGGUNIANG PANLUNGSOD

EXCERPTS FROM THE MINUTES OF THE REGULAR SESSION OF THE SANGGUNIANG PANLUNGSOD OF CALAMBA CITY HELD LAST OCTOBER 23, 2023 AT THE SESSION HALL OF THE SANGGUNIANG PANLUNGSOD, BARANGAY REAL, CITY OF CALAMBA AT 10:00 IN THE MORNING.

PRESENT:

Hon. ANGELITO S. LAZARO, JR.
Hon. JOSELITO G. CATINDIG
Hon. SATURNINO J. LAJARA
Hon. LEEANNE P. ALDABE-CORTEZ
Hon. DYAN DV. ESPIRIDION
Hon. JUAN C. LAZARO
Hon. PURSINO C. DRUGA
Hon. MOISES E. MORALES
Hon. DOREEN MAY F. CABRERA
Hon. GERARD R. TERUEL
Hon. ARVIN L. MANGUJAT
Hon. EDISON M. NATTIVIDAD
Hon. MARIA KATHIRINA V. SILVA
Hon. EDUARDO R. SILVA
Hon. KENNETH R. DELAS LLAGAS

City Vice-Mayor/ Presiding Officer
City Councilor
City Councilor
City Councilor
City Councilor
City Councilor
City Councilor
City Councilor
City Councilor
City Councilor
City Councilor
City Councilor
City Councilor
City Councilor
City Councilor
City Councilor
City Councilor; ABC-President
City Councilor; SK-President

ABSENT:

-NONE-

RESOLUTION NO. 561
Series of 2023

Sponsor: Councillor LEEANNE P. ALDABE-CORTEZ

A RESOLUTION APPROVING CITY ORDINANCE NO. 782, SERIES OF 2023.

WHEREAS, Section 13 Article II of the 1987 Constitution provides that the State recognizes the vital role of the youth in nation-building and shall promote and protect their physical, moral, spiritual, intellectual, and social well-being;

WHEREAS, Section 2 of Republic Act No. 7610, otherwise known as the Special Protection of Children Against Child Abuse, Exploitation and Discrimination Act, as amended, provides that it is the policy of the State to provide special protection to children from all forms of abuse, neglect, cruelty, exploitation and discrimination, and other conditions prejudicial to their development including child labor and its worst forms;

WHEREAS, the City of Calamba supports the vision of the Philippine Program Against Child Labor, Laguna Management Council, Inc., and the HELP ME Convergence Program to address child labor's goal of implementing a sustainable and responsive convergence program by providing community-based, focused, converged and synchronized strategies to eliminate child-labor;

NOW, THEREFORE, on motion of Councillor Leeanne P. Aldabe-Cortez, unanimously seconded by all the members present, be it resolved as it is hereby resolved by the Sangguniang Panlungsod of Calamba City in session assembled, to approve City Ordinance No. 782, Series of 2023, to wit:

CITY ORDINANCE NO. 782
Series of 2023

AN ORDINANCE FORMULATING THE CHILD LABOR FREE PROGRAM OF THE CITY OF CALAMBA, ALLOCATING FUNDS THEREFOR AND FOR OTHER PURPOSES.

Be it ordained by the Sangguniang Panlungsod of the City of Calamba in session assembled, that:

Section 1. Title. This Ordinance shall be known as the "Child Labor Free Ordinance of the City of Calamba".

Section 2. Definition of Terms. As provided for under RA No. 7610, as amended, and Department of Labor and Employment (DOLE) Department Order No. 65-04:

- a. "Children" refers to person below eighteen (18) years of age or those over but are unable to fully take care of themselves or protect themselves from abuse, neglect, cruelty, exploitation or discrimination because of a physical or mental disability or condition;
- b. "Child abuse" refers to the maltreatment, whether habitual or not, of the child which includes any of the following:
 - 1. Psychological and physical abuse, neglect, cruelty, sexual abuse and emotional maltreatment;
 - 2. Any act by deeds or words which debases, degrades or demeans the intrinsic worth and dignity of a child as a human being;
 - 3. Unreasonable deprivation of his basic needs for survival, such as food and shelter; or
 - 4. Failure to immediately give medical treatment to an injured child resulting in serious impairment of his growth and development or in his permanent incapacity or death.
- c. "Child labor" refers to any work or economic activity performed by a child that subjects him/her to any form of exploitation or is harmful to his/her health and safety or physical, mental or psychosocial development;
- d. "Working Child" refers to any child engaged as follows:
 - 1. When the child is below eighteen (18) years of age, in work or economic activity that is not child labor as defined in the immediately preceding sub-paragraph; and,
 - 2. When the child is below fifteen (15) years of age, (i) in work where he/she is directly under the responsibility of his/her parents or legal guardian and where only members of the child's family are employed, or (ii) in public entertainment or information.
- e. "Employer" refers to any person, whether natural or juridical who, whether for valuable consideration or not, directly or indirectly procures, uses, avails itself of, contracts out or otherwise derives benefit from the work or services of a child in any occupation, undertaking, project or activity, whether for profit or not. It includes any person acting in the interest of the employer;
- f. "Workplace" refers to the office, premise or worksite where a child is temporarily or

