

Medical and Dental Mission in Maragondon Benefits Over 200 Residents p.3

Southern REGISTERED MAIL PERMIT NO. 1077 MAIL PERMIT OFFICE MANILA
 ★ ISSN: 2508-0679 ★
Sparkle News
and PUBLISHING
 The country's news vehicle towards progress and development.
Vol. XVI No. 18 February 3-9, 2025 P10.00

HANDOG NG MGA EMPLEYADO, LINGAP PAMASKO SA ST. GASPAR BERTONI SEMINARY, BARANGAY MABUHAY



City of Dasmariñas Welcomes Calabarzon's First OTOP Store in SM Malls p.2

PAPER to Hold Induction Ceremony for New Board of Trustees and National Officers at the Supreme Court



Manila, Philippines - The Prime Alliance of Publishers, Editors, and Reporters (Ph) Inc. (PAPER) will hold its Oath-Taking Ceremony for the newly elected Board of Trustees and National Officers on February 3, 2025, at 1:00 p.m., in the Supreme Court of the Philippines, Manila. Honorable Court Administrator Raul B. Villanueva, a key figure in the Philippine judiciary, will serve as the In-

(cont. p.2)

POSO General Assembly Meeting: Training and Development Program



PGC's Medical Mission Brings Health Services to Residents of GMA, Cavite



CITY GOVERNMENT OF BACOR HONORS NONAGENARIANS AND CENTENARIAN WITH CASH INCENTIVES



CITY GOVERNMENT OF BACOOR HONORS NONAGENARIANS AND CENTENARIAN WITH CASH INCENTIVES

from p. 1



The City Government of Bacoor, led by Mayor Strike B. Revilla and Vice Mayor Rowena Bautista Mendiola, in partnership with the Office of the Senior Citizens Affairs (OSCA) and the Provincial Government of Cavite, held a special ceremony today to honor three nonagenarians and one centenarian with cash incentives.

The event recognized the contributions and resilience of senior citizens in the community.

The three nonagenarians honored were Mrs. Margarita Batisla-Ong Quian (91 years old) from Paula Homes, Barangay Molino 1; Mrs. Petronila M. Ramos (94 years old) from Progressive, Barangay Molino 2; and Mrs. Margarita Andaya Cornejo (91 years old) from Kaunlaran, Barangay Molino 2. Each nonagenarian received a cash incentive as a token of appreciation for their years of service and dedication to the community.

The centenarian honored was Mrs. Rosario Agapito (100 years old)

from Barangay Molino 3. Mrs. Agapito received a special cash incentive of ₱50,000, provided by the Provincial Government of Cavite, in recognition of her remarkable milestone.

The awarding ceremony highlighted the City Government's commitment to supporting and honoring its senior citizens, recognizing their invaluable contributions to the community's history and development. The event served as a testament to the respect and care that Bacoor City holds for its elderly residents.

PAPER to Hold Induction Ceremony for New Board of Trustees and National Officers at the Supreme Court

from p. 1

ducting Officer for this prestigious event.

Hon. Villanueva has earned widespread respect for his dedication to promoting justice and maintaining the integrity of the judiciary. As Court Administrator, he oversees the efficient operation of courts nationwide, ensuring public trust in the judicial system. His presence as the Inducting Officer reflects the important intersection between the media and justice in fostering transparency, accountability, and informed communities.

The event will bring together PAPER members, media practitioners, and distinguished guests to formally welcome the organization's new leaders and reaffirm its commitment to responsible journalism and national service.

A Brief History of PAPER

The Prime Alliance of Publishers, Editors, and Reporters (Ph) Inc. (PAPER) was founded in December 2019 in Manila City by a group of media practitioners

from various regions in the Philippines. United by a shared vision, they sought to address the unique needs of professionals in the journalism and broadcasting fields while promoting environmental stewardship and community service through truthful, responsible reporting.

PAPER was built on the dedication of its three founding pillars—Luisito T. Arriola, Abel C. Pablo, and Nena E. Mallari—along with 12 other Board of Trustees representing Tarlac, Laguna, Cavite, Samar, Bulacan, Batangas, and Mindanao.

The organization faced its greatest challenge during the COVID-19 pandemic in 2020, which claimed the lives of two of its founders, Mr. Arriola and Mr. Pablo. Despite these heartbreaking losses, PAPER found renewed strength to carry forward the vision of its founders. Today, the organization stands as a beacon of resilience, with a growing membership, strengthened partnerships, and a steadfast

commitment to advancing truth, integrity, and social responsibility in Philippine journalism.

Looking Ahead with New Leadership

The upcoming induction ceremony will formally introduce the new leaders of PAPER, led by Bayani N. Zoleta, Chairman of the Board of Trustees, and Bonifacio C. Dacayanan, President. Under their leadership, PAPER is set to expand its initiatives aimed at fostering collaboration among media practitioners, promoting ethical journalism, and contributing to nation-building.

Honoring the Media's Role in Nation-Building

This milestone event highlights the vital role of media in shaping public discourse and ensuring transparency. Hon. Villanueva is expected to deliver an inspiring message, emphasizing the synergy between the judiciary and the press in upholding democracy and serving the Filipino people.

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
Margie Bautista
Benjie J. Murillo
Jerry Guina
Maria Theresa Lungcay
Ferdinand Lumas
Renato Alcoran
Melissa Lumas
Billy David Sadik

Publisher
Editor-In-Chief
Desk Editor
Managing Editor
Business Manager
Account Executive
Circulation-in-Charge
Layout Artist
Reporter

Atty. Wilfredo Saquilayan

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

HANDOG NG MGA EMPLEYADO, LINGAP PAMASKO SA ST. GASPAR BERTONI SEMINARY, BARANGAY MABUHAY

from p. 1



Nama-hang mga kawani ng Pamahalaang Lung-sod ng Carmona ng 338 na libreng bigas sa St. Gaspar Bertoni

Seminary sa Barangay Mabuhay mula sa Handog ng mga Empleyado, Lingap Pamasko o HELP. Ito ay dinaluha nila City Mayor Dahlia A. Loyola, City Vice

Mayor Cesar L. Ines, Jr., at Nawa'y nakapagbigay galak po ang munting handog na ito mula sa mga kawani.
City Government of Carmona

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



BFP-NCR CLASS MABALAKAS RECRUITMENT ORIENTATION PROGRAM GRADUATION CEREMONY

The Culminating Ceremony for the Recruitment Orientation Program and On-the-Job Training of the newly absorbed Fire Officers of Class MABALAKAS 2024-06 took place at Radio Veritas Asia, Fairview, Quezon City on January 28, 2025.

The event was honored by the presence of Chief Superintendent Nahum B. Tarroza, Bureau of Fire Protection National Capital Region (BFP-NCR) Director, who delivered an inspiring message to the recruits. Also in attendance were all District and City Fire Marshals, demonstrating their unwavering support and encouragement for the new batch of fire officers.

