

**Southern** WE ARE YOUR NATURAL LIBRARY REGISTER  
 ★ ISSN: 2508-0679 ★  
**Sparkle News**  
 and PUBLISHING  
 The country's news vehicle towards progress and development.  
 Vol. XV No. 49    September 9-15, 2024    P10.00

## Rug Making Training and Awarding of Starter Kit p. 5



# Provincial Government of Occidental Mindoro visited the Provincial Government of Cavite for a Benchmarking Activity p. 2



## Career Guidance and Advocacy Program



Matagumpay nating naisagawa ang Career Guidance and Advocacy Program kasama ang 400 na mag-aaral mula sa Trece Martires City Senior Highschool, na pinangasiwaan ng Public Employment Service Office (PESO). Ang programa ay naglalayong makapagbigay ng tamang gabay at impormasyon sa mga kabataan tungkol sa iba't ibang landas sa karera pati na rin ang mga oportunidad sa trabaho na maaaring pasukin pagkatapos ng kanilang pag-aaral.

(cont. p.2)

## TULONG PINANSYAL PARA SA BACOREÑO: ASSISTANCE TO INDIVIDUALS IN CRISIS SITUATION p. 7



# Provincial Government of Occidental Mindoro visited the Provincial Government of Cavite for a Benchmarking Activity



The Provincial Government of Cavite warmly welcomed the delegates of the Provincial Government of Occidental Mindoro at the ceremonial hall of the provincial capitol in Trece Martires City, as they conducted a benchmarking activity in the province on August 22, 2024. Cavite provincial government officials and Bids and Awards Committee (BAC) officers and members joined the activity, including Mr. Renato Abutan, BAC-A Chairman, Ms. Jennifer Disagon-Mutya, Provincial Accountant and BAC-A member, and Dr. Nonie John Dalisay, Provincial Health Officer. The discussion between PGC officials and the Occidental Mindoro delegates was productive, focusing on enhancing healthcare service delivery and the continuous improvement of public service.

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



Office Add: Blk. 2 Lot 1 Justinville 2,  
Palico I, Imus City  
Mobile No. 09399551973/  
0927-207-5522/  
09057552963

E-mail Add: southernsparklenews@yahoo.com/southernsparklenews1973@gmail.com  
Telephone Number.: 046-435-7112

Website: www.southernsparklenews.com

- MILAGROS BAGAPORO**  
Marra Villegas  
Margie Bautista  
Benjie J. Murillo  
Jerry Guina  
Pinky Lungcay  
Ferdinand Lumas  
Renato Alcoran  
Augusto Laguda  
Melissa Lumas  
Billy David Sadik

- Publisher  
Associate Publisher  
Editor-In-Chief  
Desk Editor  
Managing Editor  
Business Manager  
Account Executive  
Circulation-in-Charge  
Circulation/Operator  
Layout Artist  
Reporter  
Legal Counsel

MEMBER of PRIME ALLIANCE OF PUBLISHERS, EDITORS, & REPORTERS of the Philippines Inc.

Note: All news articles and opinions expressed by the writers are entirely their own and do not reflect the opinion of the Publisher, Management and Editor of this Publication.

All Rights Reserved. No part of this publication may be copied or reproduced or transmitted nor translated in any form for commercial purposes without prior written permission from the publisher and its writer's/columnist.



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

## Career Guidance and Advocacy Program

from p. 1



Programang ito ay binigyan natin ng inspirasyon ang mga mag-aaral na agatibay sa kanilang kaalaman para sa mga

posibleng hakbang na kanilang gagawin sa pagkamit ng kanilang mga pangarap para sa hinaharap. Maraming salamat Vice Mayor Bobby

Montehermoso kasama ang mga miyembro ng 11th Sangguniang Panlungsod para sa masasayang palaro na inihanda niyo para sa ating mga minamahal na mag aaral.

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

**ALL OUT, ANG ATING SUPORTA SA EDUKASYON NG BAWAT KABATAANG CALAMBENO!**

Patuloy ko pong **tutuparin** ang mga **pangako** natin para sa bawat **kabataang nangangarap** sa ating lungsod.

**Mayor Ross Rizal**  
Tapat Nagalib, Dugong Bayan!

**Ramdam na Reporma**

**Congratulations!**

**Cong. Cha Hernandez**

6th Top Performing Representative - CALABARZON  
82.7%

Based on RPMD's "Boses ng Bayan" - Job Performance Ratings (Q2) July 1-10, 2024



**Happy Birthday**

**MS. MARIETHEL GAT FORTALEZA**  
Ladies CLUB of Villa de Calamba

*Greetings: Southern Sparklenews & Management*



**Happy 1st Birthday**

**MAVERICK H. REODIQUE**  
September 6, 2024

*Greetings: Southern Sparklenews & Management*

**PANGHUHULI SA MGA MOTORSIKLONG GUMAGAMIT NG TEMPORARY O IMPROVISED PLATES INIATRAS NG LTO.**

**DI KASALANAN NG MGA MOTORISTA NA KULANG ANG PLAKA!**

Tantanan niya na ang mga motorista at riders. Hindi nila kasalanan ang kulangan sa plaka -- responsabilidad ng gobyerno!

**Senator Francis "TOL" N. Tolentino**

**S**a naunang plano, Narapat lamang ang desisyon ng LTO na iatras ang petsa ng plano nilang paghuli sa mga gumagamit ng mga Motorsiklong may temporary o Improvised Plates.

Ito ang paniniwala ni Senate Majority Leader Francis Tol Tolentino, matapos i-anunsyo ng LTO na iniurong na

**(cont. p.5)**

# ON-POINT

## Pressing need for timely class suspension announcements

**I**s a weekly column focused on local issues, discussions about politics and local history around Cavite. It aims to seek problems that is currently plaguing Cavite society and to provide resolutions that will help enlighten readers and stakeholders.

August 28, 2024

Pressing need for timely class suspension announcements

In times of emergencies such as stormy weather, I usually go straight to government sources for information, especially when it comes to class suspensions. I expect that information is delivered to us in a timely fashion.

But one of my biggest pet peeves when such information is not disseminated on time.

This was after when concerned parents expressed dismay and disappointment after the local government of

Imus mandated the suspension of classes only later that morning on the 28th of August, just as when children were already in schools.

“Kung kailan naka pasok na po ang mga bata hay the whole night ay umuulan. Malakas pa kanina ang ulan bago pumasok ang mga bata daming nag aabang na magulang tapos kung kailan nasa school na saka mag aannounce,” one netizen commented.

Other netizens aired the same sentiments, revealing a pressing need for our local governments to deliver information at a timely fashion.

As someone who has a younger sibling, I definitely don't want them to risk their life going through stormy weather just to get to school. We have to think of our children's safety above all else.

Of course, our local governments must know that there are potential health-risks when plow-

ing through such bad weather, such as colds, leptospirosis and other ailments that could affect a child's health.

With rain also comes life-threatening accidents such as slippery sidewalks and roads, flashfloods, low visibility for vehicles, which are all recipes for a disaster. So, what can local governments do to rectify this issue?

Read the room and announce earlier. In this case, local governments can announce class suspensions the night before, in order to give parents and students to prepare for emergencies.

I am completely aware that there is a decision-making process behind creating such announcements. There are many factors involved, or risks, when suspending classes. While I acknowledge such behind the scenes factors of policy-making, local governments must always consider above all the safety and welfare of their constituents.

By James Bonina

# MGA MASASARAP NA ULAM NGAYONG TAG-ULAN!

Dahil alam naman natin na pag 'ber' months na, pumapatak ang tuloy-tuloy na pag-ulan. Sa ganitong panahon, isa lang ang hinahanap ng ating sikmura: mga maiinit, malasap-lasap, at malinamnam na mga putahe na nababagay sa panahong ito. Bukod sa sinigang at tinola, anu-ano pa nga ba ang mga masasarap na putahe ang puwedeng lutuin ngayong panahon ng tag-ulan? Alamin natin at sabay tayong matakam sa mga putaheng ito.

Sotanghon – isa ito sa mga madaling lutuin tuwing tag-ulan. Tanging kailangan lang dito ay chicken broth na papakuluan at lagyan ng sotanghon noodles. Kasama rin sa broth ay ang malinamnam at malasang chicken breasts na tiyak na magpapapuno ng iyong kalamnan ngayong tag-ulan!

Nilaga – maraming klase ng nilaga, maaaring gumamit ng karne ng manok, baboy o di kaya buto-buto. Napakadali lang din gumawa ng putaheng ito, sa pamamamagitan ng pagpapakulo ng sibuyas at ang nais mong karne, di lang ikaw kundi ang buong pamilya ang makakatikim ng masarap na sabaw sa hapag-kainan! Wag din kalimutan maglagay ng gulay na pang-sahog, highly recommended dito ay repolyo!

Sopas – creamy and milky, with macaroni pa. Pag tama ang pagkaluto, wantusawa ang buong pamilya sa ulam na ito. Pwede ding Haluan ng giniling para mas lumabas ang lasa ng sopas, at lagyan ng dahon repolyo. Bibigat talaga ang tiyan mo ngayong panahong taglamig!

Pares – kung ibig mo naman lumabas kasama ang mga kaibigan mo, no need to look any further. Halos lahat naman ng sulok at bawat kanto ng Cavite ngayon ay may paresan na. Mainit at malinamnam na pares at malamig na softdrinks lang ang kailangan mo at solb ka na! Nabusog ka na, nakatulong ka pa sa ating mga lokal na negosyo!

Champorado – kids favorite, timeless classic ng mga magulang na gusto ng madaliang putahe para sa kanilang mga anak. Hindi mawawala ang champorado sa listahan ng mga putaheng nababagay ngayong tag-ulan. Wala pa ding makakatalo sa mga ngiti na nagmumula sa matamis na chocolate na nagbibigay lasa sa putaheng ito. Hindi din basta-basta agad napapanis ang champorado, maaari itong iiwan sa ligtas na lugar sa loob ng isa o dalawang araw.

Alin dito ang mga paborito ninyong kainin tuwing tag-ulan? May idadagdag pa ba kayo? Totoo naman talaga na ang putaheng Pinoy ay may ibubuga pagdating sa pag-sasatisfy ng cravings natin tuwing wet season. Hindi lamang sarap ang makukuha natin sa mga putaheng ito, kundi na rin ang nutrisyon na kailangan ng ating mga katawan.

By James Bonina

# ON-POINT #2



**M**ore parks, recreation areas needed to sustain a growing population. During my frequent commutes within Cavite, I've noticed a glaring discrepancy: there are more basket-

ball courts than parks and playgrounds. According to a 2021 statistic, basketball courts comprise 56.57% of the recreation areas dedicated to sports. Additionally, there are 72 playgrounds and 52 parks throughout the province. Given the

4.3 million currently situated in Cavite, the amount of recreational facilities are grossly insufficient when it comes to accommodating the population. These four million inhabitants not only needed basic housing, amenities and better

opportunities to improve their living standards, they also need to satisfy their recreational needs as well.

Current State

Lack of public parks and playgrounds. In recent years, many parks and playgrounds are converted into public establishments to cater to the needs of Cavite's growing population, which are present in its cities. This conversion greatly reduces the once vibrant parks and lush colorful playgrounds which can be found throughout many of Cavite's suburbs. In some cases, parks and playgrounds are non-existent in some barangays or districts. Lack of access. If there are parks and playgrounds nearby, most of the time it remains inaccessible to the gen-

eral population whereas you need permission from the barangay or homeowner's association to use those publicly-funded amenities. This is the case in many of the subdivisions present throughout the province. Lack of maintenance. Parks and playgrounds are exposed to extreme elements and requires constant maintenance to remain safe and functional. Based on my observations, some barangays unfortunately do not conduct regular safety checks on playground equipment, especially when it's clear that such equipment are completely covered in rust and damages which might potentially harm children in life-threatening ways. This lack of recreational facilities hinders

the physical, mental and social growth of Cavite's growing population, which could lead into unproductive and unmotivated citizens in the foreseeable future.