- habitually assigned. Where there is not fixed or definite workplace, the term shall include the place where the child actually performs work to render service or to take an assignment, to include households employing children;
- g. "Forced labor and slavery" refers to the extraction of work or services from any person by means of enticement, violence, intimidation or threat, use of force or coercion, including deprivation of freedom, abuse of authority or moral ascendancy, debt bondage or deception;
- h. "Worst forms of child labor" shall refer to any of the following:
 - 1. All forms of slavery, as defined under the "Anti-trafficking in Persons Act of 2023", or practices similar to slavery such as sale and trafficking of children, debt bondage and serfdom and forced or compulsory labor, including recruitment of children for use in armed conflict;
 - 2. The use, procuring, offering or exposing of a child for prostitution, for production of pornography or for pornographic performances;
 - 3. The use, procuring, offering of a child for illegal or illicit activities, including the production or trafficking of dangerous drugs or volatile substances prohibited under existing laws; or,
 - 4. Work which, by its nature or the circumstances in which it is carried out, is hazardous or likely to be harmful to the health, safety or morals of children, such that it:
 - a. Debases, degrades or demeans the intrinsic worth and dignity of a child as a human being; or,
 - b. Exposes the child to physical, emotional or sexual abuse, or is found to be highly stressful psychologically or may prejudice morals; or,
 - c. Is performed underground, underwater or at dangerous heights; or,
 - d. Involves the use of dangerous machinery, equipment and tools such as power-driven or explosive power-actuated tools; or,
 - e. Exposes the child to physical danger such as, but not limited to, the dangerous feats of balancing, physical strength or contortion, or which requires the manual transport of heavy loads; or,
 - f. Is performed in an unhealthy environment exposing the child to hazardous working conditions, elements, substances, co-agents or processes involving ionizing, radiation, fire, flammable substances, noxious components and the like, or to extreme temperatures, noise levels or vibrations; or,
 - g. Is performed under particularly difficult conditions; or,
 - h. Exposes the child to biological agents such as bacteria, fungi, viruses, protozoa, nematodes and other parasites; or,
 - i. Involves the manufacture or handling of explosives and other pyrotechnic products.

Section 3. Committee Against Child-Labor in Calamba (CALC). A committee shall be created to determine the proper compliance, administration and implementation of this Ordinance. It shall consist of the following:

- Chairperson - City Mayor
- Vice Chairperson - SP Committee on Labor and Employment
- Members:
 - Public Order and Safety Office
 - City Cooperatives and Livelihood Development Department
 - City Health Services Department
 - Information, Investment Promotions and Employment Services Office
 - City Social Services Department
 - Philippine National Police
 - Liga ng mga Barangay
 - Representative, Youth Sector

Section 4. Functions. The CALC shall have the following functions:

- a. Create, maintain and update a child labor database which shall be the primary source of information and basis of all child labor related programs of the City of Calamba;
- b. Coordinate with all the barangays in the city for the collection and validation of data gathered;
- c. Institute policies and programs to protect children who are engaged in child labor activities;
- d. Create and establish systems and programs for surveillance, investigation and rescue to ensure effective and efficient coordination;
- e. Undertake information, education and advocacy campaign against child labor; and,
- f. Monitor and oversee the strict implementation of RA 7610, RA 9231 and other related laws for the protection of working children.

Section 5. Budget Allocation. The City Government of Calamba shall allocate an initial amount of Two Million Pesos (P2,000,000.00) for the implementation of this Ordinance.

Section 6. Repealing Clause. All other Ordinances and/or parts thereof, contrary to or inconsistent with the provisions of this Ordinance are hereby repealed, modified or amended accordingly.

Section 7. Separability Clause. If for any reason, any provision of this Ordinance is declared to be unconstitutional by a court of competent jurisdiction, the remaining provisions not affected shall remain to be in force and effect.

Section 8. Effectivity Clause. This Ordinance shall take effect upon its publication and compliance with all procedures required under Republic Act No. 7160, otherwise known as the Local Government Code of 1991.

ENACTED BY THE SANGGUNIANG PANLUNGSOD OF CALAMBA CITY at its Regular Session held on October 23, 2023.

Certified Enacted:

MON. ANGELITO S. LAZARO, JR.
City Vice Mayor

Attested by:

ATTY. ROSEL M. VILLANUEVA
SP Secretary

Approved by:

MON. MOSELLE M. RIZAL
City Mayor

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

- versus -

FC Case No. 18757-23

ABNER C. CORTES married to
ROSENDA S. CORTES,
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 office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **ABNER C. CORTES married to ROSENDA S. CORTES**, mortgagors, with residence and postal address at Purok Sampaguaita, Villar Village, Almanza, Las Piñas City, Metro Manila and/or Lot 5 Block 12 Ph. III, Mary Cris Homes, Bukandala, Imus City, Cavite, to satisfy the mortgage indebtedness which as of October 9, 2023 amounts to **ONE HUNDRED FORTY EIGHT THOUSAND SIX HUNDRED THIRTY SEVEN PESOS and 52/100 (Php 148,637.52)**, 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 **MARCH 19, 2024** 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, Aguinaldo 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. T-687324

"A PARCEL OF LAND (Lot 5 Block 12) of the subdivision plan Psd-04-086411, being a portion of Lot 1389 RS-04-002162 LRC Rec. No. 8843, situated in the barrio of BUKANDALA, municipality of IMUS, province of CAVITE, island of LUZON. Bounded on the NW. along line 1-2 by Lot ALLEY1, on the NE, along line 2-3 by Lot 6 Block 12. on the SE, along line 3-4 by Lot 22 Block 12, and on the SW, along line 4-1 by Lot 4 Block 12. All of the subdivision plan. x x x containing an area of **THIRTY SIX (36) SQUARE METERS. x x x**"

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 **MARCH 19, 2024** 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, Cavite, Philippines, February 6, 2024.

(Sgd.) **KATREENA MARIE L. POBLETE**
Sheriff IV

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 Avenue, Makati City

ANTONIO E. ESCOBER
Attorney-In-Fact, CONSORTIUM (Tagayuna
Panopio Escobar Law Firm, ESP Collection Agency,
Panopio Escobar Law Offices)
2/F AZPHI Bldg., Ma. Aurora St., cor. E. Zobel St., Brgy.
Poblacion, Makati City

ABNER C. CORTES and

ROSENDA S. CORTES

Purok Sampaguaita, Villar Village, Almanza, Las Piñas City,
Metro Manila
Lot 5 Block 12 Ph. III, Mary Cris Homes, Bukandala, Imus
City

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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

- versus -

JOANNA V. FUTALAN,
Mortgagor.