This milestone marks a pivotal moment in their careers, reaffirming their dedication to public safety and their commitment to protecting lives and property as they officially begin their service with the Bureau of Fire Protection. *(Benjie J. Murillo / BFP-NCR Photo)*



MAKATI BFP RECEIVES MODERN FIRE AND RESCUE GADGET

The BFP Special Rescue Force, led by its Director, Chief Superintendent Romel C. Tradio (2nd from left), formally handed over the Thermo Gemini Handheld FTIR/RAMAN Analyzer with LowDoseID to Makati City Fire Director Superintendent Jeffrey M. Atienza (3rd from left). This cutting-edge equipment, acquired under the BFP Modernization Program, significantly enhances fire and rescue operations by providing rapid and accurate hazardous material identification. With this advanced tool, the Makati City Fire Station is now even better equipped to safeguard lives and property during critical emergencies. *(Benjie J. Murillo / BFP Photo)*



BJMPRO-NCR Female Warden/Lawyer Honored as One of the Top 50 Global Inspirational Women to look out for in 2025 - On January 25, 2025, Titanium Magazine recognized Superintendent/Attorney Wena Fe P. Dalagan (center), as one of the Top 50 Global Inspirational Women to Look Out for in 2025 during a prestigious

ceremony at Novotel Hotel, Cubao, Quezon City. This esteemed award honors outstanding Filipina trailblazers who drive positive change in their fields. Dalagan was commended for her pro bono legal services and transformative jail initiatives that empower female persons deprived of liberty (PDLs)—helping them prepare for successful reintegration into society. Her impactful leadership was exemplified during her tenure as warden of Malabon City Jail-Female Dormitory. *(Benjie J. Murillo / BJMPRO-NCR Photo)*



FACT CHECK - The Bureau of Jail Management and Penology (BJMP) success-

fully reduced the jail congestion rate from 335% in January 2024 to 303% in December 2024. This improvement is attributed to the effective decongestion programs implemented by the BJMP under the supervision of Jail Chief Director Ruel S. Rivera. *(Benjie J. Murillo)*

Medical and Dental Mission in Maragondon Benefits Over 200 Residents from p. 1

More than 200 residents of Maragondon received free medical and dental services during a health mission held on January 25, 2025 in Poblacion 1. Spearheaded by the Provincial Government of Cavite (PGC) through

the Office of the Provincial Governor, in collaboration with the Office of the Provincial Health Officer and Tagaytay City Health Office, the initiative brought accessible healthcare services to the community. Tagaytay City Vice Mayor Agnes Tolentino and 8th District Repre-

sentative Aniela Tolentino graced the event and expressed their full support for the endeavor. They commended the healthcare teams and emphasized the importance of health programs in improving the well-being of Caviteños. A wide array of services was provided. (cont. p.10)

PGC,s Medical Mission Brings Health Services to Residents of GMA, Cavite from p. 1



The Provincial Government of Cavite, through the Office of the Provincial Governor Medical Mission team in collaboration with Office of the Provincial Health Officer and 5th District Board Member Aidel Belamide, successfully conducted a medical mission in Barangay Pulido,

General Mariano Alvarez (GMA), Cavite, on January 23, 2025. The event provided free medical consultations and medicines to 440 residents of Barangays Pulido and Malia. Board Member Aidel Belamide expressed gratitude to the healthcare professionals and local government partners who made the mission possible. Likewise, barangay officials headed by Puli-

do Barangay Captain Jose Rivera Jr. and Malia Barangay Captain Jean Garcia extended their appreciation to the provincial government and the mission team for providing accessible services to their community. The health event reflects PGC's continuous efforts to deliver vital services and improve the quality of life for Caviteños.--- **OPIO**

City of Dasmariñas Welcomes Calabarzon's First OTOP Store in SM Malls

from p. 1



A new chapter in empowering local entrepreneurs was unveiled on January 27, 2025, as the Department of Trade and Industry (DTI) and the City of Dasmariñas LGU celebrated the grand launch of the OTOP (One Town, One Product) Store located at UG Floor, SM City Dasmariñas, Brgy. Sampaloc 1, City of Dasmariñas, Cavite. The event marked the opening of the third OTOP Store in Cavite, following the success of other stores in Tagaytay and Bacoor. The OTOP Store will be operated by the Dasmariñas Entrepre-

neurial and Consumers Cooperative (DECC), led by Mr. Arman Mojica, and will showcase a wide array of high-quality products made by local micro, small, and medium enterprises (MSMEs). Gracing the event were DTI officials including Asst. Secretary Dominic Tolentino, Regional Director Marissa Argente, Asst. Regional Director Revelyn Cortez, and Provincial Directors Lilibeth Chavez (Cavite), Julieta Tadiosa (Quezon), and Christian Ted Tungohan (Laguna). Also present were Dasmariñas City Mayor Hon. Jenny Barzaga, LEDIPO Head Carlos Legaspi, SM Malls representatives Edith Tayko and Min-

abel Llanes, and other staff from the DTI and LGU. During her remarks, RD Argente emphasized the significance of partnerships in the realization of initiatives like this: "DTI initiates the program, but without the LGU support, it wouldn't be possible." She also highlighted that the OTOP Store serves as a "training ground" to help entrepreneurs strengthen their businesses and establish their own independent stores in the future. DTI Asec. Tolentino encouraged further efforts to identify and develop more MSMEs across barangays, saying, "Suyurin ang mga barangay upang mas

madaming matulungang MSMEs na may potential." Mayor Jenny Barzaga expressed her gratitude to the DTI, SM City Dasmariñas, and Team Dasma for turning the dream of having an OTOP Store into reality. She praised the collaboration between the LGU, private sector, and the DECC for the successful launch. The store highlights the products of Dasmariñas-based MSMEs, including Maes-

tra Panaderia, Project Beans, Abmush Mushroom, Dingras Food House, Nutria Farm, EMCK Foods Philippines OPC, Olivia Perfumes, and Kuya Jay's Takoyaki, among others. On behalf of the 27 founding members of the cooperative, DECC Head Arman Mojica expressed his appreciation to the LGU and DTI, noting that the store's concept evolved from a simple "Likhang Dasmariñas" initiative

to the broader OTOP Store, thanks to the intervention of DTI Cavite. The OTOP Store aims to bring locally-made products closer to the public, promoting Filipino craftsmanship while empowering entrepreneurs to grow their businesses. With this launch, Dasmariñas City continues to set a benchmark for supporting local MSMEs in the region. #iamDTIph

POSO General Assembly Meeting: Training and Development Program

from p. 1



Noon nakaraang Martes, ang inyo pong lingkod kasama si Vice Mayor Bobby Montehermoso ay dumalo sa General Assembly Meeting ng Public Order and

Safety Office (POSO), kung saan tinalakay ang mga natapos na training courses nila tulad ng POSO Orientation at VIP Training Course. Ang mga ito ay bahagi ng patuloy na pagsasanay

na nagpapalakas sa kanilang kahusayan at kakayahan upang maging mas handa sa pagpapanatili ng kaayusan at kapayapaan sa ating lungsod. Kasabay nito, nag-

bigay po tayo ng pasasalamat at pagbati kay Sir Billy Anciro, ang head ng POSO, para sa kanyang kaarawan. Hindi biro ang kanilang trabaho, kaya't patuloy natin silang hahasain upang mas lalo pa silang maging mahusay at epektibo sa kanilang mga tungkulin. Sa mga paparating pang training, tiwala tayo na magiging mas matatag ang kanilang kakayahan para mas maging ligtas pa at maayos ang ating lungsod sa tulong na din ng ating mga kapulisan.