Benefits

Parks and playgrounds are places to empower the citizenry in ways that will lead them into happy and productive lives, an advantage for the ever-growing province in the long term.

Physical Health. Parks and playgrounds provide a safe space for the members of the community to be physically active through activities and equipment inside them, thus improving the physical state of the citizenry.

Mental Health. These areas can give solace, enjoyment and relaxation to people due to

(cont. p.5)

**ON-POINT #2** from p. 6

the tranquility and accessibility they offer. Parks are especially places of solace where one can relax and rest from the daily bustle of life.

Social and Community Interaction. Recreational spaces are vital to the social development of the youth, and the rest of the community where it fosters a genuine social connection among the members of the community, harnessing social harmony and unity which creates strong communities.

Environmental Conservation. Parks can serve as nature reserve to give the community a place where nature will thrive. This biodiversity can benefit Cavite by providing shade, as well as clean air to many of its citizens affected by the rapid industrialization of the province.

Recommendations Cooperation. Local governments must cooperate with local communities to determine the recreational needs of the citizenry. Parks, playgrounds and other areas of recreation must always remain accessible at all times

to accommodate the physical, mental and social needs of the community. A great example of this is in the Netherlands, where they converted many parts of their cities into lush parks and open canals, fully integrating the lush green landscape into the cityscape as one of their key policies of city planning, which cities in Cavite must replicate.

It also promotes efficient land use, giving value to Cavite's ever-expanding urbanization.

Investment when it comes to the recreational needs of Cavite's growing population is worth the price, as it molds us into productive, happy and motivated members of society if our recreational needs are duly met.

In my subdivision, the nearest park is Baco Eco Park. It is the only park that remains freely accessible with full amenities found in modern parks. Image courtesy: Trecia Marie Wordpress

By James Bonina

**PANGHUHULI SA MGA MOTORSIK-LONG...**from p. 3

**S**a December 31 ang dapat ay September 1 na panghuhuli ng LTO.

Ayon pa kay Tolentino, walang lohika ang naunang Memorandum ng LTO dahil hindi kasalanan ng mga Ordinaryong Riders kung wala silang Official Plate.

Dahil mismong LTO, ang may milyong backlog sa plaka ng mga Motorsiklo.

Una dito sinita ni Senador Tolentino ang LTO Region 7 sa planong panghuhuli ngunit ito pala ay nakabatay sa Memorandum VDM-2024-2721 ng LTO.

Si Tolentino ang principal Sponsor ng Senate Bill No. 2555, na naglalayong amyendahan ang mga kontrobersyal na probisyon ng 'Doble Plaka' Law o RA 11235.

**JIMMY BARRIENTOS**

**PAGBABALIK ANUNSIYO NI GOV NG 'WALANG PASOK', IKINATUWA NG NETIZENS**

**M**ainit at ikinatutuwang sinalubong ng mga netizen ang pagbabalik ni Governor Jonvic Remulla

ang kaniyang sikat na kagawian ng pag-suspend ng klase sa Facebook. Nakilala ang mga Facebook posts ng gobernador dahil sa kwelang paraan ng kaniyang pag-sus-

pend na ikinatuwa ng mga kabataang Kabitenyo. Ito ay pagkatapos mag-landfall ang nabuong bagyo na si Enteng sa Philippine Area of Responsibility nitong ika-1 ng

Setyembre, na naging sanhi ng pag-kanselado ng iilang lalawigan ng mga pasok sa trabaho at eskwela. Maraming namangha sa mga nakakatuwang posts ng gobernador, na nagsilbing ilaw sa panahon ng kadiliman. Komento ng isang netizen sa isang bagong post, "Thank you po Gov, mababawasan ang stress sa module ng mommy hehe." Tunay na magandang ehemplo si Governor Remulla sa pagpapasaya ng mga kababayang Kabitenyo sa gitna ng unos, ang kaniyang katwiran na magpagaan ng pakiramdam ng mga nadadamay sa gitna ng bagyo ay nagsisilbing inspirasyon lalo na sa mga kabataang Kabitenyo

By James Bonina

**N**oon ng ika-21 hanggang ika-22 ng

Agosto, 2024, isinagawa ang isang makabuluhang training para sa Rug Making na nilahukan ng ating mga kababayan mula Tondo, Manila, na nailipat sa Sunshine Ville at Summer Homes, Barangay Cabuco.

Ang pagsasanay na ito ay bahagi ng pagsisikap na mabigyan sila ng bagong kabuhayan at kasanayan na magagamit nila sa kanilang panibagong buhay sa bagong komunidad. Ngayong araw, bilang suporta sa kanilang pagsisimula, ipinagkaloob ng Department of Public Works and Highways sa pakikipag ugnayan ng Local Housing Office ang Rug Making Starter Kit na magbibigay-daan upang maisakatuparan ang kanilang natutunan at mapalago ang kanilang kabuhayan.

**Rug Making Training and Awarding of Starter Kit**

Ang programang ito ay patunay ng pagkaka-isa at pagtutulun-

gan ng pamahalaan at ng komunidad upang mabigyan ang mga re-

locatees ng mas maunlad na kinabukasan.

**REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION REGIONAL  
TRIAL COURT  
Branch 90  
DASMARIÑAS CITY, CAVITE**

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

-versus- **File No. FC-DC-1429-24  
EXTRA JUDICIAL FORECLO  
SURE OF REAL ESTATE  
MORTGAGE UNDER ACT 3135,  
AS AMENDED BY ACT 4118**

**NICANOR A. GARCIA MARRIED TO,  
EDITHA R. GARCIA,  
Respondent/Mortgagor.**

X-----X  
**NOTICE OF SHERIFFS SALE**

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, HOME DEVELOPMENT MUTUAL FUND (Otherwise known as PAG-IBIG Fund), a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against respondents/mortgagors, **NICANOR A GARCIA MARRIED TO EDITHA R. GARCIA** with postal address at (1) #102 Apollo IV, Moonwalk Village, Las Piñas, Metro Manila; and (2) Lot 4 Blk 7, Villa Luisa Homes II, Langkaan, Dasmariñas, Cavite 4114 and for the satisfaction of the mortgaged debt which as of July 2, 2024 amounts to TWO HUNDRED SIXTY EIGHT THOUSAND FIFTY FOUR PESOS AND 35/100 (Php 268,054.35), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **OCTOBER 08, 2024 at 10:00 o'clock** in the morning or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building Congressional Road, Buro I, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit

**Transfer Certificate of Title  
No. T553906**

IT IS HEREBY CERTIFIED land that situated in the Mun. of Dasmariñas Prov. of Cavite bounded and described as follows:

A parcel of land ( Lot 4 Blk. 7 of the subd. plan, Psd-04-053125 being a portion of Lot 7-4, Psd-04-039898, L.R.C. Rec. No. 8843), situated in the Brgy. Langkaan, Mun. of Dasmariñas, Prov. of Cavite. Bounded on the SW., along line 1-2 by Lot 3; on the NW., along line 2-3 by Lot 4, both Blk. 7; on the NE., along line 3-4 by Rd. Lot 7; from the SE., along line 4-1 by Lot 2 Blk. 7, all of the subd. plan. Beginning at a pt. marked "1" on plan, being N. 59 deg. 21 W., 1123, 19m. from Mon. 145, Imus Estate. thence N. 18 deg. 29 W., 3.50 m. to pt. 2; thence N. 71 deg. 31'E., 10.00 m. to pt. 3; thence S. 18 deg. 29 W., 3.50 m. to pt. 4, thence S. 71 deg. 31 W., 10.00 m. to the pt. of beginning containing an area of THIRTY FIVE (35) SQ. METERS.

All pts. referred to are indicated on the plan and are marked on the ground by P.S. cyl. conc. mons. 15x60 cm. bearing true, date of original survey, July 27, 1905- June 11, 1908 & that of the subd. survey, Oct. 17, 1991 & Jan. 15-21, 1992 & was approved on Feb. 11, 1992.

Prospective buyers and/or bidders are hereby enjoined to investigate for themselves the title of the said real property and the encumbrance thereon, if there be any.

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

In the event that the public auction should not take place on the said date and time, it shall be held on **OCTOBER 22, 2024**, at the same time and place without further notice.



Dasmariñas City, Cavite, August 28, 2024.

(Sgd) **ARLYN P. BARCELON**  
Sheriff IV

(Sgd) **ATTY. MARCELA L. BAYBAY**  
Clerk of Court VI & Ex-  
Officio Sheriff

Copy furnished:  
**HOME DEVELOPMENT MUTUAL FUND (Other-  
wise known as PAG-IBIG Fund)**  
The Petron Mega Plaza Bldg.,  
No. 358 Sen. Gil Puyat Ave., Makati City

**MARIA VICTORIA D. CAPIRAL**  
**ATTY. CAESAR S. EUROPA**  
**24K ACCOUNTS CONSULTANT, INC.,**  
3F Fass Inteli College Bldg., No. 11, Pittsburg St.,  
Brgy. Silangan, Cubao, Quezon City

**NICANOR A. GARCIA MARRIED TO  
EDITHA R. GARCIA**  
(1) #102 Apollo IV, Moonwalk Village, Las Piñas, Metro  
Manila;  
2) Lot 4 Blk 7, Villa Luisa Homes II, Langkaan, Dasma-  
riñas, Cavite

Notice posted at:  
1. The Bulletin Board of Regional Trial Court, Dasmariñas  
City, Cavite  
2. The Bulletin Board of Dasmariñas City Hall  
3. The Bulletin Board of Dasmariñas City Post Office  
4. The Bulletin Board of Dasmariñas City Public Market

Southern Sparkle News And Publishing  
September 2,9 & 16, 2024

**N** g a y -  
ong Sep-  
tember  
4, pina-  
ngunah-  
an ni Mayor Arman  
Dimaguila ang pag-  
bubukas ng Office  
of Muslim Affairs  
na matatagpuan  
sa ikalawang pala-  
pag ng Biñan Public  
Market. Ang bagong  
tanggapang ito ay  
nagsisilbing marka  
ng suporta at ser-  
bisyo ng pamaha-  
laang lungsod sa  
komunidad ng ating  
mga kapatid na  
Muslim.

*City of Biñan*

**EXTRAJUDICIAL SETTLEMENT OF  
ESTATE WITH DEED OF SALE**

NOTICE is hereby given that the estate of the late **ROSITA S. SERVANO AND ARTURO S. SERVANO**, who died on July 28, 2020 at 287 Pacita St., Caloocan City, Brgy. 95 Zone 9 and July 19, 2018 at Caloocan City Medical Center/ #450 A. Mabini St. Caloocan City, left a parcel of land Lot 6 Block C-1-D situated in the Bo. of San Gabriel, Mun. of Carmona, Prov. of Cavite covered by Transfer Certificate of Title No. T- 156409 containing an area of One Hundred Forty-Four (144) square meters, and was Extra-Judicially Settled among the legal heirs, executed before Notary Public Atty. Ceasar Anthony S. Solis, under Doc. No. 411, Page No. 83, Book No. 14, Series of 2024.

Southern Sparkle News And Publishing  
September 2,9 & 16, 2024

**REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
BRANCH 88  
CAVITE CITY  
rtc1cav088@judiciary.gov.ph  
(046) 504-8100**

**IN RE: PETITION FOR JUDICIAL  
RECOGNITION AND ENFORCEMENT  
OF FOREIGN JUDGMENT OF DIVORCE  
AND FOR JUDICIAL DECLARATION OF  
LEGAL CAPACITY TO REMARRY**

**SP. PROC. NO. N-9538**

**VINCE JERICO FLORES PUGEDA,**  
Petitioner,

-versus-

**PHILIPPINE STATISTICS AUTHORITY,**  
Respondent.

X-----X

**ORDER**

A verified petition has been filed by petitioner, **Vince Jerico Flores Pugeda**, through counsel, praying that after due notice, publication, and hearing, judgment be issued recognizing the judgment of divorce dissolving the marriage between the petitioner and Victoria Magdalena Aurelia Daniels; ordering the Philippine Statistics Authority to make the proper annotation in the report of marriage of the order/decision of the Court recognizing the said divorce judgment; and declaring the petitioner as legally capacitated to remarry.