FC Case No. 18931-24

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 office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **JOANNA V. FUTALAN**, mortgagor, with residence and postal address at #943 Valdez St., Sampaloc, Manila and/or Lot 42 Blk 49 Ph. 2, Greengate Homes, Bo. Malagasang 2, Imus, Cavite, to satisfy the mortgage indebtedness which as of January 30, 2024 amounts to **FIVE HUNDRED SIXTY TWO THOUSAND EIGHT HUNDRED EIGHTY TWO PESOS and 68/100 (Php 562,882.68)**, 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 **MARCH 19, 2024** 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, Aguinaldo 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. 057-2014070145

"A PARCEL OF LAND (LOT 42, BLK. 49 OF THE CONSOL. AND SUBD. PLAN PCS-04-0 23999, BEING A PORTION OF THE CONSOL. OF LOTS 1846-B, PSD-28429; 1848-B- 2, (LRC) PSD-358499 & LOTS 1847 & 1849, IMUS ESTATE, L.R.C. REC. NO. 884 3), SITUATED IN BO. OF MALAGASANG 2, MUN. OF IMUS, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 44, BLK. 49; ON THE SE., ALONG LINE 2-3 BY RD. LOT 34; ON THE SW., ALONG LINE 3-4 BY LOT 40, BLK. 49 AND ON THE NW., ALONG LINE 4-1 BY LOT 41, BLK. 49 ALL OF THE CONSOL. & SUBD. PLAN. x x x CONTAINING AN AREA OF **THIRTY SIX (36) SQ. METERS, MORE OR LESS. x x x**"

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 **MARCH 26, 2024** 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 15, 2024.

(Sgd.) **MARIA CHONA D. TANGUANCO**
Sheriff IV

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 Avenue, Makati City

DEED OF EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH
SALE AND ASSUMPTION OF MORTGAGE

NOTICE is hereby given that the estate of the late **EDMUNDO V. LEAL**, who died on May 9, 2021 without leaving any testament, left a parcel of land with improvement, located at Block 6 Lot 5 Phase 1 Solar Homes Subdivision Barangay San Agustin I, Dasmariñas, Cavite covered by Transfer Certificate of Title No. T-503399, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed before Notary Public Atty. ___, under Doc. No. ___, Page No. ___, Book No. ___, Series of 2024.

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ATTY. SIMEON P. MADRID
Attorney-In-Fact, S.P. MADRID & ASSOCIATES
5th Floor Bedrock Building, Kayumanggi Center,
Commonwealth Ave., Matandang Balara, Quezon City

JOANNA V. FUTALAN
#943 Valdez St., Sampaloc, Manila and/or Lot 42 Blk 49 Ph.
2, Greengate Homes, Bo. Malagasang 2, Imus, Cavite

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EXTRA-JUDICIAL SETTLEMENT OF ESTATE OF THE LATE
SPOUSES JOSE F. SAMSON AND OFELIA N. SAMSON

NOTICE is hereby given that the estate of the late **SPOUSES JOSE F. SAMSON AND OFELIA N. SAMSON**, who died on June 27, 2020 at Kaiser Foundation Hospital Riverside, California and April 17, 2023 at Riverside Community Hospital, California respectively, that said deceased died intestate, without Will or Testament and without any outstanding debts in favor of any person or entity, that the deceased left a Two Hundred Seventy Six (276) square meter portion of a parcel of land including improvement found thereon, which land is more particularly described as follows, to wit: A parcel of land, Lot 543 of the Naic Estate, Province of Cavite, Case No. 8340 of the court of Land Registration, containing an area of Two Hundred Ninety Three (293) square meters, including house/improvement erected thereon, covered by Transfer Certificate of Title No. 057-2018004284, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 29th day of January 2024 and ratified before Notary Public Atty. Manuelito C. Diosomito, under Doc. No. 41, Page No. 10, Book No. CXLIII (143), Series of 2024.

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AFFIDAVIT OF SELF-ADJUDICATION
WITH DEED OF DONATION

NOTICE is hereby given that the estate of the late **EMERITA BUTINGAN AND FRANCISCO GUTIERREZ DIZON**, who died on February 8, 2021 at Parañaque City and April 9, 2020 at Parañaque City, that I, **EVA DIZON PANLILIO** the legitimate child and the only sole heir of the said deceased, and that the deceased died intestate, not having executed any last will during their lifetime and without leaving any debts whatsoever, that deceased, at the time of their death they left a parcel of land situated at 174 Viado St., Brgy. Asisan, Tagaytay City under Tax Declaration No. 129-00-001-006-030 more particularly describe as follows which is already surveyed and entitled as lot 17934-A-1, Cad-04-046108, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 17th day of February 2024 and ratified before Notary Public Atty. Carlos M. Carlos, under Doc. No. 1466, Page No. 105, Book No. 75, Series of 2024.

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EXTRAJUDICIAL SETTLEMENT OF
INTESTATE ESTATE OF THE LATE
CAYETANO A. CANDARE AMONG HEIRS
WITH SPECIAL POWER OF ATTORNEY

NOTICE is hereby given that the estate of the late **CAYETANO A. CANDARE**, who died on May 30, 1987 in Brgy. Halang, Amadeo, Cavite, that the said deceased died intestate without leaving any Last Will and Testament, and left Two (2) parcels of land situated in Brgy. Halang, Amadeo, Cavite and declared for Real Property Tax purposes under TAX DECLARATION NO. AA-02 0017 00045 containing an area of Eight Thousand Nine Hundred Ninety-Two (8,992) square meters and TAX DECLARATION NO. AA-02 0017 00046 containing an area of Three Thousand Four Hundred Forty-Four (3,444) square meters were Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 6th day of February 2024 and ratified before Notary Public Atty. Cheryl D. Alsim, CPA, under Doc. No. 12287, Page No. 44, Book No. XXV, Series of 2024.