KOTSE NG DALAWNG DOKTOR NABIKTIMA NG BASAG KOTSE

Nasa P70K halaga ng cash at gadget at ilang dokumento ang tinangay ng isang hinihinalang basag-kotse gang makaraang atakehin ang sasakyan ng dalawang Beterinaryo sa isang parking area sa Silang, Cavite. Personal na nagtungo sa himpilan ng Silang Police Station ang biktimang sina Jesus Raymondo, 50 residente ng Brgy San Francisco Gen Trias City, Cavite at Edwin Lajara, 58 ng Sampagueta Homes Lipa City Batangas. Base sa ulat, bandang ala-1:00 kamakalawa ng hapon nang iparada ni Raymondo ang kanyang Toyota Hilux na may plakang NEC 312, kasunod ang sasakyan ni Lajara na isang Toyota Hilux na may plakang WBO 152 sa parking area ng

Chavez Restaurant sa Brgy San Vicente 2, Silang Cavite upang kumain. Napag alaman na Bandang 4:30 ng hapon nang bumalik ang dalawa sa parking at bumulaga kay Raymondo ang basag na kaliwang bintana nito habang kanang bintana naman kay Lajara at nawawala ang ASUS Laptop na nagkakahalaga ng P30,000 at P40,000 cash ni Lajara habang tangay din ang itim na rucksack ni Lajara na naglalaman ng mahahalagang dokumento. Nang rebisahan ang footage s Closed Circuit Television (CCTV) bandang alas-3:55 ng hapon nang umatake ang suspek sa sasakyan ni Raymondo at nakalipas ng ilang minuto, muli itong bumalik at inatake naman ang sasakyan ni Lajara. Ayon sa pagsasalarawan **(cont. p.5)**

**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-1670-24**

**RONIELYN LABACANACRUZ married to
JOSE ROMEO B. LABACANACRUZ,
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, **RONIELYN LABACANACRUZ married to JOSE ROMEO B. LABACANACRUZ**, with residence and postal addresses at LOT 9 BLOCK 7 JAPAN ST., SAN MARINO CENTRAL HOMES, DASMARIÑAS, CAVITE and LOT 8 BLOCK 36 CH-TIERRA NEVADA 1, SAN FRANCISCO, GEN. TRIAS, CAVITE, to satisfy the mortgage indebtedness as of DECEMBER 6, 2024 amounts to THREE HUNDRED EIGHTY EIGHT THOUSAND ONE HUNDRED FIFTEEN PESOS & 23/100 (P388,115.23), inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **27 FEBRUARY 2025 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE
No. T-713347-**

A parcel of land (Lot 8, Blk. 36 of the cons./subd. plan, Pcs-04-011037, being a portion of the cons. of Lots 2617-A & 2617-C, Psd-042108-068339, LRC Rec.No.), situated in the Brgy. of San Francisco, Mun. of Gen. Trias, Prov. of Cavite. Bounded on the NE., along line 1-2 by Lot 7; on the SE., along line 2-3 by Lot 10, both of Blk. 36; on the SW., along line 3-4 by Rd. Lot 16-A, & on the NW., along line 4-1 by Lot 6, Blk. 36, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan, xxx containing an area of **SEVENTY EIGHT (78) 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 **MARCH 13, 2025** without further notice.

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

Trece Martires City, JANUARY 30, 2025

**JOANNAH AVIGAIL C. TIMKANG
Sheriff IV**

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)
c/oATTY. MELANIO A. BADENAS JR.
Attorney-in-Fact, GCCS & Associates Corp.
RM. 209 Megastate Bldg., No. 737 G. Araneta Ave., Tatalon, Quezon City

RONIELYN LABACANACRUZ married to JOSE ROMEO B. LABACANACRUZ
LOT 9 BLOCK 7 JAPAN ST., SAN MARINO CENTRAL HOMES, DASMARIÑAS, CAVITE and LOT 8 BLOCK 36 CH-TIERRA NEVADA 1, SAN FRANCISCO, GEN. TRIAS, CAVITE

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

**Southern Sparkle News And Publishing
February 3,10 & 17, 2025**

**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 CORRECTION OF
ENTRIES IN CERTIFICATE OF LIVE BIRTH
MARK LUBEIN DURAN SANTOS, CR No.
2005-3093 OF THE LOCAL CIVIL
REGISTRAR OF CAVITE CITY**

**MARK LUBEIN DURAN SANTOS,
Petitioner,**

**-versus- SP. PROC. NO. N-9563
For: Correction of Entries in
the Certificate of Live Birth**

**THE LOCAL CIVIL REGISTRAR OF CAVITE
CITY, CAVITE, AND THE CENSUS-GENERAL
OF THE PHILIPPINE STATISTICS
AUTHORITY,**

Respondents.

X-----X

ORDER

A verified petition has been filed by petitioner, through counsel, praying that after due notice, publication, and hearing, judgment be rendered ordering the correction of entries in Certificate of Live Birth of Mark Lubein Duran Santos, CR No. 2005-3093 of the Local Civil Registrar of Cavite City.

Considering that the petition is sufficient in form and substance, notice is hereby given that the petition is set for hearing on **February 19, 2025 at 1:30 in the afternoon** 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, January 10, 2025.

FRANCO PAULO R. ARAGO
Presiding Judge

**Southern Sparkle News And Publishing
February 3,10 & 17, 2025**

KOTSE NG DALAWNG DOKTOR from p. 4

sa suspek suspek na manhunt operation ang nakasuot ng isang kulay pula at blue na jacket, itim na pantalon at sakay ng isang itim na motorisklo NMAX na tumakas matapos ang insidente. Nagsasagawa ngayon ng pulisya sa suspek na posibleng siya rin ang umatake sa mga nagdaang serye ng BASAG KOTSE sa lugar at sa karatig bayan sa lalawigan.. **MARGIE BAUTISTA**

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

**Southern Sparkle News And Publishing
February 3,10 & 17, 2025**

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

**RURAL BANK SAN ANTONIO, INC.,
Mortgagee.**

**-versus- Foreclosure No. 2024-183
For: Extra-Judicial Foreclosure of
Real Estate Mortgage**

**SPS. GREG VILLEGAS MEER and
MARLYN REFIL MEER,
Mortgagors.**

X-----X
**NOTICE OF EXTRA JUDICIAL
FORECLOSURE**

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, **RURAL BANK SAN ANTONIO, INC.** at J. P. Rizal St., Brgy. 6, Lipa City, Batangas, and against the mortgagors, **SPS. GREG VILLEGAS MEER AND MARLYN REFIL MEER** at 0228 Purok 1, Brgy. San Pedro, Sto. Tomas City, Batangas 4234, to satisfy the mortgagee indebtedness which as of April 3, 2024, amounts to NINETEEN MILLION SIX HUNDRED NINETY SEVEN THOUSAND SIX HUNDRED TWENTY SIX PESOS & 14/100 (P19,697,626.14), Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fees incident to this foreclosure, the undesignated or her duly authorized representative will sell at the public auction on **March 12, 2025 at 10:00 o'clock in the morning** or soon thereafter, at the main entrance of the Hall of Justice of Bacoor City, Cavite, to the highest bidder for CASH and In Philippine Currency, the following described property with all the improvements thereon, to wit;

**TRANSFER CERTIFICATE OF TITLE
NO. 167-2023006155**

**LOT NO: 1, OF CONSOLIDATION-SUBDIVISION PLAN: (LRA) PCS-E2018000086
PORTION OF THE CONSOLIDATION SUBDIVISION OF: LOTS 3 AND 4
(LRA) PCS-E2017000595, LRA REC. NO. N-32537
LOCATION: BARRIO OF SALINAS, MUNICIPALITY OF BACoor, PROVINCE OF CAVITE, ISLAND OF LUZON.
AREA: EIGHT HUNDRED NINETY EIGHT SQUARE METERS AND FIFTY SQUARE DECIMETERS (898.50), MORE OR LESS**

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

"In the event the public auction should not take place on the said date, it shall be held on **March 19, 2025**, without further notice."

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

City of Bacoor, January 30, 2025.