Considering that the petition is sufficient in form and substance, notice is hereby given that the petition is set for hearing on **October 3, 2024 at 8:30** in the morning, before this Court, on which date, hour and place, interested parties may appear and show cause why the same should not be granted.

Let this Order be published once a week for three (3) consecutive weeks in a newspaper of general circulation in the City and Province of Cavite, and let copies of the petition and this Order be furnished the Office of the Solicitor General, the Philippine Statistics Authority, and the City Civil Registrar of Cavite City.

**SO ORDERED**  
Cavite City, August 15, 2024.

(Sgd.) **FRANCO PAULO R. ARAGO**  
Presiding Judge

Southern Sparkle News And Publishing  
September 2,9 & 16, 2024

## TB PROGRAMS NG CHO CARMONA, NAKAKUHA NG TATLONG PARANGAL MULA SA CHD CALABARZON



**M**uling binigyan ng pagkilala ang Pamahalaang Lungsod ng Carmona, sa pamamagitan ng City Health Office, ng Center for Health and Development CALABARZON sa kanilang isinagawang Cavite Provincial Lung Month Celebration sa The Bayleaf Hotel, City

of Gen. Trias, Cavite ngayong araw, Agosto 29. Ang CHO Carmona ay nakakuha ng mga sumusunod na pagkilala para sa kanilang Tuberculosis Initiatives and Programs:

- Highest TB Treatment Success Rate for 2023 in the Province of Cavite
- Highest TB Preventive Treatment Enrollment

for 2023 in the Province of Cavite

- Certificate of Recognition for the efforts to procure Xpert MTB Rif Ultra Cartridges for TB testing

Ang mga pagkilalang ito ang nagpapatunay ang accessibility ng mga serbisyo medikal sa City of Carmona. Ituloy ang Bayanihan! TB ay Tuldukan!

## TULONG PINANSYAL PARA SA BACOOREÑO: ASSISTANCE TO INDIVIDUALS IN CRISIS SITUATION

**S**a Strike Gymnasium, ngayong araw, Setyembre 3, 2024,

ang isang programa na inorganisa ng Office of Congresswoman Lani Mercado Revilla para sa mga Bacooreño na nangangailangan ng tulong pinansyal. Ang programa ay naglalayong magbigay ng agarang tulong sa mga indibidwal na naapektuhan ng iba't ibang krisis, kabilang ang mga naapektuhan ng oil spills at mga nangangailangan ng medical assistance.

Nanguna sa programa sina Mayor Strike B. Revilla, Congresswoman Lani Mercado Revilla, at ilang mga konsehal, kabilang sina Councilor Simplicio Dominguez, SK President Palm Buncio, Councilor Levi Tela, Councilor Bok Nolasco, Councilor Rey Palabrica, at Pastor Robert Walter Faustino. Sa kabuuang 1,230 indibidwal ang nakinabang sa programa, kabilang ang mga mangingisda na naapektuhan ng oil spills.



Kasama sa natulungan ang mga humingi ng pinansyal na tulong at medical support, na pinondohan ng DSWD Region 4A. Ang programa ay nagpapakita ng pangako ng lokal na pamahalaan katuwang ang Office of Congresswoman Lani M. Revilla na

suportahan ang mga Bacooreño sa panahon ng pangangailangan. Nagbigay ito ng labis na kailangan na tulong sa mga nakakaranas ng mahirap na sitwasyon, na nagpapakita ng kahalagahan ng suporta ng komunidad sa panahon ng krisis.

## 2 OPISYAL NG PNP, ABOGADO PATAY SA ENCOUNTER SA LOOB NG SUBDIVISION

**I**saang Police Captain na nakatalaga sa Criminal Investigation ang Detection Group - National Capital Region (CIDG-NCR) habang hindi na umabot ng buhay sa ospital ang isa pang Police Captain at isang Abogado nang paputukan ng huli ang dalawang opisyal ng PNP na gumanti sa loob Prime Pek Subdivision, Brgy Maitim 2nd Central

ng isang Tagaytay City, Cavite. Namatay sa pinangyarihan ng insidente si Police Captain Adrian Binalay ng CIDG-NCR habang isinugod pa sa Tagaytay City Medical Center sina Police Captain Tomas Ganio Batarao Jr, ng Calamba City Police Station na sumasailalim sa schooling at Atty Dennis Santos, subalit hindi na sila umabot ng buhay. dahil sa tama ng bala sa ka-

tawan. Kaagad namang Nadakip ng Tagaytay PNP sa loob ng ospital sina El-ver Mabuti at Benedicto Hebron, na umano'y retiradong Sheriff na kapwa kasama ni Atty Santos. Ayon sa report nagtungo sina Binalay, Batarao at isang sibilyan na si Babygen Magistrado, 46 sa Prime Peak Subd., Brgy. Maitim 2nd Central Tagaytay City, Cavite bandang alas-2:00 ka-

makalawa ng hapon upang mag-inquire sa ibinebentang lote. Pero pagpasok pa lamang nila sa gate ay hinarang na sila ng guardiya at sinabihan na bawal pumasok. Pumasok pa rin ang tatlo at nang nasa loob na sila ay lumabas sa kanyang minamanehong Hyundai Creta na may plakang NU 1370 si Atty Santos at umano'y walang sabi-sabing pinaputukan ang mga

biktima na tinamaan sa iba't-ibang bahagi ng katawan. Bagama't may tama ang dalawa, nagawa pa nilang gumanti kung saan tinamaan si Santos.

Dead on the spot si Binalay habang si Batarao at Santos ay isinugod sa ospital subalit hindi na sila umabot ng buhay. Ininguso naman ng saksi sina Mabuti at Hebron na kasama sila ni Santos kung saan

naaresto sila sa loob ng ospital at ngayon ay hawak na ng pulisya, Arestado rin ang guardiya ng subdivisyon Nabatid na residente sa nasabing subdivisyon si Atty Santos.

Sa inisyal na imbestigasyon, lumalabas na awayan sa lupa umano ang hinihinalang motibo ng pamamaril.

**MARGIE BAUTISTA**

## MPT South's "ALERTO KADA KILOMETRO" Drayberks Road Safety Seminar conducted at PITX



Attendees of "ALERTO KADA KILOMETRO" Drayberks Road Safety Seminar together with (Front row from left) Ms. Kolyn Calbasa, Senior Corporate Affairs Officer of PITX; two public transport drivers; Mr. Carlo Hipol, Manager of the Traffic Operations Department of MPT South; Mr. Rechillo Baladjay, Technical Staff of the Toll Regulatory Board.



The "ALERTO KADA KILOMETRO" Drayberks Road Safety Seminar Speaker Mr. Carlo Hipol attending to the questions of public transport drivers.

**C**on - Technical Staff from Toll Regulatory Board (TRB). The event featured presentations by Carlo Hipol, Head of Traffic Operations at MPT South, who covered topics such as road safety practices, traffic awareness, and toll operations. The seminar included an interactive Q&A session with Rechillo Baladjay, Technical Staff from the Toll Regulatory Board (TRB), who addressed attendees' concerns. Arlette V. Capistrano, Vice President for Communications and Stakeholder Management of MPT South, emphasized the seminar's importance in promoting a culture of safety on the expressways, helping to reduce accidents, and fostering a more safety-conscious community of drivers. "Our goal in this seminar is to help

reduce accidents in the expressway by imparting the importance for drivers to be concerned for their well-being and the well-being of other road users and equipping them with vital information on proper driving along the expressways, vehicle road-worthiness and opening their consciousness to the responsibility of the role they play in being part of a mobile society." The Drayberks Road Safety Seminar is part of a broader initiative by MPT South to enhance the knowledge and skills of drivers, ensuring safer roads and a more efficient transportation system. Through this seminar, drivers were equipped with practical tips on how to plan their routes, navigate tollways, and prioritize safety in their daily op-



From left: Mr. Rechillo Baladjay, Technical Staff of the Toll Regulatory Board; Mr. Carlo Hipol, Manager of the Traffic Operations Department of MPT South; Ms. Kolyn Calbasa, Senior Corporate Affairs Officer of PITX, who received the Certificate of Appreciation on behalf of Mr. Arnold Yuson; and two MPT South Representatives.

erations.

As part of MPT South's mission to foster a safer and more efficient transportation system, the "ALERTO KADA KILOMETRO" Drayberks Road Safety Seminar is a vital platform for our commitment to road safety and driver education. Initiatives like this

build a more responsible and safety-conscious community of drivers, ultimately leading to safer roads for everyone.

The Drayberks "ALERTO KADA KILOMETRO" will be a year-long program with the aim of reaching drivers of all vehicle and

private classes from the public and private sector.

MPT South is a subsidiary of Metro Pacific Tollways Corporation (MPTC), which operates several toll road networks in the Philippines, including CALAX, CAVITEX, NLEX, SCTEX, and CCLEX.

## SEN BONG GO PROVIDES SERVICES IN BIÑAN CITY



**Biñan City-** Despite the rains due to Typhoon Enteng, Senator Bong Go was able to provide assistance to the people of Biñan City at Alonte Arena Monday morning. Although Sen Go was unable to be physically present be-

cause of the storm, he was able to connect with the beneficiaries through a video call and provide assistance to the senior citizens thru the Local Government Support Fund (LGSF). Go offered words of encouragement and advised them to stay home due to the weather disturbance. He reassured the people of the city

that he will continue to look for their welfare and provide needed services thru LGSF

Also present at the event was Senator Go's best friend, Philip Salvador who represented him, Vice Governor Karen Agapay, Mayor Arman Dimaguila, and Vice Mayor Gel Alonte, each delivering messages of encouragement and support to the people of the city

(cont. p.12)



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

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

-versus- FORECLOSURE CASE NO. F-756-24

**JAY POLANGI OCO** is herein represented by his Attorney-in-Fact, **MARISTELA B. OCO,** Mortgageor/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, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgageor/s, **JAY POLANGI OCO** is herein represented by his Attorney-in-Fact, **MARISTELA B. OCO** with residence and postal address at BLK. 3 LOT 9 MASAMBAHIN ST., USPS SAN ANTONIO, SAN PEDRO, LAGUNA and LOT 6 BLK. 78 HENERAL UNO PASONG KAWAYAN, GEN. TRIAS CAVITE 4107 to satisfy the mortgage indebtedness as of MARCH 20, 2024 amounts to FOUR HUNDRED THIRTY ONE THOUSAND FOUR HUNDRED FORTY FOUR PESOS & 08/100 (P 431,444.08) inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 SEPTEMBER 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. 057-2021038752**

A PARCEL OF LAND (LOT 6, BLK 78 OF THE CONSOLIDATION-SUBDIVISION PLAN PCS-04-027483, BEING A PORTION OF LOT 3183, SAN FRANCISCO DE MALABON ESTATE, RS-04-002268 AND LOT 3299, SAN FRANCISCO DE MALABON ESTATE, RS-04-001981) SITUATED IN THE BARANGAY OF PASONG KAWAYAN, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW, ALONG LINE 1-2 BY LOT 24, BLK 78; ON THE NW, ALONG LINE 2-3 BY LOT 25, BLK 78; ON THE NE, ALONG LINE 3-4 BY LOT 5, BLK 78; ON THE SE, ALONG LINE 4-5 BY ROAD LOT 43 (6.50 M. WIDE); AND ON THE SW, ALONG LINE 5-1 BY LOT 7, BLK 78 ALL OF THE CONSOLIDATION-SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN X X X CONTAINING AN AREA OF FIFTY SEVEN (57) SQUARE METERS, MORE OR LESS. X X X

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

In the event the public auction should not take place on the said date and time, it shall be held on OCTOBER -4 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, 16 AUGUST 2024

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

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

**ATTY. CAESAR S. EUROPA**  
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.  
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

**JAY POLANGI OCO** is herein represented by his Attorney-in-Fact, **MARISTELA B. OCO**

**ERRATUM**

This is to correct the error made by this publication dated **October 9, 16 & 23, 2023** in **AFFIDAVIT OF SELF-ADJUDICATION (OF THE INTESTATE ESTATE OF THE LATE PLARIDEL DONATO)**, it should be Doc. No.6782, and NOT with Doc. No.6182, Cavite as published.