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EXTRA-JUDICIAL SETTLEMENT OF ESTATE
OF THE LATE AVELINO AMBOJIA

NOTICE is hereby given that the estate of the late **AVELINO AMBOJIA**, who died on May 12, 2012 at #75, Brgy. Batas, Silang, 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 his death, left a certain parcel of land, situated at Barangay Litlit, Municipality of Silang, Province of Cavite, Island of Luzon, covered by TRANSFER CERTIFICATE OF TITLE NO. (T-175998-) 37137 containing an area of Five Thousand Five Hundred Forty-Seven Square Meters (5,547) more or less, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 3rd day of February 2024 and ratified before Notary Public Atty. Elpidio M. Paligutan, under Doc. No. 122, Page No. 26, Book No. VI, Series of 2024.

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

BDO UNIBANK, INC.,
Mortgagee,

FORECLOSURE CASE NO. F-1433-23

-versus-

**SPS. ARNOLD BALENSOY FERFAS and
ANNELYN LIBRE FERFAS,**
Debtor/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, **BDO UNIBANK, INC.**, with business address at BDO Towers Valero, 8741 Paseo De Roxas, Makati City against the Mortgagor/s, **ANNELYN LIBRE FERFAS** signing for herself and as Attorney-in-fact of her husband, **ARNOLD BALENSOY FERFAS** with residence and postal address at: 1.) Lot 11, Block 3, Woodside By, Endura Homes, Barangay Punta Tanza, Cavite 4108; and 2.) B3, L11, Woodside By, Endura Homes, Brgy. Paradahan 1, Tanza, Cavite, satisfy the mortgage indebtedness which as of 15 November 2023 amounts to **ONE MILLION NINE HUNDRED EIGHTY SEVEN THOUSAND FORTY NINE PESOS AND 15/100 (P1,987,049.15)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **MARCH 7, 2024** 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. 077-2019001633**

A PARCEL OF LAND (LOT 11, BLK 3 OF THE SUBDIVISION PLAN, PSD-04-223149, BEING A PORTION OF LOT 2080-B, FLS-1301-D, L.R.C. REC. NO. 6832) SITUATED IN THE BRGY. PUNTA MUN. OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 12, BLOCK 3; ON THE SE., & SW., ALONG LINES 2-3-4-5-6 BY ROAD LOT 2 (8.00 M WIDE); ON THE SW., ALONG LINE 6-7 BY ROAD LOT 6 (8.00 M WIDE); AND ON THE NW., ALONG LINE 7-1 BY LOT 10 OF BLOCK 3 ALL OF THE SUBD. PLAN, BEGINNING AT THE POINT, MARKED "1" ON PLAN, XXX CONTAINING AN AREA OF ONE HUNDRED TWENTY(120) SQ. METERS, MORE OR LESS XXX

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

In the event the public auction should not take place on the said date and time, it shall be held on **MARCH 21, 2024** 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, 06 FEBRUARY 2024.

(Sgd.) **RICARDO A. TOLEDO**
Sheriff

Copy Furnished:
BDO UNIBANK, INC.,
RISK MANAGEMENT GROUP-REMEDIAL
MANAGEMENT UNIT
11th Floor, BDO Towers Valero
8741 Paseo De Roxas, Makati City, 1226, Metro Manila

**ARNOLD BALENSOY FERFAS, and
ANNELYN LIBRE FERFAS,**
Lot 11, Block 3, Woodside By, Endura Homes, Barangay Punta Tanza, Cavite 4108
B3, L11, Woodside By, Endura Homes, Brgy. Paradahan 1, Tanza, 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
February 12, 19 & 26, 2024**

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

BDO UNIBANK, INC.,
Mortgagee,

Foreclosure Case No. F -1429-23

-versus-

**JOBERT CONSTANTINO LIPATA
represented by his Attorney-In-Fact,
JANETTE CONSTANTINO ROBISO,**
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, BDO UNIBANK, INC., with business address at 11th Flr. BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City against the Mortgagor/s, **JANETTE CONSTANTINO ROBISO, as Attorney-In-Fact of JOBERT CONSTANTINO LIPATA**, of legal age, with residence and postal address at Block 15, Lot 8, Villa Elena, Subdivision, Langkaan I, Dasmariñas 4114, Cavite; Block 20, Lot 7, Brgy. Navarro, General Trias, Cavite; and Block 25, Lot 7, Zone 3, Sampaloc IV, Dasmariñas City, Cavite to satisfy the mortgage indebtedness as of 15 November 2023 amounts to **ONE MILLION NINE HUNDRED FIFTY THOUSAND FOUR HUNDRED SEVENTEEN PESOS and 79/100 (P1,642,235.79)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **MARCH 7, 2024** at 10:00 o'clock in the morning at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE
No. 057-2019059762**

**LOT NO:7 BLOCK NO:20 PLAN NO: PCS-04-028598
PORTION OF : THE CONS/SUBD OF LOT'S 1698,
(RS-04-001799) LOT 1699 (RS-04-003884) LOT 1701
(FRS-04-005313 ALL OF SAN FRANCISCO DE MAL-
ABON ESTATE & LOT 1726-A, LOT 1726-B, LOT
1726-C PSD-04-098877, DECREE NO. 4270: LRC REC.
NO. 5964**

**LOCATION: BARANGAY OF NAVARRO, MU-
NICIPALITY OF GENERAL TRIAS, PROVINCE OF
CAVITE, ISLAND OF LUZON**

BOUNDARIES:

| LINE | DIRECTION | ADJOINING LOT(S) |
|------|-----------|--------------------------------|
| 1-2 | NE | LOT 8, BLOCK 20, PCS-04-028598 |
| 2-3 | SE | LOT 9, BLOCK 20, PCS-04-028598 |
| 3-4 | SW | ROAD LOT 26, PCS-04-028598 |
| 4-1 | NW | LOT 5, BLOCK 20, PCS-04-028598 |

AREA: FIFTY SQUARE METERS (50) , 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 **MARCH 21, 2024** 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 06 FEBRUARY 2024.