**MELY C. HERMOSURA-VISTA
Clerk of Court VI**

By: **ALLISON ROMAN D. LABIAGA
Sheriff IV**

Copy Furnished:
LACO INANDAN AND RESUELO LAW
125 San Sebastian (Balagbag) Lipa City, Batangas 4217
RURAL BANK SAN ANTONIO, INC.
J. P. Rizal St., Brgy. 6, Lipa City, Batangas

GREG VILLEGAS MEER married to MARLYN REFIL MEER
0228 Purok 1, Brgy. San Pedro, Sto. Tomas City, Batangas 4234
Brgy. Salinas, City of Bacoor, 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-1665-24

RIZANES ENTO OMONGOS 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, RIZANES ENTO OMONGOS with residence and postal address at GREEKSIDE GOV. A. SANTOS ST., BF HOMES, PARANAQUE CITY and LOT 9 BLOCK 2 PHASE 2 LUMINA GENERAL TRIAS, SANTIAGO, GEN. TRIAS, CAVITE to satisfy the mortgage indebtedness as of December 6, 2024 amounts to SEVEN HUNDRED EIGHTY NINE THOUSAND FOUR HUNDRED FIFTY SEVEN PESOS & 34/100 (P 789,457.34) inclusive of interest and other charges, the undersigned Sheriff will set at public auction on 27 FEBRUARY 2025 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2022063029

LOT NO: 9 BLOCK NO: 2 PLAN NO: PSD-04-239041 PORTION OF: LOT 3170-B-1, PSD-04-238085 LOCATION: BARANGAY SANTIAGO, GEN. TRIAS, CAVITE BOUNDARIES: LINE DIRECTION ADJOINING LOT(S) 1-2 SE ROAD LOT 1, PSD-04-239041 2-3 SW LOT 10, BLOCK 2, PSD-04-239041 3-4 NW LOT 48, BLOCK 2, PSD-04-239041 4-1 NE LOT 8, BLOCK 2, PSD-04-239041 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 MARCH 13, 2025 without further notice.

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

Trece Martires City JANUARY 30, 2025

RICARDO A. TOLEDO Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund) c/o ATTY. MELANIO A. BADENAS JR. Attorney-in-Fact, GCCS & Associates Corp. RM. 209 Megastate Bldg., No. 737 G. Araneta Ave., Tatalon, Quezon City

RIZANES ENTO OMONGOS GREEKSIDE GOV. A. SANTOS ST., BF HOMES,

G. Araneta Ave., Tatalon, Quezon City SALVADOR, EMELYN T.; EMELYN T. SALVADOR is herein represented by CARMENCITA T. BERNARDINO as her Attorney-in-Fact 1 ROAD, 90 SAN ISIDO, PARANAQUE CITY and LOT 22 BLOCK 7 PHASE 1 WELLINGTON TANZA RESIDENCES, TRES CRUSES, TANZA, CAVITE

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

Southern Sparkle News And Publishing February 3,10 & 17, 2025

EXTRA-JUDICIAL SETTLEMENT OF ESTATE WITH WAIVER

NOTICE is hereby given that the estate of the late REINHARD LAYSA BRINEZ, who died intestate on October 18, 1999 in Breach Candy Hospital, Mumbai, the said deceased died intestate without leaving any Last Will and Testament, and any outstanding debts in favor of any person or entity, the deceased left his conjugal portion of the undivided 1/3 portion of one (1) real property, situated at Brgy. Balubad, Silang, Cavite, covered by Transfer Certificate of Title No. (T-928987) 15708, issued by the Registry of Deeds for the Province of Cavite (now at Tagaytay City), and with a registered area of approximately 3,994 square meters more or less, and was Extra-Judicially Settled among the legal heirs, executed on 8th day of May 2024 and ratified before Notary Public Atty. Jensen A. Sanhi, under Doc. No. 92, Page No. 20, Book No. I, Series of 2024.

Southern Sparkle News And Publishing January 27, February 3 & 10, 2025

EXTRAJUDICIAL SETTLEMENT OF ESTATE

NOTICE is hereby given that the estate of the late WIVINA ROSE B. SAQUILAYAN, who died on August 27, 2021, left a parcel of land located at Biluso, Silang, Cavite with an area of 0.5274 hectares covered by Tax Declaration No. 18-0017-05061, A parcel of land located at Biga-A-II, Silang, Cavite, (Right of Way) covered by Tax Declaration No. 18-0016-00183, A parcel of land located at Kalubkob, Silang, Cavite with an area of 0.9037 hectares covered by Tax Declaration No. AA-18-0029-00001, A parcel of land located at Biga A-II, Silang, Cavite with an area of 2.002 hectares covered by Tax Declaration No. 18-0016-00175, and was Extra-Judicially Settled among the legal heirs, executed before Notary Public Atty. Silvino L. Sumagaysay Jr., under Doc. No. 364, Page No. 73, Book No. 191, Series of 2024.

Southern Sparkle News And Publishing January 20, 27 & February 3, 2025

EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH PARTITION

NOTICE is hereby given that the estate of the late APOLINARIA DE LIMA BAUTISTA, who died on February 11, 2006, MARIA DAISY P. PUYAT who died on May 31, 2024, FEDERICO DE LIMA BAUTISTA who died on April 4, 2011, FRANCISCO DE LIMA BAUTISTA who died on November 23, 1978, ANTONIO DE LIMA who died on November 5, 2019, left a residential property situated at Sitio Kumayao, Brgy. Langkaan 2, City of Dasmariñas, Cavite, covered by TCT No. 057-2024044642 with an area of 12,216 square meters, and was Extra-Judicially Settled among the legal heirs, executed before Notary Public Atty. Priscilla C. Branzuela, under Doc. No. 408, Page No. 83, Book No. XLVIII, Series of 2025.

Southern Sparkle News And Publishing January 20, 27 & February 3, 2025

PARANAQUE CITY and LOT 9 BLOCK 2 PHASE 2 LUMINA GENERAL TRIAS, SANTIAGO, GEN. TRIAS, CAVITE

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

Southern Sparkle News And Publishing February 3,10 & 17, 2025

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-1664-24

SALVADOR, EMELYN T.; EMELYN T. SALVADOR is herein represented by CARMENCITA T. BERNARDINO as her 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, SALVADOR, EMELYN T.; EMELYN T. SALVADOR is herein represented by CARMENCITA T. BERNARDINO as her Attorney-in-Fact with residence and postal address at 1 ROAD, 90 SAN ISIDRO, PARANAQUE CITY and LOT 22 BLOCK 7 PHASE 1 WELLINGTON TANZA RESIDENCES, TRES CRUSES, TANZA, CAVITE to satisfy the mortgage indebtedness as of December 6, 2024 amounts to SIX HUNDRED THOUSAND ONE HUNDRED FORTY ONE PESOS & 11/100 (P 600,141.11) inclusive of interest and other charges, the undersigned Sheriff will set at public auction on 27 FEBRUARY 2025 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 0057-2016067296

LOT NO:22 BLOCK NO:7 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 SE LOT 21, BLOCK 7, PCS-04-028445 2-3 SW ROAD LOT 7, PCS-04-028445 3-4 NW LOT 23, BLOCK 7, PCS-04-028445 4-1 NE LOT 47, BLOCK 7, PCS-04-028445

AREA: FORTY SIX SQUARE METERS (46), MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on MARCH 13, 2025 without further notice.

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

Trece Martires City, JANUARY 30, 2025

RICARDO A. TOLEDO Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund) c/o ATTY. MELANIO A. BADENAS JR. Attorney-in-Fact, GCCS & Associates Corp. RM. 209 Megastate Bldg., No. 737

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

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

-versus-

EXTRA-JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
UNDER ACT 3135 AS AMENDED
BY ACT 4118
FC Case No. 19291-25

MICHAEL ANGELO L. MEMORACION,
Mortgagor.