**Southern Sparkle News And Publishing  
September 9-15, 2024**

**ERRATUM**

This is to correct the error made by this publication dated **June 14, 21 & 28, 2021** in **NOTICE OF EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE LATE SPOUSES VICENTE AND MAXIMA OCAMPO**, it should be Doc. No. 419-A, and NOT with Doc. No. 419, Cavite as published.

**Southern Sparkle News And Publishing  
September 9-15, 2024**

**ERRATUM**

In the Issue of Southern Sparkle News and Publishing dated July 15, 22 & 29, 2024 with the title **EXTRAJUDICIAL SETTLEMENT OF ESTATE OF THE LATE SPS. EULALIO R. SARTE AND LOLITA RAMIREZ-SARTE**, it should be "Transfer Certificate of Title No. EP-157" and not "Transfer Certificate of Title No. EP-156" as published. Our apologies.

**Southern Sparkle News And Publishing  
September 9-15, 2024**

**EXTRAJUDICIAL SETTLEMENT OF  
ESTATE OF EPIFANO R. PUNONGBAYAN  
WITH SALE OF PORTION OF A PARCEL OF  
LAND**

NOTICE is hereby given that the estate of the late **EPIFANO R. PUNONGBAYAN**, who died on August 10, 2005 at Magallanes, Cavite, that at the time of his death, the deceased was a resident of Indang, Cavite and died without any obligation to any person or persons and died with any will, that the deceased, Epifano R. Punongbayan left as his estate a parcel of land known as and more specifically described as follows: TRANSFER CERTIFICATE OF TITLE NO. CLOA 3591 CERTIFICATE OF LAND OWNERSHIP AWARD No. 00677483 situated in the Brgy. of Ramirez, Municipality of Magallanes, Province of Cavite containing an area of 11,421 square meters, and was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed on 18th day of March 2023 and ratified before Notary Public Atty. Jose A. Mendoza, under Doc. No. 348, Page No. 71, Book No. XVII, Series of 2023.

**Southern Sparkle News And Publishing  
September 2,9 & 16, 2024**

**EXTRA-JUDICIAL SETTLEMENT OF  
ESTATE AMONG HEIRS WITH TRANSFER  
AND WAIVER OF RIGHTS**

NOTICE is hereby given that the estate of the late **MOISES M. DE SALIT AND NORMA S. DE SALIT**, who died on December 5, 2007 at Catbagan, Gen. Hospital, Carmona, Cavite and June 3, 2020 at Silang Specialist Medical Center, Silang, Cavite, left a parcel of land Lot 5, Block 1 situated in the Barrio of San Gabriel, Municipality of Carmona, Province of Cavite, Island of Luzon covered by TCT No. T- containing an area of One Hundred Fourteen (114) square meters, and was Extra-Judicially Settled among the legal heirs, executed before Notary Public Atty. Cesar Anthony S. Solis, under Doc. No. 84, Page No. 17, Book No. 15, Series of 2024.

**Southern Sparkle News And Publishing  
September 2,9 & 16, 2024**

**EXTRA-JUDICIAL SETTLEMENT OF  
ESTATE OF THE LATE HARRY C. CATIVO**

NOTICE is hereby given that the estate of the late **HARRY C. CATIVO**, who died intestate on March 10, 2008 in the City of Imus, Cavite, left a parcel of land with existing improvements situated at Blk 12 Lot 12 Ph. 1, Mary Cris Homes, Bucandala III (previously Alapan), Imus City, Cavite covered by Transfer Certificate of Title No. T-569066 of the Registry of Deeds for the Province of Cavite containing an area of Forty (40) square meters, and was Extra-Judicially Settled among the legal heirs, executed before Notary Public Atty. Priscilla C. Branzuela, under Doc. No. 104, Page No. 22, Book No. XLVII, Series of 2024.

**Southern Sparkle News And Publishing  
September 2,9 & 16, 2024**

BLK. 3 LOT 9 MASAMBAHIN ST., USPS SAN ANTONIO, SAN PEDRO, LAGUNA and LOT 6 BLK. 78 HENERAL UNO PASONG KAWAYAN, GEN. TRIAS CAVITE 4107

**Southern Sparkle News And Publishing  
August 26 & September 2 & 9, 2024**

**EXTRA JUDICIAL SETTLEMENT OF  
ESTATE**

NOTICE is hereby given that the estate of the late **ROGELIO SARREAL SEVERINO**, who died on November 24, 2017 in Mandaluyong City, Metro Manila, Rogelio Sarreal Severino left 1/5 undivided shares consisting of Forty Three Square Meters and Six Square Decimeters (43.6) in the property located at Blk. 4 Lot 5 Brgy. Niog II, City of Bacoor, Cavite containing an area of Two Hundred Eighteen (218) Square Meters and covered by Transfer Certificate of Title No. T-75183, and was Extra-Judicially Settled among the legal heirs, executed before Notary Public Atty. Lolita H. De Villa, under Doc. No. 369, Page No. 74, Book No. 242, Series of 2024.

**Southern Sparkle News And Publishing  
August 26 & September 2 & 9, 2024**

**EXTRAJUDICIAL SETTLEMENT OF  
ESTATE OF THE LATE CARLITO C. LAYA  
WITH SALE AND WITH ASSUMPTION OF  
MORTGAGE**

NOTICE is hereby given that the estate of the late **CARLITO C. LAYA**, who died on May 3, 2014 at Dasmariñas, Cavite, the said deceased left a parcel of land known as Blk. 7 Lot 16, Area Bukluran, Bulihan Site & Services, Silang, Cavite with an area of 45 square meters, and was Extra-Judicially Settled among the legal heirs, executed before Notary Public Atty. Irineo A. Anarna, under Doc. No. 44, Page No. 10, Book No. 347, Series of 2023.

**Southern Sparkle News And Publishing  
September 9,16 & 23, 2024**

**EXTRA-JUDICIAL SETTLEMENT OF  
ESTATE (MOTOR VEHICLE) OF THE LATE  
RODOLFO TOLON TUD**

NOTICE is hereby given that the estate of the late **RODOLFO TOLON TUD**, who died on August 09, 2024 at City of Dasmariñas, Cavite, left a motor vehicle, Make: Honda, Type/Denom: Tricycle, Chassis No.: KSW00263236, Engine No.: KSW00E264290, MV File No.: 0472-00000197058, CR No.: 198995646, and was Extra-Judicially Settled among the legal heirs, executed before Notary Public Atty. Lynyrd Christian M. Cuizon, under Doc. No. 420, Page No. 84, Book No. VI, Series of 2024.

**Southern Sparkle News And Publishing  
September 9,16 & 23, 2024**

**AFFIDAVIT OF SELF-ADJUDICATION**

NOTICE is hereby given that the estate of the late **EMMANUEL D. MEDINA AND ELSA G. MEDINA**, who died intestate on September 21, 2013 at Riyadh PE, Saudi Arabia and March 09, 2022 at Dasmariñas City, Cavite, left a parcel of land Lot 19 Blk 31 situated in the Bo. of BuroI, Mun. of Dasmariñas, Prov. of Cavite, covered by Transfer Certificate of Title No. T-378821 containing an area of 38 square meters, and was Extra-Judicially Settled among the legal heirs, executed before Notary Public Atty. Lynyrd Christian M. Cuizon, under Doc. No. 423, Page No. 85, Book No. V, Series of 2024.

**Southern Sparkle News And Publishing  
September 9,16 & 23, 2024**

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

NOTICE is hereby given that the estate of the late **ARMANDO MIRANDA MONTEBON**, who died on November 4, 2014 in Dasmariñas Cavite, left a parcel of land with residential house situated in Blk. 7 Lot 2B, San Dionisio, Dasmariñas, Cavite containing an area of 100 square meters, and was Extra-Judicially Settled among the legal heirs, executed before Notary Public Atty. Gabriel B. Octava, under Doc. No. 131, Page No. 27, Book No. XXXIV, Series of 2024.

**Southern Sparkle News And Publishing  
September 9,16 & 23, 2024**

**EXTRA-JUDICIAL SETTLEMENT OF ES-  
TATE OF THE LATE SPS. SERGIO M.  
MOLINA AND MUMANCIA V. MOLINA**

NOTICE is hereby given that the estate of the late **SPS. SERGIO M. MOLINA AND MUMANCIA V. MOLINA** who died on February 24, 2003 and October 30, 2011 both died at Dasmariñas City, Cavite, the said deceased during their lifetime are the absolute owners of parcel of land located at Block 26 Lot 1 Brgy. Sto. Niño 1, City of Dasmariñas, Cavite with an area of 220 square meters covered by Transfer Certificate of Title with No. 1009005, and was Extra-Judicially Settled among the legal heirs, executed before Notary Public Atty. Lynyrd Christian M. Cuizon, under Doc. No. 403, Page No. 81, Book No. V, Series of 2024

**Southern Sparkle News And Publishing  
September 9,16 & 23, 2024**

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

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

-versus- FORECLOSURE CASE NO. F-686-24

VICENTE ATREGENIO is herein represented by his Attorney-in-Fact, PERLA ATREGENIO, Mortgagor/s.

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, VICENTE ATREGENIO is herein represented by his Attorney-in-Fact, PERLA ATREGENIO with residence and postal addresses at LOT 11 BLOCK 188 PHASE 4 PALIPARAN III, DASMARIÑAS, CAVITE and LOT 61 BLOCK 27 CARISSA HOMES-LA TRINIDAD, BRGY. QUINTANA, TRECE MARTIRES, CAVITE to satisfy the mortgage indebtedness as of March 20, 2024 amounts to TWO HUNDRED SIXTY SIX THOUSAND THIRTY FOUR PESOS & 53/100 (P 266,034.53) inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on 20 SEPTEMBER 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. T-17628

A parcel of land (Lot 61 Blk. 27 of tre cons./subd. plan, Pcs-04-010640, being a portion of the cons. of Lots 1-9, Blk. 40; 1 to 22 Blk. 41; 1 to 34, Blk. 42; 1 to 50 Blk. 43; 1 to 46 Blk. 44; 10 to 27 Blk. 49; 1 to 22 Blk. 50; 1-2 Blk. 58; Rd. Lots 24,25,26,27 & 31 (LRC) Psd-45360 & Lots 3366,3367,3368, & 3369, Sta. Cruz de Malabon Estate, L.R.C. Rec. No. ), situated in the Brgy. of Quintana, Trece Martires City, Cavite, Bounded on the NW, along line 1-2 by Lot 63; Blk. 27; on the NE, along line 2-3 by Rd. Lot 6; on the SE, along line 3-4 by Lot 59; & on the SW, along line 4-1 by Lot 61 both of Blk. 27 all of the cons./subd. plan. Beginning at a pt. marked "1" on plan X X X containing an area of FIFTY (50) 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 and time, it shall be held on OCTOBER -4 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.