(Sgd.) **ANDRES B. ESPINA**
Sheriff IV

Copy Furnished:
BDO UNIBANK, INC.,
RISK MANAGEMENT GROUP-REMEDIAL
MANAGEMENT UNIT
11th Flr. BDO Towers Valero (formerly Citibank Tower),
8741 Paseo de Roxas. Makati City 1226

**JANETTE CONSTANTINO ROBISO, as
Attorney-In-Fact JOBERT CONSTANTINO
LIPATA**
Block 15, Lot 8, Villa Elena Subdivision, Langkaan I,

Dasmariñas 4114 Cavite
Block 20, Lot 7, Brgy. Navarro, General Trias, Cavite
Block 25, Lot 7, Zone 3, Sampaloc IV, Dasmariñas City,
Cavite

**WARNING: IT IS ABSOLUTELY PROHIBITED TO RE-
MOVE DEFACE, OR DESTROY THIS NOTICE OF EX-
TRAJUDICIAL SALE ON OR BEFORE THE DATE OF
SALE**

**Southern Sparkle News And Publishing
February 12, 19 & 26, 2024**

NOTICE

Notice is hereby given that the intestate estate of the late **ALEJANDRO A. TOLEDO**, who died on September 22, 2011 who left A Residential Lot covered by TRANSFER CERTIFICATE OF TITLE NO. T-84785 situated in the Barangay of Biluso, Municipality of Silang, Province of Cavite, with an area of ONE HUNDRED FIFTY EIGHT (158) SQUARE METERS, under TAX DECLARATION NO. 18-0017-06945 have been the subject of an Affidavit of Adjudication By Sole Heir, Heidi N. Toledo made and executed before Atty. Gregorio A. Pizarro as per Doc. No. 144, Page No. 29, Book No. XXXV, Series of 2022.

**Southern Sparkle News And Publishing
February 26, March 4 & 11, 2024**

**EXTRA JUDICIAL SETTLEMENT OF
ESTATE WITH WAIVER OF RIGHTS**

NOTICE is hereby given that the estate of the late **MERLA OLANO PAPIO**, who died and upon her death she left her share in the following described parcel of land with Lot 65 Block 6 situated in the Barangay of Darasa, Municipality of Tanauan, Province of Batangas, Island of Luzon, covered by TRANSFER CERTIFICATE OF TITLE NO. 056-2023007299 containing an area of Seventy Nine (79) square meters, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 15th day of November 2023 and ratified before Notary Public Atty. Erwin M. Layog, under Doc. No. 1, Page No. 1, Book No. CX, Series of 2023.

**Southern Sparkle News And Publishing
February 19, 26 & March 4, 2024**

**EXTRA JUDICIAL SETTLEMENT
AMONG HEIRS WITH WAIVER
OF RIGHTS**

NOTICE is hereby given that the estate of the late **RICARDO ALVIAR LIPORADA**, who died on July 17, 2023 at Biñan City, Laguna without any will, that the said deceased at the time of his death left a parcel of land with improvements located at Blk 6 Lot 2 Drysdale Bend St., Southsprings, Brgy. Canlalay, Biñan, Laguna covered by TRANSFER CERTIFICATE OF TITLE NO. 170-2023003650 containing an area of One Hundred Ninety One (191) square meters, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 6th day of February 2024 and ratified before Notary Public Atty. Fernando M. Diaz, under Doc. No. 490, Page No. 98, Book No. 13, Series of 2024.

**Southern Sparkle News And Publishing
February 19, 26 & March 4, 2024**

**EXTRA-JUDICIAL SETTLEMENT OF
ESTATE OF CORAZON TURLA**

NOTICE is hereby given that the estate of the late **CORAZON TURLA**, who died on February 28, 2017 in Gen. Emilio Aguinaldo Memorial Hospital, 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 certain real properties situated in Blk. 68 Lot 25, Phase 3, La Trinidad Subd., Brgy. Quintana, Trece Martires City, Province of Cavite covered by TRANSFER CERTIFICATE OF TITLE NO. T-73017 containing an area of Seventy (70) square meters, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 6th day of February 2024 and ratified before Notary Public Atty. Elpidio M. Paligutan, under Doc. No. 116, Page No. 25, Book No. VI, Series of 2024.

**Southern Sparkle News And Publishing
February 12, 19 & 26, 2024**

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

**EAST WEST BANKING CORPORATION,
Mortgagee,**

Foreclosure Case No. F -1515-23

-versus-

**SPS. NARRY PAUL M. PAGUNSAN
and FAMELA P. PAGUNSAN,
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, **EAST WEST BANKING CORPORATION**, with business address at Eastwest Corporate Center, The Beaufort, 5th Ave. cor. 23rd St., Bonifacio Global City, Taguig C., against the Mortgagor/s, **SPS. NARRY PAUL M. PAGUNSAN and FAMELA P. PAGUNSAN** with residence and postal address at: 1.) Manchester 06-Block. 07 Lot No. 18, Brgy. Bacao, Gen. Trias, Cavite; and 2.) Lot 13 Blk. 14, Mt. Pinatubo St., Dolmar Golden Hills Subd., Deparo, Caloocan City, to satisfy the mortgage indebtedness as of 08 December 2015 amounts to **TWO MILLION ONE HUNDRED TWENTY SIX THOUSAND SEVEN HUNDRED NINETY PESOS and 00/100 (P2,126,790.00)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **MARCH 7, 2024** at 10:00 o'clock until 12:00 noon in the morning at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE
No. 057-2017046393**

**LOT NO:36 BLOCK NO:10 PLAN NO:PSD-04-228261
PORTION OF: BLOCK 12, PCS-04-028064, DE-
CREED NO. 4270, LRC REC.NO. 5964
LOCATION: BARANGAY OF NAVARRO, MUNICI-
PALITY OF GEN. TRIAS PROVINCE OF CAVITE, IS-
LAND OF LUZON**

BOUNDARIES:

| LINE | DIRECTION | ADJOINING LOT(S) |
|------|-----------|---------------------------------|
| 1-2 | SE | LOT 37, BLOCK 10, PSD-04-228261 |
| 2-3 | SW | LOT 1, BLOCK 11, PSD-04-228261 |
| 3-4 | NW | LOT 35, BLOCK 10, PSD-04-228261 |
| 4-1 | NE | ROAD LOT 15, PSD-04-228261 |

**AREA: ONE HUNDRED TWENTY SQUARE ME-
TERS (120), 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 **MARCH 21, 2024** 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 06 FEBRUARY 2024.