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

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG Fund), mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against MICHAEL ANGELO L. MEMORACION, mortgagor, with residence and postal address at #104 Bulusan St., Mauway, Mandaluyong City, Metro Manila and/or Lot 49 Blk 44, Greenplace Homes I, Barrio Malagasang - 2, Imus, Cavite, to satisfy the mortgage indebtedness which as of December 16, 2024 amounts to FIVE HUNDRED THOUSAND NINETY FIVE PESOS & 28/100 (Php500,095.28), Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **February 25, 2025 at 10:00 o'clock in the morning** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC - Imus Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE
No. 057 - 2014074219

"A PARCEL OF LAND (LOT 49, BLK 44 OF THE SUBDIVISION PLAN PSD-04-202701, BEING A PORTION OF LOT 1870, IMUS ESTATE, L.R.C. REC. NO. 8843) SITUATED IN BARRIO OF MALAGASANG - 2, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 50, BLK 44; ON THE NE., ALONG LINE 2-3 BY LOT 47, BLK 44; ON THE SE., ALONG LINE 3-4 BY ROAD LOT 42 AND ON THE SW., ALONG LINE 4-1 BY LOT 51, BLK 44 ALL OF THE SUBDIVISION PLAN. X X X CONTAINING AN AREA OF THIRTY SIX (36) 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, it shall be held on **March 4, 2025 at 10:00 o'clock** in the morning without further notice.

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

Imus, Cavite, Philippines, January 22, 2025

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

APPROVED ARMIE A. FRANCISCO
Clerk of Court VI

COPY FURNISHED:

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

CISCO, GEN. TRIAS, CAVITE

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

Southern Sparkle News And Publishing
February 3,10 & 17, 2025

AFFIDAVIT OF SELF-ADJUDICATION
WITH WAIVER OF RIGHTS AND
ABSOLUTE SALE OF AN UNDIVIDED
PORTION

NOTICE is hereby given that the estate of the late ESTELA P. TORRES, who died on May 10, 1986, that at the time of her death she left several parcels of land with a total land area of more or less 10 hectares described as Lot Nos. 1948-N, 3718, 3721, 3722, 3723, copies of the individual technical description, partition/subdivision map and friar lands listings hereto attached and made an integral part of this documents, that the deceased left no debts, executed on 24th day of January 2025 and ratified before Notary Public Atty. Antonio T. Nicolas, under Doc. No. 384, Page No. 78, Book No. I, Series of 2025.

Southern Sparkle News And Publishing
January 27, February 3 & 10, 2025

EXTRA-JUDICIAL SETTLEMENT OF THE
ESTATE WITH ABSOLUTE SALE

NOTICE is hereby given that the estate of the late DOROTEA YAYA BAYOT, who died on April 13, 2005 at Silang, Cavite, said deceased died intestate without a Will or Last Testament, and without any outstanding debts in favor of any person or entity, the said deceased left her conjugal portion of a parcel of land situated at Brgy. Balubad, Silang, Cavite, covered by Original Certificate of Title No. OP-1639, issued by the Registry of Deeds for Tagaytay City, with a registered area of 7,970 square meters more or less, and was Extra-Judicially Settled among the legal heirs, executed on 5th day of March 2024 and ratified before Notary Public Atty. Jensen A. Sanhi, under Doc. No. 9, Page No. 3, Book No. I, Series of 2024.

Southern Sparkle News And Publishing
January 27, February 3 & 10, 2025

EXTRAJUDICIAL SETTLEMENT OF
ESTATE OF THE LATE ROLANDO
ZAFICO AMPO WITH UNDERTAKING

NOTICE is hereby given that the estate of the late ROLANDO ZAFICO AMPO, who died intestate on December 25, 2018 in Riyadh, Saudi Arabia, without any outstanding debts in favor of any person or entity, that at the time of his death, he left an estate composing of unpaid salary wages and service benefits from his former company, SAUDI OGER LTD, with business address located at 173 Zaid Bin Thabit Street, Malaz District, P.O. Box 1449, Riyadh, 11431, Saudi Arabia, in the total amount of 136606 S.R. (SAUDI RIYAL), dated December 2, 2024 as evidenced by Check No. 00613541, issued by ALINMA BANK, and was Extra-Judicially Settled among the legal heirs, executed on 3rd day of January 2025 and ratified before Notary Public Atty. Albert C. Arpon, under Doc. No. 3, Page No. 1, Book No. XIII, Series of 2025.

Southern Sparkle News And Publishing
January 20, 27 & February 3, 2025

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

MICHAEL ANGELO L. MEMORACION
#104 Bulusan St., Mauway, Mandaluyong City, Metro Manila and/or
Lot 49 Blk 44, Greenplace Homes I, Barrio Malagasang - 2, Imus Cavite,

Southern Sparkle News And Publishing
February 3,10 & 17, 2025

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-1670-24

RONIELYN LABACANACRUZ married to
JOSE ROMEO B. LABACANACRUZ,
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, RONIELYN LABACANACRUZ married to JOSE ROMEO B. LABACANACRUZ, with residence and postal addresses at LOT 9 BLOCK 7 JAPAN ST., SAN MARINO CENTRAL HOMES, DASMARIÑAS, CAVITE and LOT 8 BLOCK 36 CH-TIERRA NEVADA 1, SAN FRANCISCO, GEN. TRIAS, CAVITE, to satisfy the mortgage indebtedness as of DECEMBER 6, 2024 amounts to THREE HUNDRED EIGHTY EIGHT THOUSAND ONE HUNDRED FIFTEEN PESOS & 23/100 (P388,115.23), inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **27 FEBRUARY 2025 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
No. T-713347-

A parcel of land (Lot 8, Blk. 36 of the cons./subd. plan, Pcs-04-011037, being a portion of the cons. of Lots 2617-A & 2617-C, Psd-042108-068339, LRC Rec.No.), situated in the Brgy. of San Francisco, Mun. of Gen. Trias, Prov. of Cavite. Bounded on the NE., along line 1-2 by Lot 7; on the SE., along line 2-3 by Lot 10, both of Blk. 36; on the SW., along line 3-4 by Rd. Lot 16-A, & on the NW., along line 4-1 by Lot 6, Blk. 36, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan, xxx containing an area of SEVENTY EIGHT (78) 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 **MARCH 13, 2025** without further notice.

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

Trece Martires City, JANUARY 30, 2025

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)
c/oATTY. MELANIO A. BADENAS JR.
Attorney-in-Fact, GCCS & Associates Corp.
RM. 209 Megastate Bldg., No. 737 G. Araneta Ave., Tatalon, Quezon City

RONIELYN LABACANACRUZ married to JOSE ROMEO B. LABACANACRUZ
LOT 9 BLOCK 7 JAPAN ST., SAN MARINO CENTRAL HOMES, DASMARIÑAS, CAVITE and LOT 8 BLOCK 36 CH-TIERRA NEVADA 1, SAN FRAN-

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

METROPOLITAN BANK & TRUST COMPANY,
Mortgagee,

-versus- **FORECLOSURE CASE NO. F-1545-24**

SPS. JULIETA E. CLEMENTE and ALLAN DELOS REYES CLEMENTE,
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, **METROPOLITAN BANK & TRUST COMPANY**, with business address at GT Tower International, 6813 Ayala Avenue corner H. V. Dela Costa Street, Barangay Bel-Air, Makati City, against the Mortgagors, **SPS. JULIETA E. CLEMENTE and ALLAN DELOS REYES CLEMENTE**, with residence and postal address at KM 6 ½ Purok 3, Brgy. Mampang, Zamboanga City, Zamboanga Del Sur, and Lot 10, Block 18, Road Lot 23, Kensington 16, Brgy. Navarro, Gen. Trias, Cavite, to satisfy the mortgage indebtedness as of November 29, 2024 amounts to ONE MILLION NINETY SIX THOUSAND EIGHT HUNDRED NINETY-SEVEN PESOS and 11/100 (Php1,096,897.11) inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **27 FEBRUARY 2025 to 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. 057-2018061400**