Trece Martires City, 16 AUGUST 2024

(Sgd.) RICARDO A. TOLEDO Sheriff IV

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

POMPEYO P. MAYNIGO Attorney-In-Fact, Vision Credit & Collection Services Incorporated JRDC Building 117 Sen Gil. J. Puyat Ave. Pasay City

VICENTE ATREGENIO is herein represented by his Attorney-in-Fact, PERLA ATREGENIO LOT 11 BLOCK 188 PHASE 4 PALIPARAN III, DASMARIÑAS, CAVITE and LOT 61 BLOCK 27 CARISSA HOMES-LA TRINIDAD, BRGY. QUINTANA, TRECE MARTIRES, CAVITE

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

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

-versus- FORECLOSURE CASE NO. F-879-24

LINO ANSAY DE LUNA married to MYLS DOMENDIANO DE LUNA, Mortgagor/s,

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, LINO ANSAY DE LUNA married to MYLS DOMENDIANO DE LUNA, with residence and postal addresses at LOT 10 BLOCK 73 CITY HOMES RESORTVILLE, BRGY. LANGKAAN II, DASMARIÑAS, CAVITE and LOT 21 BLOCK 4 MAYFLOWER COUNTY, BUENAVISTA, GEN. TRIAS, CAVITE to satisfy the mortgage indebtedness as of July 15, 2024 amounts to SIX HUNDRED TWENTY EIGHT THOUSAND THREE HUNDRED SEVENTY EIGHT PESOS & 23/100 (P628,378.23), inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on 20 SEPTEMBER 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. 057-2017064303

A PARCEL OF LAND (21, BLK 4 OF THE CONS-SUBD PLAN PCS-04-021944, BEING OF PORTION OF LOTS 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, BLK-50; BLOCK 97 ALL OF PCS-016997; LOTS 8 TO 52, BLK 47; LOTS 1 TO 40, BLK 47-A; LOTS 1 TO 35, BLK 48; LOTS 1 TO 41; BLK-49; LOTS 1 TO 15, BLK 49-A; LOTS 22, 24, 26, 28, 29, BLK-50; LOTS 1 TO 46 BLK 5; LOTS 26 TO 48 BLK 52, ROAD LOTS 22 TO 26, 28 & 29, ALL OF PCS-04-018128 (LRC REC. NO.5964) SITUATED IN BRGY. BUENAVISTA, MUNICIPALITY OF GEN. TRIAS PROV. CAVITE ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 12, BLK 4; ON THE SE., ALONG LINE 2-3 BY LOT 22, BLK 4; ON THE SW., ALONG LINE 3-4-5 BY ROAD -7A (6.00 M. WIDE) AND ON THE NW, ALONG LINES 5-1 BY LOT 20 BLK 4 OF THE CONS-SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, X X X CONTAINING AN AREA OF FIFTY (50) SQ METERS, MORE OR LESS. XX X

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

In the event the public auction should not take place on the said date and time, it shall be held on OCTOBER -4 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, 16 AUGUST 2024

(Sgd.) JOANNAH AVIGAIL C. TIMKANG Sheriff IV

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

Southern Sparkle News And Publishing August 26 & September 2 & 9, 2024

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

LINO ANSAY DE LUNA married to MYLS DOMENDIANO DE LUNA

LOT 10 BLOCK 73 CITY HOMES RESORTVILLE, BRGY. LANGKAAN II, DASMARIÑAS, CAVITE and LOT 21 BLOCK 4 MAYFLOWER COUNTY, BUENAVISTA, GEN. TRIAS, CAVITE

Southern Sparkle News And Publishing August 26 & September 2 & 9, 2024

EXTRAJUDICIAL SETTLEMENT OF ESTATE OF THE LATE HERMINIO SAQUILAYAN BAUTISTA WITH WAIVER OF RIGHTS

NOTICE is hereby given that the estate of the late HERMINIO SAQUILAYAN BAUTISTA, who died on 22 March 2024 in Dasmariñas, Cavite, left a parcel of land located at Blk 10 Lot 8 Brgy. San Agustin I, Dasmariñas, Cavite measuring 200 sq.m. covered by Transfer Certificate of Title No. T-1031800; a parcel of land located at Brgy. Salitran II, Dasmariñas, Cavite measuring 137 sq.m. covered by Transfer Certificate of Title No. T-1325220; a parcel of land located at Brgy. Paliparan Now Piela, Dasmariñas, Cavite measuring 315 sq.m. covered by Transfer Certificate of Title No. T-493253; a parcel of land located at Salitran, Dasmariñas, Cavite measuring 240 sq.m. covered by Transfer Certificate of Title No. T-250091; a parcel of land located at Bo. Paliparan, Dasmariñas, Cavite measuring 500 sq.m. covered by Transfer Certificate of Title No. T-687015; a commercial building identified as HSB Space Rental located at Paliparan I, Dasmariñas, Cavite covered by Tax Declaration No. 05-023-10254; Security Bank's Certificate of Time Deposit No. 123297 in the amount of Php 267,448.97 issued on 10 August 2023; Security Bank's Certificate of Deposit No. 449205 in the amount of 8,104.58 issued on 25 August 2009; Security Bank's Peso Savings Account with number 0812299106200 with a balance of P1,993,255.86 as of 31 January 2024; Security Bank's Peso Money Market Fund in the amount of P200,000.00 were Extra-Judicially Settled among the legal heirs, executed before Notary Public Atty. Andrei S. Galang, under Doc. No. 242, Page No. 50, Book No. 16, Series of 2024.

Southern Sparkle News And Publishing September 9,16 & 23, 2024

EXTRA-JUDICIAL SETTLEMENT OF ESTATE

NOTICE is hereby given that the estate of the late JOSELITO SARREAL SEVERINO, who died on March 5, 2006 in Selangor, Malaysia, that the deceased left 1/5 undivided shares consisting of Forty-Three Square Meters and Six Square Decimeters (43.6) in the property located at Blk. 4 Lot 5 Brgy. Niog II, City of Bacoor, Cavite containing an area of Two Hundred Eighteen (218) square meters and covered by Transfer Certificate of Title No. T-75183, and was Extra-Judicially Settled among the legal heirs, executed before Notary Public Atty. Lolita H. De Villa, under Doc. No. 370, Page No. 74, Book No. 242, Series of 2024.

Southern Sparkle News And Publishing August 26 & September 2 & 9, 2024

EXTRAJUDICIAL SETTLEMENT OF THE ESTATE OF THE LATE CRISTINO M. HAFALLA

NOTICE is hereby given that the estate of the late CRISTINO M. HAFALLA, who died on July 14, 2015 at Dasmariñas City, Cavite, left a parcel of land Lot 67, Blk 28 situated in the Brgy. Salawag, Mun. of Dasmariñas, Prov. of Cavite covered by TCT NO. T-436087 containing an area of Thirty Five Square Meters and Sixty Three Square Decimeters (35.63), more or less, and was Extra-Judicially Settled among the legal heirs, executed before Notary Public Atty. Miriam S. Clorina, under Doc. No. 472, Page No. 95, Book No. 335, Series of 2024.

Southern Sparkle News And Publishing August 26 & September 2 & 9, 2024

SELF ADJUDICATION OF ESTATE WITH DEED OF SALE OF MOTOR VEHICLE

NOTICE is hereby given that the estate of the late TITO P. PINTO, who died on September 13, 2023 at Gen. Mariano Alvarez, Cavite, left a motor vehicle, Make: Honda, Motor No. KYA01E035246, Serial/Chassis No.: KYA01035259, File: 0401-00000346299, Type of Body: Motorcycle, C.R. No.: 268879645, Denomination: Tricycle w/Sidecar, and was Extra-Judicially Settled among the legal heirs, executed before Notary Public Atty. Ceasar Anthony S. Solis, under Doc. No. 256, Page No. 51, Book No. 114, Series of 2024.

Southern Sparkle News And Publishing August 26 & September 2 & 9, 2024

**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. Leonardo A. Yepes Jr.,  
Mortgagee,

-versus- FORECLOSURE CASE NO. F-775-24

**MA. FE BARANA BESONIA,**  
Mortgagor/s.

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. Leonardo A. Yepes Jr., with business address at 28th Floor AT Yuchengco Centre, 25th & 26th Sts., Bonifacio Global City, Taguig City against the Mortgagor/s, **MA. FE BARANA BESONIA**, with residence and postal address at (1) Unit 101 Tower C, Adriatico Harison Ermita Manila City, Metro Manila, Philippines, (2) Blk 1 Lot 20 Tierra Nevada Phase 6A General Trias City, Cavite, Philippines to satisfy the mortgage indebtedness as of 16 May 2024 amounts to TWO MILLION TWO HUNDRED FORTY EIGHT THOUSAND NINE HUNDRED SIXTY TWO AND 26/100 ONLY (PHP2,248,962.26), exclusive of interest, penalties and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 SEPTEMBER 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. 057-2021048041**

A PARCEL OF LAND (LOT 20 BLK 1 OF THE SUB-DIVISION PLAN PSD-04- 156976, BEING A PORTION OF LOT 5, (LRC) PSD-14064 SITUATED IN SAN FRANCISCO, GENERAL TRIAS, CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE, ALONG LINE 1-2 BY ROAD LOT 3 (8.00 M. WIDE); ON THE SE, ALONG LINE 2-3 BY LOT 21 BLK 1, ON THE SW, ALONG LINE 3-4 BY LOT 1 BLK 35, ON THE SW, ALONG LINE 4-5 BY BLOCK 13 (COMMERCIAL AREA 1), ON THE NW, ALONG LINE 5-1 BY LOT 19 BLK 1, ALL OF THE SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, X X X CONTAINING AN AREA OF NINETY NINE (99) SQUARE 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 **OC-TOBER - 4 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, 16 AUGUST 2024

(Sgd.) ANDRES B. ESPINA  
Sheriff IV

Copy Furnished:

**RIZAL COMMERCIAL BANKING CORPORATION,**  
(in its capacity as successor-in-interest of RCBC Savings Bank, Inc.)  
represented by Atty. Leonardo A. Yepes Jr.,  
28th Floor AT Yuchengco Centre, 25th & 26th Sts., Bonifacio Global City, Taguig City

**MA. FE BARANA BESONIA**  
(1) Unit 101 Tower C, Adriatico Harison Ermita Manila

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

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

-versus- FORECLOSURE CASE NO. F-684-24

**SPS. ROMULO L. PADIT JR. &  
BERLINDA R. PADIT**

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

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **SPS. ROMULO L. PADIT JR. & BERLINDA R. PADIT** as his Attorney-In-Fact, with residence and postal addresses at BLK. 4 LOT 20 SUNTERRA PLACE, PASONG CAMACHILE I, GENERAL TRIAS, CAVITE and LOT 20, BLK. 4 SUNTERRA PLACE BRGY. PASONG CAMACHILE, GEN. TRIAS CAVITE to satisfy the mortgage indebtedness as of April 17, 2024 amounts to FIVE HUNDRED FIVE THOUSAND FIVE HUNDRED THIRTEEN PESOS AND 26/100 (P505,513.26), inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 SEPTEMBER 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. 057-2015010497**

A PARCEL OF LAND (LOT 20 BLK. 4 OF THE SUBD. PLAN PSD-04-211632, BEING A PORTION OF LOT 3420, SAN FRANCISCO DE MALABON ESTATE (IDENTICAL TO LOT 1815-B, FLS-859-D, L.R.C. REC. NO. ), SITUATED IN BRGY. PASONG CAMACHILE I, MUN. OF GEN. TRIAS, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 17 BLK. 4 AND ALONG LINE 2-3 BY LOT 19 BLK. 4; ON THE SE., ALONG LINE 3-4 BY LOT 22 BLK. 4; ON THE SW., ALONG LINE 4-5 BY RD LOT 7(8.00 M. WIDE); AND ON THE NW, ALONG LINE 5-1 BY LOT 18 BLK. 4, ALL OF THE SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN. X X X CONTAINING AN AREA OF ONE HUNDRED (100) SQ. METERS. XXX

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

In the event the public auction should not take place on the said date and time, it shall be held on **OC-TOBER -4 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, 16 AUGUST 2024

(Sgd.) ANDRES B. ESPINA  
Sheriff IV

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

**JEFFREY A. RAMIENTAS, C.P.A.**  
Attorney-In-Fact, GREATSOURCE CORPORATION

City, Metro Manila, Philippines  
(2) Blk 1 Lot 20 Tierra Nevada Phase 6A General Trias City, Cavite, Philippines

**Southern Sparkle News And Publishing  
August 26 & September 2 & 9, 2024**

2546 A Bonifacio St., Bangkal, Makati City

**SPS. ROMULO L. PADIT JR. & BERLINDA R. PADIT** as his Attorney-In-Fact  
BLK. 4 LOT 20 SUNTERRA PLACE, PASONG CAMACHILE I, GENERAL TRIAS, CAVITE and LOT 20, BLK. 4 SUNTERRA PLACE BRGY. PASONG CAMACHILE, GEN. TRIAS CAVITE

**Southern Sparkle News And Publishing  
August 26 & September 2 & 9, 2024**

**EXTRA-JUDICIAL SETTLEMENT OF  
ESTATE OF THE SPS. LATE JESUS F.  
CASIAO & FLORIDA I. CASIAO**

NOTICE is hereby given that the estate of the late **JESUS F. CASIAO & FLORIDA I. CASIAO**, who died intestate on March 14, 2008 and May 19, 2024 at Dasmariñas City, Cavite, that said deceased during their lifetime have acquired a parcel of land located at Blk. 12 Lot 40 Brgy. Sta. Fe, Dasmariñas City, Province of Cavite, with an area of One Hundred Eighty Two (182) square meters covered by Transfer Certificate of Title No. T-93308/T-93703 and was Extra-Judicially Settled among the legal heirs, executed before Notary Public Atty. Lynyrd Christian M. Cuizon, under Doc. No. 374, Page No. 70, Book No. V, Series of 2024.