(Sgd.) **RICARDO A. TOLEDO**
Sheriff IV

Copy Furnished:

EAST WEST BANKING CORPORATION
Eastwest Corporate Center, The Beaufort, 5th Ave. cor. 23rd St., Bonifacio Global City, Taguig

SPS. NARRY PAUL M. PAGUNSAN and FAMELA P. PAGUNSAN,
Manchester 06-Block. 07 Lot No. 18, Brgy. Bacao, Gen. Trias, Cavite
Lot 13 Blk. 14, Mt. Pinatubo St., Dolmar Golden Hills Subd., Deparo, Caloocan City.

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
February 12, 19 & 26, 2024**

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;
Tel. No. (046) 4828527

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

-versus- **EJF-2024-05**

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

**MARK ANTHONY V. EUGENIO,
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, **MARK ANTHONY V. EUGENIO**, with postal address/es at 1.) Lot 1 Block 2, Mangoville, Salitran IV, Dasmariñas, Cavite; and 2.) Lot 13 Block 30, Alta Tierra Homes 2B, Olaes, Gen. Mariano Alvarez, Cavite 4117, and for the satisfaction of the mortgaged debt which as of 25 January 2024 amounts to **ONE MILLION THIRTY SIX THOUSAND NINETEEN PESOS AND 32/100 (PhP1,036,019.32)**, 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 **March 28, 2024** 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. 057-2019008728**

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 13 BLK. 30 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 NE., ALONG LINE 1-2 BY LOT 15; ON THE SE., ALONG LINE 2-3 BY LOT 12; ALONG LINE 3-4 BY LOT 10; ON THE SW., ALONG LINE 4-5 BY LOT 11 ALL OF BLK. 30; AND ON THE NW., ALONG LINE 5-1 BY ROAD LOT 24 (8.00 M. WIDE), ALL OF THE CONS. SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, BEING N. 79 DEG. 02'W., 2345.71 M. FROM BLLM NO. 14 CARMONA CADASTRE; THENCE S. 58 DEG. 04'E., 11.00 M. TO PT. 2; THENCE S. 31 DEG. 56'W., 7.57 M. TO PT. 3; THENCE S. 31 DEG. 56'W., 0.43 M. TO PT. 4; THENCE N. 58 DEG. 04'W., 11.00 M. TO PT. 5; THENCE N. 31 DEG. 56'E., 8.00 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF EIGHTY EIGHT (88) 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 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 **April 4, 2024** at the same time and place without further notice.

January 29, 2024 at City of 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 **PAULINO E. CASES, JR., Attorney-In-Fact**
Cases Collection Management, Inc. c/o Cases Chun & Associates Law Offices
6th Floor JELP Business Solutions Building,
409 Addition Hills, Shaw Boulevard, Mandaluyong City

MARK ANTHONY V. EUGENIO

1.) Lot 1 Block 2, Mangoville,
Salitran IV, Dasmariñas, Cavite
2.) Lot 13 Block 30, Alta Tierra Homes 2B,
Olaes, Gen. Mariano Alvarez, Cavite

**Southern Sparkle News And Publishing
February 19, 26 & March 4, 2024**

ERRATUM

This is to correct the error made by this publication dated January 29, February 5 & 12, 2024 in NOTICE OF EXTRA-JUDICIAL SALE filed by HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund) versus REY G. YABUT MARRIED TO SUSAN S. YABUT, in the part of TCT, it should be THIRTY SIX (36) SQUARE METERS and not THIRTY SIX (36) SQUARE DECIMETERS as published.

**Southern Sparkle News And Publishing
February 26-March 3,2024**

**AFFIDAVIT OF SELF-ADJUDICATION
BY SOLE HEIR**

NOTICE is hereby given that the estate of the late **FELIPE MALABANAN**, who died intestate in the Municipality of Dasmariñas, Cavite, Philippines on August 19, 2000, that said deceased left an estate consisting of a parcel of land measuring Three Thousand Seventy Three Square Meters (3,073 sq.m.) located in Balite II, Silang, Cavite and evidenced by TAX DECLARATION NO. 18-0011-00625 of the Office of Municipal Assessor of Silang, Cavite, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 12th day of February 2024 and ratified before Notary Public Atty. Elpidio M. Paligutan, under Doc. No. 181, Page No. 38, Book No. VI, Series of 2024.

**Southern Sparkle News And Publishing
February 19, 26 & March 4,2024**

AFFIDAVIT OF SELF ADJUDICATION

NOTICE is hereby given that the estate of the late **ROSENDA MONTEZO ARCENA**, who died on October 10, 2023 in Hilongos, Leyte, that to the best of our knowledge and information, the said deceased left no debts or obligations of any kind, that the known property left by the said deceased is a savings account deposit with the Metropolitan Bank and Trust Company -Naic Cavite Branch under Savings Account No. 321-1-321009628 with a balance of 125,522.37, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 5th day of February 2024 and ratified before Notary Public Atty. Fe B. Añonuevo, under Doc. No. 497, Page No. 100, Book No. 160, Series of 2024.

**Southern Sparkle News And Publishing
February 19, 26 & March 4,2024**

Republic of the Philippines
 Fourth Judicial Region
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
 City of Bacoor
 Email: rtclbcrocc@judiciary.gov.ph
 Telephone No. 09273707489

Las Pinas

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
February 19, 26 & March 4, 2024

DEED OF EXTRAJUDICIAL SETTLEMENT OF ESTATE OF CLARO ESPINILE WITH SALE

NOTICE is hereby given that the estate of the late **CLARO ESPINILE**, who died on January 9, 2023 at San Pablo City, Laguna, left a parcel of land covered by Transfer Certificate of Title No. 058-CARP2022000045 situated in Brgy. Imok, Calauan, Laguna, containing an area of 1,849 square meters, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed before Notary Public Atty. Nestor A. Loable, under Doc. No. 76, Page No. 17, Book No. XVI, Series of 2023.