LOT NO: 10 BLOCK NO: 18 PLAN NO: PCS-04-029826

PORTION OF: THE CONS/SUBD OF LOTS 78 & 80 BLOCK 2, PCS-04-028598; BLOCK 11, PCS-04-028596 & LOT 1716 & 1717, SAN FRANCISCO DE MALABON ESTATE, DECREED NO. 4270; LRC REC. NO. 5964

LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE BOUNDARIES:

LINE	DIRECTION	ADJOINING LOTS)
1-2	SE	LOT 12, BLOCK 18, PCS-04-029826
2-3	SW	ROAD LOT 23, PCS-04-029826
3-4	NW	LOT 8, BLOCK 18, PCS-04-029826
4-1	NE	LOT 9, BLOCK 18, PCS-04-029826

AREA: FIFTY SQUARE METERS (50), MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on **MARCH 13, 2025** without further notice.

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

Trece Martires City, JANUARY 30, 2025

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:
METROPOLITAN BANK & TRUST COMPANY
GT Tower International, 6813 Ayala Avenue corner H.

Copy Furnished:
BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF BPI FAMILY SAVINGS BANK, INC.)
27th Flr., BPI Buendia Center Bldg. 372 Sen. Gil Puyat Ave., Brgy. Bel-Air, Makati 1209

CATHIRINE C. TUZON A.K.A. CATHIRINE COSTORIO TUZON AND CAMILLE COSTORIO TUZON

Phase 3 B71 L1 Marycris Complex Pasam 2, General Trias Cavite;
Ph3 B71 Lot 16 Marycris Complex Pasong Camachille II, General Trias Cavite, and Lot 17 Blk. 17, Phase 1, Sabella Homes, Brgy. Panungyanan, General Trias Cavite

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

Southern Sparkle News And Publishing
February 3,10 & 17, 2025

**EXTRA JUDICIAL SETTLEMENT OF
INTESTATE ESTATE OF THE LATE EMMA
L. TAN AND CAROL GAY TAN-SANCHEZ
AMONG THE HEIRS**

NOTICE is hereby given that the estate of the late **EMMAL. TAN** who died on October 5, 2017 in New York, USA and **CAROL GAY TAN-SANCHEZ** who died on September 2, 2020 in Quezon City, that said deceased died without leaving any Last Will and Testament, and they left a parcel of land situated at Lot 26 Blk. 8 Kinnari 3, Carmona Estates, Brgy. Lantic, Carmona, Cavite, covered and embraced by TCT No. T-1163513 of the Register of Deeds for the Province of Cavite, consisting of Seventy (70) square meters more or less, and was Extra-Judicially Settled among the legal heirs, executed on 11th day of January 2025 and ratified before Notary Public Atty. Cheryl D. Alsim, CPA, under Doc. No. 612, Page No. 19, Book No. XL, Series of 2025.

Southern Sparkle News And Publishing
January 20, 27 & February 3, 2025

**EXTRA-JUDICIAL SETTLEMENT OF
ESTATE OF THE LATE MILAGROS A.
MACALINDONG AND REMEDIOS A.
MACALINDONG**

NOTICE is hereby given that the estate of the late **MILAGROS ADOPTANTE MACALINDONG AND REMEDIOS ADOPTANTE MACALINDONG**, who died on April 8, 2021 and February 7, 2024 at Dasmarinas, Cavite, left a parcel of land Lot 11 Blk 18 situated in the Brgy. Burol, Dasmarinas, Cavite covered by Transfer Certificate of Title No. T-635731 containing an area of 50 square meters, and was Extra-Judicially Settled among the legal heirs, executed before Notary Public Atty. Lynyrd Christian M. Cuizon, under Doc. No. 216, Page No. 45, Book No. VI, Series of 2024.

Southern Sparkle News And Publishing
January 20, 27 & February 3, 2025

V. Dela Costa Street, Barangay Bel-Air, Makati City

c/o ERIC P. FUENTES LAW OFFICE
1458 Laon Laan cor. Navarra St., Sampaloc Manila
1015 e-mail: cric law fuentes@yahoo.com

SPS. JULIETA E. CLEMENTE and ALLAN DELOS REYES CLEMENTE

KM 6 ½ Purok 3, Brgy. Mampang, Zamboanga City, Zamboanga Del Sur, and Lot 10, Block 18, Road Lot 23, Kensington 16, Brgy. Navarro, Gen. Trias, Cavite

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

Southern Sparkle News And Publishing
February 3,10 & 17, 2025

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

BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF BPI FAMILY SAVINGS BANK, INC.),
Petitioner-Mortgagee-Creditor

-versus- **FORECLOSURE CASE NO. F-1577-24**

CATHIRINE C. TUZON A.K.A. CATHIRINE COSTORIO TUZON AND CAMILLE COSTORIO TUZON

Respondent/s-Mortgagor/s-Borrower/s-Debtor,

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

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Petitioner-Mortgagee-Creditor **BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF BI FAMILY SAVINGS BANK, INC.)**, with business address at 27th Flr., BPI Buendia Center Bldg. 372 Sen. Gil Puyat Ave., Brgy. Bel-Air, Makati 1209, against the Respondent/s-Mortgagor/s-Borrower/s-Debtor, **CATHIRINE C. TUZON A.K.A. CATHIRINE COSTORIO TUZON AND CAMILLE COSTORIO TUZON** with residence and postal address at Phase 3 B71 L1 Marycris Complex Pasam 2, General Trias Cavite; Ph3 B71 Lot 16 Marycris Complex Pasong Camachille II, General Trias Cavite, and Lot 17 Blk. 17, Phase 1, Sabella Homes, Brgy. Panungyanan, General Trias Cavite to satisfy the mortgage indebtedness as of November 19, 2024 amounts to ONE MILLION NINE HUNDRED NINETY THOUSAND TWO HUNDRED SIXTY ONE & 32/100 ONLY (P 1,990,261.32) including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public on **27 FEBRUARY 2025 at 10:00 '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. 057-2022029864**

**LOT NO: 17, BLOCK NO: 17,
PLAN NO: PCS-04-031221**

PORTION OF: CONS-SUBD OF LOTS 2973-A, 2973-B AND 2973-J, ALL OF PSD-04-245160

LOCATION: BARANGAY OF PANUNGYANAN, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 32, BLOCK 17, PCS-04-031221
2-3	SE	LOT 16, BLOCK 17, PCS-04-031221
3-4	SW	ROAD LOT 1, PCS-04-031221
4-1	NW	LOT 18, BLOCK 17, PCS-04-031221

AREA: FIFTY SQUARE METERS (50), MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on **MARCH 13, 2025** without further notice.