**Southern Sparkle News And Publishing  
August 26 & September 2 & 9, 2024**

**EXTRAJUDICIAL SETTLEMENT OF  
ESTATE AMONG HEIRS**

NOTICE is hereby given that the estate of the late **PABLO CAUSAREN AND FELICIDAD V. CAUSAREN**, who died on April 23, 1953 at Amadeo, Cavite and November 20, 2015 at Tamacan, Amadeo, Cavite, left a parcel of land located at Tamacan, Amadeo, Cavite covered by Tax Declaration No. AA-02 0026 00395 containing an area of Two Thousand Nine Hundred Forty Eight (2,948) square meters more or less, and was Extra-Judicially Settled among the legal heirs, executed before Notary Public Atty. Ceasar Anthony S. Solis, under Doc. No. 414, Page No. 83, Book No. 14, Series of 2024.

**Southern Sparkle News And Publishing  
September 2,9 & 16, 2024**

**EXTRAJUDICIAL SETTLEMENT OF  
ESTATE AMONG HEIRS**

NOTICE is hereby given that the estate of the late **TOLENTINO M. NAVARRO**, who died on October 12, 2022 at Carmona Hospital and Medical Center, Carmona, Cavite, left a parcel of land Lot 15-A-3 situated in the Brgy. of Bulihan, Mun. of Silang, Prov. of Cavite, covered by TCT No. 503168 containing an area of Nine Hundred Twenty Four (924) square meters more or less, and was Extra-Judicially Settled among the legal heirs, executed before Notary Public Atty. Ceasar Anthony S. Solis, under Doc. No. 106, Page No. 22, Book No. 15, Series of 2024.

**Southern Sparkle News And Publishing  
September 2,9 & 16, 2024**

**AFFIDAVIT OF SELF-ADJUDICATION**

NOTICE is hereby given that the estate of the late **PABLO PEPA PEREZ**, who died on December 15, 2008 in the City of Dasmariñas, Cavite, left a parcel of land with all the improvements existing thereon located at Blk. 7 Lot 8 Empress St. Regency Executive Townhomes, Brgy. Sampaloc II, City of Dasmariñas, Cavite containing an area of Forty-Eight (48) square meters and covered by Transfer Certificate of Title No. T-665316, and was Extra-Judicially Settled among the legal heirs, executed before Notary Public Atty. Lolita H. De Villa, under Doc. No. 338, Page No. 68, Book No. 254, Series of 2024.

**Southern Sparkle News And Publishing  
September 2,9 & 16, 2024**

**DEED OF DONATION**

NOTICE is hereby given that **ELMAR JOSE VASQUEZ CASTILLO**, of legal age, Filipino citizen, single and resident of 498 Molave St., Kayquit 3, Indang, Cavite, hereinafter referred to as the DONOR; and **MELENCIANA VASQUEZ CASTILLO**, of legal age, Filipino citizen, widowed and residents of Belvedere Paradahán I, Tanza, Cavite, hereinafter referred to as the DONEE; That the DONOR are the registered owner of the parcel of land located at Brgy. Quintana, Mun. of Tanza, Province of Cavite covered by Transfer Certificate of Title No. 057-2011027056 measuring an area of THIRTY EIGHT POINT FIFTY (38.50) Square Meters more or less, executed on 8th day of August 2024 and ratified before Notary Public Atty. Fe B. Añonuevo, under Doc. No. 119, Page No. 24, Book No. 170, Series of 2024.

**Southern Sparkle News And Publishing  
September 2,9 & 16, 2024**

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

BDO UNIBANK, INC., Mortgagee,

-versus- FORECLOSURE CASE NO. F-561-24

DEXTER DE VILLA MALLARI, rep. By Attorney-In-Fact, Karen De Villa Mallari, Debtors/Mortgagors.

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 Floor BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas Makati City, against the Debtors/Mortgagor/s, DEXTER DE VILLA MALLARI, rep. by Attorney-In-Fact, Karen De Villa Mallari, with residence and postal address at (1) Palawan St., Tuazon, Sampaloc East, Manila; and (2) Blk. 13 Lot 6, Phase 4, Pasong Camachile 1, General Trias, Cavite, to satisfy the mortgage indebtedness as of 20 May 2024 amounts to TWO MILLION FOUR HUNDRED NINETY SIX THOUSAND THREE HUNDRED SIXTY TWO PESOS AND 22/100 (P 2,496,362.22) including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on 20 SEPTEMBER 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. 057-2022071256

LOT NO: 6, BLOCK NO: 13, PLAN NO: PCS-04-032024 PORTION OF: LOT 1830, 1831, 1840, 1841, FRS-04-005699, LOT 1839 FRS-04-006068 ALL OF SFDM ESTATE, LOT 1843-S, BSD-04-002119 (OLT) & BLOCK 25, PCS-04-031781; LRC RECORD NO.: 5964 DECREE NO. 4270 LOCATION: BARANGAY OF PASONG CAMACHILE I, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE DIRECTION ADJOINING LOT(S) 1-2 SW LOT 8, BLOCK 13, PCS-04-032024 2-3 NW ROAD LOT 16, PCS-04-032024 3-4 NE LOT 4, BLOCK 13, PCS-04-032024 4-1 SE LOT 5, BLOCK 13, PCS-04-032024 AREA: SIXTY (60) SQUARE METERS, MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on OCTOBER - 4 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, 16 AUGUST 2024

(Sgd.) JOANNAH AVIGAIL C. TIMKANG Sheriff IV

Copy Furnished:

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

DEXTER DE VILLA MALLARI, rep. By Attorney-In-Fact, Karen De Villa Mallari (1) Palawan St., Tuazon, Sampaloc East, Manila; and

SEN BONG GO...

from p. 8

ple of Biñan. of Laguna, especially during challenging times like these, continues to strengthen the trust and confidence of his constituents. Senator Go's message though virtually showed his dedication to public service even from a distance. His commitment to serving the people

Republic of the Philippines REGIONAL TRIAL COURT Fourth Judicial Region Branch 109, Carmona, Cavite

2nd Flr., Hall of Justice Bldg, Brgy. Maduya, Carmona, Cavite Emailadd:rte2cac109@judiciary.gov.ph: Tel. No. (046) 4828527

INTHE MATTER OF THE SOLE CUSTODY OF MARIELLA HONORICA, MARILOU L. HONORICA,

Petitioner: SP-C-GMA-2024-11

x-----x

NOTICE OF HEARING

There is a petition filed by petitioner through counsel for sole custody of biological child, Mariella Honorica on the grounds alleged therein.

NOTICE IS HEREBY GIVEN THAT said petition has been set for hearing on October 16, 2024 at 1:30 in the afternoon before this Court, on which date, hour and place, any person interested is cited to appear and show cause why the same should not be

Let this Notice be published once a week for three (3) consecutive weeks in a newspaper of general circulation in the cities and province of Cavite; and be posted in three (3) conspicuous places in the Municipality of Carmona, Cavite.

Let a copy of this Notice and that of the petition be furnished the Office of the Solicitor General, Makati City; Local Civil Registrar of Pinamalayan, Oriental Mindoro and the Civil Registrar General, Quezon City.

WITNESS THE HONORABLE NIVEN R. CANLAPAN, Presiding Judge of this Court, this 15th day of August 2024 at Carmona, Cavite, Philippines.

CATHERINA/PERAN Court Legal Researcher Officer-In-Charge

(As per Office Order No. 1, Series of 2024)

Copy Furnished: Office of the Provincial Prosecutor Mercado Law Firm

Office of the Solicitor Civil Registrar General Local Civil Registrar of Pinamalayan, Oriental Mindoro - Pinamalayan Municipal Hall, Oriental Mindoro Sheriff Joseph Diokno

-OPP Carmona - Unit 309 Plazuela de Molino, 9006 Bacoor Blvd., Brgy. Bayanan. Bacoor Cavite (info@themercadolaw.com) - 134 Amorsolo St., Legaspi Village, Makati City - 8th Flr.CRS Buildin, PSA Complex East Avenue, Diliman Quezon City - Pinamalayan Municipal Hall, Oriental Mindoro - RTC, Br. 109 Carmona

Southern Sparkle News And Publishing September 9,16 & 23, 2024

(2) Blk. 13 Lot 6, Phase 4, Pasong Camachile 1, General Trias, Cavite

Southern Sparkle News And Publishing August 26 & September 2 & 9, 2024

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

BDO UNIBANK, INC., Mortgagee,

-versus- FORECLOSURE CASE NO. F-730-24

ZENAIDA L. BEROU, as Attorney-in-fact of AIZA L. BEROU Debtors/Mortgagors.

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 Floor BDO Towers Valero, 8741 Paseo de Roxas Makati City, against the Debtors/Mortgagors, ZENAIDA L. BEROU, as Attorney-in-fact of AIZA L. BEROU, with residence and postal address at (1) #228 Peras Street, Napico, Pasig City; and (2) Lot 23, Blk. 24, Woodcross, Phase 7, Brgy. Tapia, Gen. Trias, Cavite to satisfy the mortgage indebtedness as of May 31, 2024 amounts to TWO MILLION ONE HUNDRED FIVE THOUSAND TWO HUNDRED ONE AND 70/100 (Php 2,105,201.70) including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on 20 SEPTEMBER 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. 057-2021060698

LOT NO: 23, BLOCK NO: 24, PLAN NO: PCS-04-032361 PORTION OF: LOTS 1912 (FRS-04-005438); 1918 (RS-04-004387); 1913,1914,1985 (FRS-04-006221); 3263 (FRS-04-006218) & 1915, SFDM ESTATE, LRC RECORD NO. 5964, DECREE NO. 4270 LOCATION: BARANGAY OF TAPIA, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE DIRECTION ADJOINING LOT(S) 1-2 NE LOT 24, BLOCK 24, PCS-04-032361 2-3 SE LOT 25, BLOCK 24, PCS-04-032361 3-4 SW ROAD LOT 28, PCS-04-032361 4-1 NW LOT 21, BLOCK 24, PCS-04-032361 AREA: FORTY (40) SQUARE METERS, MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on OCTOBER - 4 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, 16 AUGUST 2024

(Sgd.) JOANNAH AVIGAIL C. TIMKANG Sheriff IV

Copy Furnished:

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

ZENAIDA L. BEROU, as Attorney-in-fact of AIZA L. BEROU

(1) #228 Peras Street, Napico, Pasig City; and (2) Lot 23, Blk. 24, Woodcross, Phase 7, Brgy. Tapia, Gen. Trias, Cavite