Southern Sparkle News And Publishing
February 26, March 4 & 11, 2024

BDO UNIBANK, INC.,
Mortgagee.

-versus-

Foreclosure No. 2024-12
For: Extra-Judicial Foreclosure of Real Estate Mortgage

SPS. CHELMAR Q. LATOJA AND MELINDA T. LATOJA,
Mortgagors.

x-----x

NOTICE OF EXTRA JUDICIAL FORECLOSURE

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, **BDO UNIBANK, INC.**, at BDO Towers Valero, 8741 Paseo de Roxas, Salcedo Village, Makati City, and against the mortgagors, **SPS. CHELMAR Q. LATOJA AND MELINDA T. LATOJA** at Block 8 Lot 7 Camella Altea Phase 1, Brgy. San Nicolas, Bacoor, Cavite and #113 Sta. Rita Compound Talon 1, Las Pinas CPO 1740 Las Pinas, to satisfy the mortgagee indebtedness which as of January 29, 2024, amounts to **FOUR MILLION SEVEN HUNDRED THIRTY NINE THOUSAND NINE HUNDRED TWENTY FIVE PESOS & 77/100 (P4,739,925.77)**, Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fees incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on **March 12, 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. (057-2019014444) 167-2019002240

LOT NO:7 BLOCK NO:8 PLAN NO:PCS-04-029086
PORTION OF: THE CONSOLIDATION OF LOTS NOS. 1 BLK. 1; 1-3, 5-10 BLK. 2; 1, 4, 6, 8, 9, 10, 12, 14, 16 BLK. 3; 3-16 BLK. 4; 1, 3, 5-16 BLK. 5; 1, 3-12 BLK. 6; 2-16 BLK. 7; 1-16, 18 BLK. 8; 1-13, 15-35 BLK. 9; 1-12, 15-18 BLK. 10; ROAD LOT 1 TO 7 (LRC) PSD-138762; 5680-A TO 5680-C (LRA) PSD-360835; LRC RECORD NO. 8843

LOCATION: BARANGAY OF SAN NICOLAS, MUNICIPALITY OF BACOR, PROVINCE OF CAVITE, ISLAND OF LUZON.
AREA: EIGHTY EIGHT SQUARE METERS (88), MORE OR LESS

"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 **March 19, 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, February 05, 2024.

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

By:

(Sgd.) **ELIAS E. ESCALA**
Sheriff IV

Copy Furnished:
BDO UNIBANK, INC.
RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT
 11th Floor, BDO Towers Valero, 8741 Paseo de Roxas, Makati City

SPS. CHELMAR Q. LATOJA AND MELINDA T. LATOJA

-Block 8 Lot 7 Camella Altea Phase 1, Brgy. San Nicolas, Bacoor, Cavite
-#113 Sta. Rita Compound Talon 1, Las Pinas CPO 1740

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

TRANS-PHIL CREDIT CORPORATION,
Mortgagee,

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

FC Case No. 18911-24

-versus-

SPS. LOIDA J. SARREAL & RODRIGO P. SARREAL,
Mortgagors,

x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **Trans-Phil Credit Corporation**, mortgagee, with principal place of business at No. 1218 Pablo Ocampo corner Alfonso Street, Malate, Manila, against **SPS. LOIDA J. SARREAL & RODRIGO P. SARREAL**, mortgagors, with residence and postal address at Lot 58-D-5, Guada Subdivision, Brgy. Bayan Luma, Imus, Cavite, to satisfy the mortgage indebtedness which as of October 9, 2023 amounts to **ONE MILLION SEVENTY SIX THOUSAND EIGHT HUNDRED TWENTY THREE PESOS AND 86/100 (Php1,076,823.86)**, 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 **April 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-241855

"A parcel of land (Lot 58-D-5 of the subd. plan Psd-04-027190, being a portion of Lot 58-D, (LRC) Psd-274375, LRC Rec. No.), situated in the Bo. of Bayan Luma, Mun. of Imus, Prov. of Cavite. Bounded on the S., along line 1-2 by Lot 58-D-4; on the W., along line 2-3 by Lot 58-D-11 (Right of Way); on the N., along line 3-4 by Lot 58D-6, all of the subd. plan; on the E., along line 4-5 by Lot 248 & alongline 5-1 by Lot 247, both of Imus Estate; x x x containing an area of **TWO HUNDRED THIRTY ONE (231) SQ. METERS.** x x x."

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

In the event the public auction should not take place on the said date, it shall be held on **April 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, February 5, 2024

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

APPROVED

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

COPY FURNISHED:
Trans-Phil Credit Corporation
 No. 1218 Pablo Ocampo corner Alfonso Street, Malate, Manila

Atty. Ludanielle N. Legarde
No. 1218 Pablo Ocampo corner Alfonso Street, Malate, Manila

SPS. LOIDA J. SARREAL & RODRIGO P. SARREAL
Lot 58-D-5, Guada Subdivision, Brgy. Bayan Luma, Imus, Cavite

Southern Sparkle News And Publishing
February 26, March 4 & 11, 2024

DEED OF EXTRA JUDICIAL PARTITION WITH DEED OF SALE OF PORTION OF LAND

NOTICE is hereby given that the estate of the late **ARMANDO D. REYES**, who died on January 20, 2014 at De La Salle University Hospital, Dasmariñas, Cavite, left a parcel of land Lot 2647-G situated in Brgy. San Antonio, Longos, Laguna, containing an area of 9,013 square meters, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed before Notary Public Atty. Henry D. Adasa, under Doc. No. 189, Page No. 38, Book No. XXVII, Series of 2024.