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

Trece Martires City, JANUARY 30, 2025

RICARDO A. TOLEDO
Sheriff IV

**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-1520-24**

**SHERAN GLENN R. DOCALLOS
Debtor/Mortgagor**

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

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, **SHERAN GLENN R. DOCALLOS**, with residence and postal address at (1) Block 15 Lot 15 Empress Subd., Brgy. San Isidro Antipolo City (occupied); and (2) B13 L41 Kensington 11 Brgy. Navarro Gen Trias Cavite (Vacant/Abandoned) to satisfy the mortgage indebtedness as of November 20, 2024 amounts to TWO MILLION FOUR HUNDRED SEVEN THOUSAND THREE HUNDRED TEN PESOS AND 15/100 (Php2,407,310.15) including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **27 FEBRUARY 2025 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE
No. 057-2019049624**

**LOT NO: 41 BLOCK NO: 13
PLAN NO: PSD-04-226212
PORTION OF: BLOCK 14, PCS-04-027752, DE-
CREE NO. 4270; LRC REC. NO. 5964
LOCATION: BARANGAY OF NAVARRO, MUNIC-
IPALITY OF GEN. TRIAS, PROVINCE OF CAVITE,
ISLAND OF LUZON**

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOTS)
1-2	NW	LOT 43, BLOCK 13, PSD-04-226212
2-3	NE	ROAD LOT 15, PSD-04-226212
3-4	SE	LOT 39, BLOCK 13, PSD-04-226212
4-1	SW	LOT 42, BLOCK 13, PSD-04-226212

AREA: FORTY SQUARE METERS (40), MORE OR LESS

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

In the event the public auction should not take
place on the said date and time, it shall be held on
MARCH 13, 2025 without further notice.

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

Trece Martires City, JANUARY 30, 2025

**JOSELITO L. ARANDA
Sheriff IV**

Copy Furnished:
**BDO UNIBANK, INC.,
CONSUMER BANKING GROUP - CONSUMER RE-
MEDIAL MANAGEMENT
33/F BDO Corporate Center Ortigas, #12 ADB Avenue,
Mandaluyong City**

SHERAN GLENN R. DOCALLOS
(1) Block 15 Lot 15 Empress Subd., Brgy. San Isidro
Antipolo City (occupied); and

**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-1580-24**

**BERNADETH P. SAGUISI,
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 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, **BERNADETH P. SAGUISI**, with residence and postal address at (1) No. 911 P. Paredes St., Sampaloc, Manila (occupied); and (2) Block 17A Lot 5 Phase 1 & 2 Camella Tanza, Cavite (vacant) to satisfy the mortgage indebtedness as of November 27, 2024 amounts to TWO MILLION TWO HUNDRED TWENTY-THREE THOUSAND FOUR HUNDRED TWENTY-FOUR PESOS AND 20/100 (Php2,223,424.20) including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **27 FEBRUARY 2025 at 10:00 lock 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. 057-2021008150**

**LOT NO: 5 PLAN NO: PCS-04-029511
PORTION OF: LOTS 1 TO 45, BLOCK 17, PSD-04-
225971; LRC RECORD NO. 8832
LOCATION: BARANGAY OF BAGTAS, MUNIC-
IPALITY OF TANZA, PROVINCE OF CAVITE, IS-
LAND OF LUZON**

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOTS)
1-2	NE	ROAD LOT 15, PCS-04-225971
2-3	SE	LOT 6, PCS-04-029511
3-4	SW	LOT 53, PCS-04-029511
4-5	SW	LOT 54, PCS-04-029511
5-1	NW	LOT 4, PCS-04-029511

AREA: THIRTY SIX SQUARE METERS (36), MORE OR LESS

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

In the event the public auction should not take
place on the said date and time, it shall be held on
MARCH 13, 2025 without further notice.

Prospective bidders/buyers are hereby enjoined
to investigate for themselves the title to the said prop-
erty and encumbrances thereon, if any there be.

Trece Martires City, JANUARY 30, 2025

**JOSELITO L. ARANDA
Sheriff IV**

Copy Furnished:
BDO UNIBANK, INC.,

(2) B13 L41 Kensington 11 Brgy. Navarro Gen Trias
Cavite (Vacant/Abandoned)

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

**Southern Sparkle News And Publishing
February 3,10 & 17, 2025**

CONSUMER BANKING GROUP - CONSUMER
REMEDIAL MANAGEMENT
33/F BDO Corporate Center Ortigas, #12 ADB Ave-
nue, Mandaluyong City

BERNADETH P. SAGUISI,
(1) No. 911 P. Paredes St., Sampaloc, Manila (occu-
pied); and
(2) Block 17A Lot 5 Phase 1 & 2 Camella Tanza,
Cavite (vacant)
WARNING: It is absolutely prohibited to remove, de-
face or destroy this Notice of Extra Judicial Sale on or
before the date of sale

**Southern Sparkle News And Publishing
February 3,10 & 17, 2025**

**EXTRAJUDICIAL PARTITION OF
COMMON PROPERTIES OF MARRIAGE**

NOTICE is hereby given that **SPOUSES ALVIN J. MARIQUIT ("Alvin" for brevity) and MICHELE L. MARIQUIT ("Michelle" for brevity)**, both Filipinos and of legal age, with common residential address at Block 16 Lots 3 and 5 Monterra Homes, Bucandala V, Imus City, Cavite, during our marriage, we have acquired the following prop-
erties: Real estate: a) One parcel of land with house and improvements at Lot 3 Blk 16, Bucandala, Imus City covered by TCT No. T-1015296 (Lot 3); b) One parcel of land with house and improvements at Lot 5 Blk 16, Bucandala, Imus City covered by TCT No. T-1206117 (Lot 5); Memorial park: c) One lawn – regular at Phase 1 Blk 4 Section 1 Lot, Garden of Tranquility Memorial Park Imus City; d) One columbarium niche per Agreement with Immaculate Heart of Mary Parish; Motor vehicle: e) Proceeds of P750,000.00 of the sale of one (1) Toyota Rush 1.5G AT SUV 2019 under Certificate of Registration No. 37521614-4; Bank accounts: f) Time deposit of P500,000.00 with Veterans Bank Imus Branch under Certificate of Time Deposit No. 3003382; g) Time deposit of P500,000.00 with PB Com Bank Imus Branch under Sure Earner Certificate of Deposit No. 101226; h) Time deposit of P300,000.00 with Malayan Bank Imus Branch under CTD No. 25351; i) BDO Life Policy in the amount of P400,000.00 under Policy No. S-72323246-1-1; j) Time depos-
it of P500,000.00 with Maybank under certificate no. 36896; k) Time deposit of P500,000.00 with PS Bank under certificate no. 062220000258; l) Corporate bond with Robinsons Bank Imus City in the amount P500,000.00 under Reference No. 396996; m) Time deposit of P500,000.00 with Veterans Bank under certificate no. 3003378; and n) Time deposit of P100,000.00 with Malayan Bank under certificate no. 25327, and was Extra-Judicially Settled among the legal heirs, executed on 14th day of December 2020 and ratified before Notary Public Atty. Zeldania D.T. Soriano, under Doc. No. 367, Page No. 94, Book No. I, Series of 2020.

**Southern Sparkle News And Publishing
January 27, February 3 & 10, 2025**

**DEED OF EXTRA-JUDICIAL
SETTLEMENT OF ESTATE OF
FROCTOUSA OBISPO BAUTISTA WITH
SALE**

NOTICE is hereby given that the estate of the late **FROCTOUSA OBISPO BAUTISTA**, who died on February 19, 2007 in Barangay Iriron, Calintaan, Occidental Mindoro, that during her lifetime said decedent was the true and registered owner of a certain parcel of land with all improvements thereon, situated in the Barangay of Langaan, Municipality of Dasmariñas (now City of Dasmariñas), Province of Cavite, Island of Luzon covered by Transfer Certificate of Title No. T-1362010 containing an area of 200 square meters, and was Extra-Judicially Settled among the legal heirs, executed before Notary Public Atty. Lolita H. De Villa, under Doc. No. 412, Page No. 83, Book No. 263, Series of 2025.