Southern Sparkle News And Publishing August 26 & September 2 & 9, 2024

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

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

-versus- FORECLOSURE CASE NO. F-793-24

LEONARDO C. MANGUBAT married to  
AIDA G. MANGUBAT,  
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, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **LEONARDO C. MANGUBAT married to AIDA G. MANGUBAT**, with residence and postal addresses at 71 JERSEY ST., PROJ. 8, QUEZON CITY and LOT 3 BLK 28 PH 4, CARISSA HOMES, BAGTAS, TANZA, CAVITE to satisfy the mortgage indebtedness as of April 15, 2024 amounts to TWO HUNDRED FORTY SEVEN THOUSAND SEVENTY FIVE PESOS & 53/100 (P247,075.53), inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 SEPTEMBER 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. T-711926-**

A parcel of land (Lot 3 Blk. 28 of the subd. plan Psd-04-090397, being a portion of Lot 2053-B-1-A, Psd-04-085356, L.R.C. Rec. No. ), situated in the Brgy. of Bagtas, Mun. of Tanza, Prov. of Cavite, Is. of Luzon, Bounded on the SW., along lines 1-2-3-4 by Alley 10; on the NW., along line 4-5 by Rd. Lot 6; on the NE., along lines 5-6-7-8 by Lot 1 & along line 8-9 by Lot 2 & on the SE., along line 9-1 by Lot 5, all of Blk. 28, all of the subd. plan. Beginning at a pt. marked "1" on plan, x x x containing an area of SIXTY ONE (61) SQUARE METERS. x x x

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

In the event the public auction should not take place on the said date and time, it shall be held on OCTOBER -4 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, 16 AUGUST 2024

(Sgd.) RICARDO A. TOLEDO  
Sheriff IV

Copy Furnished:

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

ATTY. JULIUS VOLTAIRE ROMMEL C. CUBELO  
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.  
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

LEONARDO C. MANGUBAT married to AIDA G. MANGUBAT  
71 JERSEY ST., PROJ. 8, QUEZON CITY and LOT 3 BLK 28 PH 4, CARISSA HOMES, BAGTAS, TANZA, CAVITE

Southern Sparkle News And Publishing  
August 26 & September 2 & 9, 2024

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

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

-versus- FORECLOSURE CASE NO. F-868-24

QUINTANA, DYNAVIC A.,  
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, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **QUINTANA, DYNAVIC A.**, with residence and postal addresses at BLK 29 LOT 6 BELMONT HOMES SUBD. BRGY. HALANG NAIC CAVITE and LOT 8 BLOCK 30, PHASE 2, WELLINGTON TANZA RESIDENCES, BARANGAY TRES CRUSES, TANZA, CAVITE to satisfy the mortgage indebtedness as of June 25, 2024 amounts to FIVE HUNDRED FIFTY EIGHT THOUSAND NINE HUNDRED NINETY SEVEN PESOS & 27/100 (P558,997.27), inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 SEPTEMBER 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. 057-2017047560**

LOT NO: 8 BLOCK NO: 30 PLAN NO: PCS-04-028445  
PORTION OF: LOTS 1, 2, 3, & 4 (LRA) PCS-31859 & LOTS 3731, 3732, & 3733, FLS-2424; LOCATION: BARANGAY OF TRES CRUSES, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON  
BOUNDARIES:  
LINE DIRECTION ADJOINING LOT(S)  
1-2 NE LOT 7, BLOCK 30, PCS-04-028445  
2-3 SE ROAD LOT 37, PCS-04-028445  
3-4 SW LOT 9, BLOCK 30, PCS-04-028445  
4-1 NW LOT 27, BLOCK 30, PCS-04-028445  
AREA: THIRTY SIX SQUARE METERS (36), 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 OCTOBER - 4 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, 16 AUGUST 2024

(Sgd.) JOSELITO L. ARANDIA  
Sheriff IV

Copy Furnished:

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

ATTY. JESUS ANGELO P. GOMEZ  
Attorney-In-Fact, ALEXIS A. MOLAE LAW OFFICES  
Lex Citadel Bldg., No. 7 La Salle St Brgy. Silangan, Cubao, Quezon City 1102

QUINTANA, DYNAVIC A.  
BLK 29 LOT 6 BELMONT HOMES SUBD. BRGY. HALANG NAIC CAVITE and  
LOT 8 BLOCK 30, PHASE 2, WELLINGTON TANZA RESIDENCES, BARANGAY TRES CRUSES, TANZA, CAVITE

Southern Sparkle News And Publishing  
August 26 & September 2 & 9, 2024

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

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

-versus- FORECLOSURE CASE NO. F-667-24

ENRIQUE VILLANUEVA III is herein represented  
by ROSITA VILLANUEVA as his Attorney-in-fact,  
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, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **ENRIQUE VILLANUEVA III is herein represented by ROSITA VILLANUEVA** as his Attorney-in-fact with residence and postal address at 89 MALVAR ST., PROJECT 4, QUEZON CITY and LOT 12 BLOCK 7 PHASE 3A CARISSA HOMES-TANZA, BAGTAS, TANZA, CAVITE to satisfy the mortgage indebtedness as of April 15, 2024 amounts to ONE HUNDRED SEVENTY NINE THOUSAND TWO HUNDRED NINETY FOUR PESOS & 99/100 (P 179,294.99) inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 SEPTEMBER 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. T-658951**

A parcel of land (lot 12, Blk. 7 of the subd. plan Psd-04-085780 being a portion of lot 2053-B-1-B-1 Psd-04-085756; (Carissa Homes Tanza Phase 3-A) LRC Rec. No. ), sit. in the Bgy. of Bagtas, Mun. of Tanza, Province of Cavite Is. of Luzon. Bounded on the NE., along line 1-2 by lot 14; on the SE., along line 2-3 By Alley 7; on the SW., along line 4-5 by lot 10; and on the N., along line 5-1 by lot 11 all of Blk. 7 of the subd. plan. Beginning at a pt. marked "1" on plan X X X containing an area of THIRTY-FIVE (35) SQ. METERS. XXX

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

In the event the public auction should not take place on the said date and time, it shall be held on OCTOBER - 4 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, 16 AUGUST 2024

(Sgd.) RICARDO A. TOLEDO  
Sheriff IV

Copy Furnished:

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

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

ENRIQUE VILLANUEVA III is herein represented  
by ROSITA VILLANUEVA as his Attorney-in-fact  
89 MALVAR ST., PROJECT 4, QUEZON CITY and  
LOT 12 BLOCK 7 PHASE 3A CARISSA HOMES-TANZA,  
BAGTAS, TANZA, CAVITE

Southern Sparkle News And Publishing  
August 26 & September 2 & 9, 2024

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

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

-versus- FORECLOSURE CASE NO. F-774-24

ALVIN D. DE LEON married to WELLA N. DE LEON,  
Mortgagor/s,

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **ALVIN D. DE LEON (Principal Borrower) married to WELLA N. DE LEON (Co-Borrower)**, with residence and postal addresses at 118 C ODIGAL ST., BRGY. COMMONWEALTH, QUEZON CITY and LOT 47 BLK 24 THE ISTANA TANZA SUBDIVISION, BRGY. AMAYA, TANZA, CAVITE to satisfy the mortgage indebtedness as of April 15, 2024 amounts to EIGHT HUNDRED TWO THOUSAND FOURTEEN PESOS & 84/100 (P802,014.84), inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 SEPTEMBER 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. 057-2020026067**

LOT NO: 47 BLOCK NO: 24 PLAN NO: PCS-04-029390  
PORTION OF: LOT 1605-B, (LRC) PSD-119973, LOTS 2376, 2377 & 1607, STA. CRUZ DE MALABON ESTATE  
LOCATION: AMAYA, TANZA, CAVITE, ISLAND OF LUZON

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NW	ROAD LOT 3, PCS-04-029390
2-3	NE	LOT 49, BLOCK 24, PCS-04-029390
3-4	SE	LOT 48, BLOCK 24, PCS-04-029390
4-1	SW	LOT 45, BLOCK 24, PCS-04-029390

AREA: FORTY EIGHT (48) SQUARE METERS

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 OCTOBER -4 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, 16 AUGUST 2024

(Sgd.) RICARDO A. TOLEDO  
Sheriff IV

Copy Furnished:

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

ATTY. JULIUS VOLTAIRE ROMMEL C. CUBELO  
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.  
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

ALVIN D. DE LEON married to WELLA N. DE LEON  
118 C ODIGAL ST., BRGY. COMMONWEALTH, QUEZON CITY and LOT 47 BLK 24 THE ISTANA TANZA SUBDIVISION, BRGY. AMAYA, TANZA, CAVITE

Southern Sparkle News And Publishing  
August 26 & September 2 & 9, 2024

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

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

-versus- FORECLOSURE CASE NO. F-695-24

JOSELITO B. ANDRES married to  
EDNA S. ANDRES,  
Mortgagor/s,

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **JOSELITO B. ANDRES married to EDNA S. ANDRES**, with residence and postal addresses at 1772 ANTIPOLO STREET, STA CRUZ, MANILA and LOT 25 BLK 61 PH.2 CARISSA HOMES-TANZA, BAGTAS TANZA, CAVITE to satisfy the mortgage indebtedness as of April 15, 2024 amounts to TWO HUNDRED FORTY THOUSAND ONE HUNDRED FIFTY PESOS & 59/100 (P240,150.59), inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 SEPTEMBER 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. T-694389-**

A parcel of land (Lot 25 Blk. 61 of the cons-subd. plan Pes-04-010708 being a portion of the cons. of Lot 2053-A, Psd-04-079731 & Lot 2052-A-2, Psd-04-079522, L.R.C. Rec. No. ), situated in the Brgy. of Bagtas, Mun. of Tanza, Prov. of Cavite. Bounded on the SW, along line 1-2 by Lot 23 Blk. 61; on the NW, along line 2-3 by Alley 64; on the NE, along line 3-4 by Alley 66; on the SE, along line 4-1 by Lot 24, Blk. 61, all of the cons.-subd. plan. Beginning at a pt. marked "1" on plan, x x x containing an area FIFTY THREE SQ.M. & FIFTY SQ. DECIMETERS (53.50). 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 and time, it shall be held on OCTOBER -4 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, 16 AUGUST 2024

(Sgd.) RICARDO A. TOLEDO  
Sheriff IV

Copy Furnished:

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

ATTY. JULIUS VOLTAIRE ROMMEL C. CUBELO  
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.  
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

JOSELITO B. ANDRES married to EDNA S. ANDRES  
1772 ANTIPOLO STREET, STA CRUZ, MANILA and LOT 25 BLK 61 PH.2 CARISSA HOMES-TANZA, BAGTAS TANZA, CAVITE

Southern Sparkle News And Publishing  
August 26 & September 2 & 9, 2024

## MATATAAS NA KALIBRE NG BARIL NA NAKUMPISKA AT ISINURENDER SA OPERASYON NG CALABARZON 4A IPINIRISINTA SA MEDIA



**N**asa mahigit 2,929 na kalibre ng armas ang ipinrisinta sa Media ng ginanap sa Camp Vicente Lim, Canlubang Laguna

Pinangunahan ni PRO4A Regional Director PBGen PAUL KENNETH LUCAS ang mga kalibre ng baril na nakumpiska sa isinagawang operasyon ng Calabarzon 4A, mula sa operasyon KATOK, ang iba ay isinurender, Oplan Sita, narekober sa Wanted Person at loose firearms.

Ayon Kay RD Lucas, ang nasabing kampanya laban sa illegal firearms ay nag simula noong nakaraang January hanggang August 31 ng taong kasalukuyan.

Dagdag pa ni RD na patuloy pa nilang paiigtingin

ang kampanya laban sa illegal firearms upang sa ganun ay mabawasan ang mga krimen nagaganap sa buong rehiyon na kinasasangkutan lalo na ngayon papalapit na ang halalan.

Naniniwala naman SI Gen Lucas na malaki ang mababawas sa krimen na kinasasangkutan ng mga baril na kanilang nakumpiska na siyang nagagamit sa pagpatay

Nanawagan rin si RD na makipagtulungan sa kanilang kampanya ang ilang opisyal ng Barangay at Civilian na ireport sa pinakamalapit na istasyon ng pulisya ang anumang kahina hinala o mga ilegal na aktibidades na makikita nila sa kanilang kapaligiran ng sa ganun ay mapigilan ang nagaganap na krimen sa kanilang lugar.