Southern Sparkle News And Publishing
February 26, March 4 & 11, 2024

EXTRA-JUDICIAL SETTLEMENT OF ESTATE OF LATE PEDRO MOJICA AND LORENZA ESPINELI WITH WAIVER OF RIGHTS

NOTICE is hereby given that the estate of the late **PEDRO MOJICA AND LORENZA ESPINELI**, who died on October 8, 1978 and July 31, 1991, both died at Palumlum, Alfonso, Cavite, that said deceased died without any will or testament and without any outstanding debts in favor of any person or entity, the aforementioned deceased left agricultural property specifically: **LOT SURVEY NO. 4439**, located at Brgy. Palumlum (Upli), Municipality of Alfonso, Province of Cavite, Island of Luzon, containing an area of Four Thousand Three Hundred Fifty One (4,351 sqm) square meters only, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 19th day of February 2024 and ratified before Notary Public Atty. Elpidio M. Paligutan, under Doc. No. 270, Page No. 55, Book No. VI, Series of 2024.

Southern Sparkle News And Publishing
February 26, March 4 & 11, 2024

DEED OF EXTRA-JUDICIAL SETTLEMENT OF ESTATE AMONG HEIRS WITH ABSOLUTE SALE

NOTICE is hereby given that the estate of the late **NORBERTO M. ESPINELI**, who died on April 20, 2016 at Manhattan New York City, the said deceased died intestate, without Will and Testament, and without any outstanding debts in favor of any person or entity, the said deceased is the co-registered owner of a parcel of land together with the improvements existing thereon located at Lot 42-L, Barangay Anabu II, City of Imus, Cavite covered and embraced by Transfer Certificate of Title No. T-412275 of the Registry of Deeds for the Province of Cavite, containing an area of 107.50 square meters, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 13th day of February 2024 and ratified before Notary Public Atty. Danilo P. Pelagio, under Doc. No. 283, Page No. 58, Book No. IV, Series of 2024.

Southern Sparkle News And Publishing
February 26, March 4 & 11, 2024

EXTRAJUDICIAL SETTLEMENT OF ESTATE

NOTICE is hereby given that the estate of the late **PAULINA DEL MUNDO VICEDO AND ANACORETA DEL MUNDO RIEL**, who died on February 9, 2016 in Las Piñas, Metro Manila, and March 15, 1995 in Quezon City, are the sisters of the deceased **ILUMINADA DEL MUNDO**, who died on June 10, 2013 in Alfonso, Cavite, that said Iluminada Del Mundo died without leaving any will, and left no debt, that said decedent left a certain parcel of agricultural land covered by Original Certificate of Title No. OP-2999 containing an area of 11,968 more or less, located at Sikat, Alfonso, Cavite, embraced and covered by Tax Declaration No. 01-0025-00013 of the Office of the Municipal Assessor of Alfonso, Cavite, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 25th day of May 2023 and ratified before Notary Public Atty. George Bacani Gaduang, under Doc. No. 185, Page No. 49, Book No. 130, Series of 2023.

Southern Sparkle News And Publishing
February 26, March 4 & 11, 2024

Enchanted Kingdom: Fostering tourism and world-class service excellence

Sta Rosa City - Last January, the Department

cal Government Units (LGUs), partner Nation-

Dr. Mamon, an advocate of tourism in La-

Brand of Service Excellence (FBSE) Train-

Southern Sparkle News
ISSN: 2508-0679
and PUBLISHING
The country's news vehicle towards progress and development.
Vol. XV No. 21 FEB. 26-MARCH 3, 2024 P10.00



of Tourism recognized Enchanted Kingdom, the first and only world class theme park in the Philippines, for its valuable contribution to the tourism industry during the CALABARZON Tourism Excellence Appreciation 2023, held in Twin Lakes Hotel in Laurel, Batangas.

EK's Chairman and President Mr. Mario O. Mamon and Chief Operating Officer (COO) Dr. Cynthia R. Mamon accepted the recognition - alongside Lo-

cal Government Agencies (NGAs), private tourism enterprises, the academic community, media partners, institutional partners, and notable individuals in the region.

"This recognition is an affirmation that Enchanted Kingdom is in the right direction towards our vision to be a world-class integrated attractions destination in Asia, and as the Philippine leader in wholesome family leisure and entertainment," said COO Dr. Mamon.

guna, is also the president of Laguna Tourism Council Philippines. "EK is committed to contribute to the growth of the tourism industry. It is our mission to create and provide magical experiences and memories that last a lifetime, both for our domestic and foreign guests," Dr. Mamon furthered.

EK's Learning and Development Manager, Pauline C. Barreiro also received an award for her participation as a trainer for the Filipino

ing program for 2023. Currently, 90% of Enchanted Kingdom's Cast Members (employees) are FBSE trained. "The FBSE Training Program has deepened our appreciation of the culture of service excellence in the Philippines. In EK, all cast members take the Filipino Brand of Service Excellence to heart as we greet every guest with a passionate Mabuhay, magical day!" shared Barreiro.

Last year, EK was also cited by the govern-

ment of Laguna for generating the highest number of same-day visitors in 2022. The City of Santa Rosa, where EK is situated, recorded 40,188 overnight foreign travelers and 92,728 overnight domestic travelers based on DOT's most recent Regional Distribution of Overnight Travelers data.

In 2022, EK together with DTI Laguna, opened the One Town, One Product (OTOP) Hub, showcasing famous delicacies from Lagu-

na. Locally handcrafted bags and accessories, coffee and tea gift packs were also at the Pugad Shop at EK's Cultural Village zone. EK also houses AGILA the EKsperience, the first and only flying theater in the Philippines celebrating the beauty of the Philippines' destinations, products, and people. For 28 years, Enchanted Kingdom has been ardent in promoting tourism and products in the region.

(ROSELLE AQUINO)



Blessing and Turnover of 4 L300 and 1 Elf Truck Vehicle at Amuntay Warehouse with City Department Heads, Sangguniang Panlungsod Members, acting City Mayor Rex Mangubat, and BM Kiko Barzaga