**JIMMY BARRIENTOS**

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

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

-versus- FORECLOSURE CASE NO. F-66824

HERSON G. BIÑAS JR.,  
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, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **HERSON G. BIÑAS JR.** with residence and postal addresses at LOT 9 BLOCK 12 MARANG ST., GOLDEN ACRES, TALON 5, LAS PIÑAS CITY and LOT 37 BLOCK 8 PHASE 6 WELLINGTON PLACE MARY CRIS COMPLEX, SANTIAGO, GEN. TRIAS, CAVITE to satisfy the mortgage indebtedness as of April 15, 2024 amounts to SIX HUNDRED TWELVE THOUSAND SEVEN HUNDRED EIGHTY TWO PESOS & 83/100 (P 612,782.83) inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 SEPTEMBER 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. 057-2014052691**

A PARCEL OF LAND (LOT 37, BLK 8 OF THE CONSOLIDATION AND SUBDIVISION PLAN PCS-04-024827, BEING A PORTION OF THE CONSOLIDATION OF LOTS 2532-A-17 TO 2532-A-22, PSD-04-041373 (AR) & LOTS 2514 & 2515, SAN FRANCISCO DE MALABON ESTATE, L.R.C REC. NO. 5964) SITUATED IN BARRIO OF SANTIAGO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY ROAD LOT 8; ON THE NW., ALONG LINE 2-3 BY LOT 38, BLK 8; ON THE NE., ALONG LINE 3-4 BY LOT 24, BLK 8; ON THE NE., ALONG LINE 4-5 BY LOT 25, BLK 8 AND ON THE SE., ALONG LINE 5-1 BY LOT 36, BLK 8 ALL OF THE CONSOLIDATION AND SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN XXX CONTAINING AN AREA OF FIFTY (50) SQUARE METERS, MORE OR LESS. X X X

All sealed bids must be submitted to the undersigned on the above-stated time and date. In the event the public auction should not take place on the said date and time, it shall be held on OCTOBER - 4 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, 16 AUGUST 2024

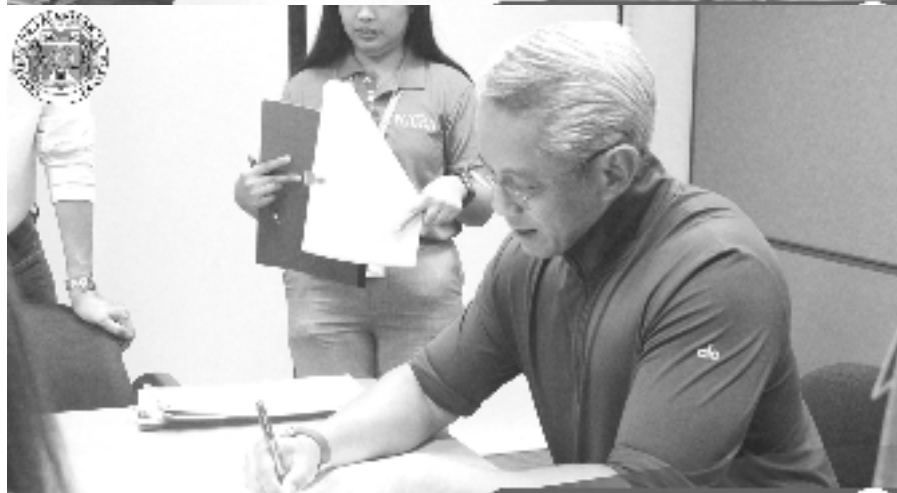
(Sgd.) ANDRES B. ESPINA  
Sheriff IV

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

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

**APRIL JOY F. DIAZ**  
LOT 8 BLOCK 7 PHASE 2 BEIRIT ST., GOLDEN CITY,  
ANABU II-F, IMUS, CAVITE and LOT 44 BLOCK 15

# Provincial Government of Cavite and PGCEA Sign Collective Negotiation Agreement



**I**n a significant step towards strengthening labor relations and enhancing the welfare of its employees, the Provincial Government of Cavite, led by Governor

Jonvic Remulla, signed a Collective Negotiation Agreement (CNA) with the Provincial Government of Cavite Employees Association (PGCEA) on August 29, 2024, at the Office of the Provincial Governor.

The signing ceremony was attended by key representatives from both the provincial government and PGCEA, headed by its President Michelle S. Osorio, together with the other officers, and Mr. Renato A. Abutan, who showed strong support for the landmark agreement.

The CNA is a product of mutual understanding and collaboration be-

tween the Provincial Government of Cavite and PGCEA. It outlines key provisions on employee benefits, rights, and responsibilities, aiming to create a more conducive work environment for all employees of the provincial government.

Ms. Osorio highlighted the significance of the agreement as a representation of the collective efforts to achieve a fair and just workplace for all employees. She expressed gratitude to Governor Remulla and the entire provincial government for recognizing the importance of the CNA and for the continuous support to the employees' association.

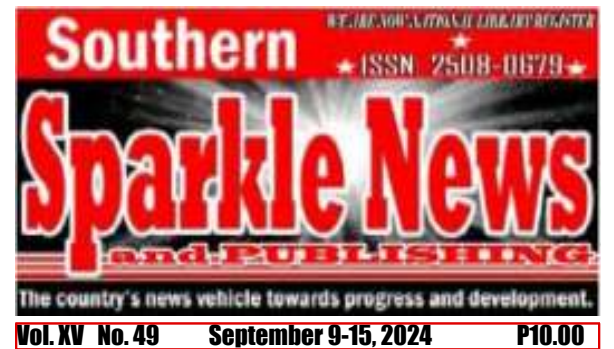
The signing of the CNA is expected to bring about positive changes for the employees of the Provincial Government of Cavite, as it sets a precedent for future negotiations and collaborations aimed at improving labor relations and employee welfare.

With the agreement in place, the Provincial Government of Cavite and PGCEA look forward to a strengthened partnership built on trust, respect, and shared goals for the benefit of the Caviteño public.

PHASE 1 KAIA HOMES, PASONG KAWAYAN II,  
GEN. TRIAS, CAVITE

Southern Sparkle News And Publishing  
August 26 & September 2 & 9, 2024

# VETERAN BROADCASTER REY NAVAREZ NASAGASAAN, TILA TINATAKASAN



**N**abundol at nasagasaan noong bandang alas-9 ng gabi ng Agosto 26, 2024 ang beteranong broadcaster na si Rey Navarez, 87 y.o., patnugot din ng pahayagang The Manila Newswatch, sa Northbound Lane ng Taft Avenue corner Padre Faura Street sa Lungsod ng Maynila.

Si Navarez na lulan ng isang pampasaherong jeepney ay bumaba sa naturang sasakyan ng biglang dumating ang isang Hi-Ace Commuter na may plakang NFU 8935 na napag-alamang minamaneho ni Jorge Galang Garcia.

Sa nakuhang closed circuit television (CCTV) footage ng naturang insidente, makikita si Navarez na bumaba sa kinalululanan nitong passenger jeepney at naglalakad na papuntang bangketa ng mabundol ito ng sasakyang minamaneho ni Garcia na dahilan para ito ay mabuwal at mapahiga sa kalsada at masagasaan ng unahang kanang gulong ng

nasabing sasakyan.

Napansin ito ng ilang mga taong nandoon, pero sa halip na bumaba si Garcia at alamin kung ano ang nangyari ay ini-atras pa nito ang kanyang sasakyang minamaneho sa kung anong dahilan kaya sa ikalawang pagkakataon ay masagasaan at nagulungan muli si Navarez.

Lumapit ang mga nakakita kay Navarez sa pangyayari para siya ay alalayang maka-upo at doon lamang nakitang bumaba sa kanyang sasakyang minamaneho si Garcia para lapitan si Navarez na dalawang beses niyang nasagasaan.

Nagtamo si Navarez sanhi ng insidente ng matinding pinsala sa pagkakabali ng kanyang dalawang tadyang; hiwa sa kanyang kanang hita; gasgas sa kanyang kaliwang dibdib, hita, tuhod at paa; at, hirap sa paghinga.

Napag-alaman din na ang sasakyang na-kaaksidente ay nakarehistro kina Adelanda D.

Fabre or Felicisimo B. Hernandez ng Sta. Lucia, Novaliches, Quezon City.

Sa kabila ng mga pangyayari, nananatili umangong walang anomang tugon ng pag-aalala at tulong mula sa mga operator ng nasabing sasakyan.

Nananatili ding nasa emergency situation si Navarez sanhi ng matinding tinamong pinsala na hirap sa kanyang paghinga at lubhang pananakit ng buong katawan.

Nakahanda naman ang mga kasamahan nito sa Media at ilang legal teams sa paghahanda ng lahat ng mga aksiyong legal para papangutinin ang operator at driver sa naturang insidente sakaling patuloy ang mga ito na hindi makipag-ugnayan kay Navarez.

Madiing tinutuligsa ng mga mamamahayag sa radyo at pahayagan ang umano'y pagbabalewala ng operator at driver sa sinapit ni Navarez.

(BJM)



## BROADCASTER NASAGASAAN NG UV EXPRESS SA TAFT AVENUE, MANILA

Makikita sa CCTV footage/screen grab ang beteranong broadcaster na si Rey M. Navarez, 87 y.o., (binilugan) na nakapa-ilalim pa sa isang Hi-Ace Commuter Van na may plakang NFU 8935 na napag-alamang minamaneho ni Jorge Galang Garcia matapos siyang masagasaan nito noong gabi ng Agosto 26, 2024 sa Taft Avenue corner Padre Faura St., Ermita, Manila. Nagtamo si Navarez ng mga seryosong pinsala tulad ng pagkabali ng dalawang tadyang; hiwa sa kanyang kanang hita; gasgas sa kanyang kaliwang dibdib, hita, tuhod at paa; at, hirap sa paghinga. (BJM)

## Cayetano urges admin to balance ambitious housing goals with gov't finances to avoid debt



**S**enator Alan Peter Cayetano on

Wednesday warned that the government could incur significant debt if the administration sets overly ambitious goals for its national housing program without adequate planning.

Cayetano issued the remark following a Senate briefing on September 3, 2024 on the proposed 2025 budget of the Department of Human Settlements and Urban De-

velopment (DHSUD), which implements the Pambansang Pabahay Para sa Pilipino (4PH) program launched in 2022.

He stressed that since the housing program is backed by a sovereign guarantee, the DHSUD "must ensure we're not building beyond our means."

A sovereign guarantee means the government promises to repay the loan taken out for the development of 4PH houses if the National Housing Authority (NHA) and the Social Housing Financing Corporation (SHFC) fail to do so.

As of July this year, the country's debt has ballooned to a new record-high of P15.689 trillion, according to the Bureau of Treasury (BTr).

As an alternative, Cayetano urged the DH-

SUD to set achievable targets for housing units within the constraints of the 2025 national budget.

"A clear, achievable plan will not only help manage the budget more effectively but also ensure that we make real progress towards meeting our housing needs," he said.

He pointed to the department's fluctuating housing targets as a sign of mismanagement, noting that the goal started at 6 million units in 2022, was later reduced to 5.5 million, and then further decreased to between 1.2 and 3.2 million units last August.

In the hearing, DHSUD Secretary Jose Rizalino Acuzar said the latest target is already "realistic." However, he confirmed that only 162,000 housing units

will be finished by the end of 2025.

"That leaves us with more than 3 million units unfinished. Meaning, to deliver on the program's promise, we have to construct more than 1 million units yearly," Cayetano said.

Cayetano had previously emphasized to Acuzar the importance of carefully designing the plan for 4PH to meet the goal of providing housing for minimum wage earners.

"If that (housing for all minimum wage earners) is true, I love that. But economics has to work for everyone," he said during the August 14 briefing of the Senate Committee on Finance on the Proposed 2025 National Expenditure Program.###