**Southern Sparkle News And Publishing
January 20, 27 & February 3, 2025**

**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-1584-24**

**GLADYS MEDINA DALANON, represented
by her Attorney-in-fact, REYNANTE
FLORIDA SANTOS,
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 33RD Flr., BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, **GLADYS MEDINA DALANON, represented by her Attorney-in-fact, REYNANTE FLORIDA SANTOS**, with residence and postal address at (1) #11-B, Red Palm Kalawaan Pinagbuhatan, 1602, Pasig City; (2) Block 23, Lot 24, #3262, Sta. Monica Street, Barangay San Juan, Taytay 1920, Rizal Province; and (3) Block 1, Lot 218, Sommerset 11, Barangay Navarro, General Trias, Cavite 4107, to satisfy the mortgage indebtedness as of November 13, 2024 amounts to TWO MILLION THREE HUNDRED THREE THOUSAND FOUR HUNDRED TWENTY-TWO PESOS AND 43/100 (P2,303,422.43), inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **27 FEBRUARY 2025 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE
No. 057-2018042252**

**LOT NO: 218 BLOCK NO: 1
PLAN NO: PCS-04-028597
PORTION OF: LOT 2451-N, (RS-04-004515), LOT 2461, (RS-04-002445), LOT 2462, (RS-04-002445), LOT 2463, (FRS-04-005172), LOT 2464, (RS-04-002484), BLOCK 9 & BLOCK 10, PCS-04-02846, ALL OF SAN FRANCISCO DE MALABON ESTATE, DECREED NO. 4270; LC REC. NO. 5934**

LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NW	ROAD LOT 12, PCS-04-028597
2-3	NE	LOT 217, BLOCK 1, PCS-04-028597
3-4	SE	BLOCK 19 PCS-04-028597
4-1	SW	LOT 219, BLOCK 1, PCS-04-028597

AREA: ONE HUNDRED SQUARE METERS (100), MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on **MARCH 13, 2025** without further notice.

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

Trece Martires City JANUARY 30, 2025

**ANDRES B. ESPINA
Sheriff IV**

Copy Furnished:

BDO UNIBANK, INC.
33RD Fir., BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City

GLADYS MEDINA DALANON, represented by her Attorney-in-fact, REYNANTE FLORIDA SANTOS

(1) #11-B, Red Palm Kalawaan Pinagbuhatan, 1602, Pasig City;
(2) Block 23, Lot 24, #3262, Sta. Monica Street, Barangay San Juan, Taytay 1920, Rizal Province; and
(3) Block 1, Lot 218, Sommerset 11, Barangay Navarro, General Trias, Cavite 4107

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

**Southern Sparkle News And Publishing
February 3,10 & 17, 2025**

**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-1549-24**

**CHERWEN A. BALANI
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, **CHERWEN A. BALANI**, with residence and postal address at 101 P. PABLO ST. 10TH AVENUE BRGY. 67 CALOOCAN and LOT 8 BLOCK 6, ANTERO SORIANO HI-WAY PALMERSTON, BARANGAY CAPIPISA NOW BRGY. LAMBINGAN, TANZA, CAVITE, to satisfy the mortgage indebtedness as of November 12, 2024 amounts to NINE HUNDRED EIGHTEEN THOUSAND TWO HUNDRED FIFTY ONE PESOS & 58/100 (P918,251.58) inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **27 FEBRUARY 2025 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE
No. 057-2021008482**

**LOT NO: 8 BLOCK NO: 6
PLAN NO: PSD-04-246451
PORTION OF: LOT 1867, RS-04-003844; LRC RECORD NO. 6832**

LOCATION: BARANGAY OF CAPIPISA NOW BRGY. LAMBINGAN, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 7, BLOCK 6, PSD-04-246451
2-3	SW	ROAD LOT-8, PSD-04-246451
3-4	NW	LOT 9, BLOCK 6, PSD-04-246451
4-1	NE	LOT 14, BLOCK 6, PSD-04-246451

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.

**Medical and Dental
Mission...**

from p. 3

including medical consultations, dental check-ups and tooth extraction, and the distribution of prescribed medicines. The joint efforts of the medical professionals from the PGC and Tagaytay City Health Office ensured the residents received quality care.

The beneficiaries expressed their gratitude for the initiative, recognizing its impact in addressing their immediate healthcare needs. The collaborative effort highlights the continued commitment of Cavite local governments to bring essential services closer to the people.---OPIO

**ADDENDUM TO EXTRA JUDICIAL
SETTLEMENT OF ESTATE (TWO (2)
HEIRS)**

NOTICE is hereby given that the estate of the late **NOEL M. ISLA**, who died on July 19, 2023 in Las Piñas City, had executed the above mentioned document which was duly notarized and recorded in the Notarial Book of Atty. Nathaniel C. De Leon as per his Notarial Book under Doc. No. 517, Page No. 105, Book No I, Series of 2023 executed on December 12, 2023; That during the preparation of the said document there was an erroneous mistake due to the fact that the deceased left two (2) parcels of land and only one (1) parcel of land had been declared in the said document, hence, I am now amending the said document by declaring the other property which was left by the deceased which is identified belo: that the deceased also owns this property covered by Transfer Certificate of Title No. 004-2018002889 identified as Lot No. 36-A Plan No: (LRA) PSD-E2016005587 with an area of Thirty Nine Square Meters (39.96) and Ninety Six Square Decimeters, and was Extra-Judicially Settled among the legal heirs, executed on 24th day of January 2025 and ratified before Notary Public Atty. Jerome G. Salazar, under Doc. No. 091, Page No. 20, Book No. XVI, Series of 2025.

**Southern Sparkle News And Publishing
February 3,10 & 17, 2025**

In the event the public auction should not take place on the said date and time, it shall be held on **MARCH 13, 2025** without further notice.

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

Trece Martires City, JANUARY 30, 2025

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

CHERWEN A. BALANI,
101 P. PABLO ST. 10TH AVENUE BRGY. 67 CALOOCAN and
LOT 8 BLOCK 6, ANTERO SORIANO HI-WAY PALMERSTON, BARANGAY CAPIPISA NOW BRGY. LAMBINGAN, TANZA, CAVITE

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

**Southern Sparkle News And Publishing
February 3,10 & 17, 2025**

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-1613-24

BALBERAN, SALVE Z.,
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, BALBERAN, SALVE Z., with residence and postal addresses at BLK 7 LOT 112 LONGBEACH DR. RV 1 VICTORIA HOMES TUNASAN, MUNTIN-UPA CITY and LOT 40 BLK 78 WELLINGTON PLACE(MARY CRIS COMPLEX PHASE 11-B SANTIAGO, GEN. TRIAS CAVITE to satisfy the mortgage indebtedness as of DECEMBER 6, 2024 amounts to SIX HUNDRED NINETY FOUR THOUSAND FOUR HUNDRED THIRTY PESOS & 85/100 (P694,430.85), inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **27 FEBRUARY 2025 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
No. 057-2016055177

A PARCEL OF LAND (LOT 40, BLK 78 OF THE CONSOLIDATION AND SUBDIVISION PLAN PCS-04-026496, BEING A PORTION OF THE CONSOLIDATION OF LOT 2532-A-13, PSD-04-041373 (AR), LOT 2535-B, PSD-04-124458; LOT 2637-B, PSD-04-140399; LOTS 21 & 30, BLOCK 21; BLOCKS 22 & 43 AND ROAD LOT 21, PCS-04-024827; LOT 2534 (RS-04-004834); LOT 2536 (RS-04-004717) & LOT 2540 (RS-04-002857) ALL OF SAN FRANCISCO DE MALABON ESTATE, L.R.C. RECORD NO. 5964) SITUATED IN THE BARANGAY OF SANTIAGO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 39, BLOCK 78; ON THE SW., ALONG LINE 2-3 BY BY ROAD LOT 29; ON THE NW., ALONG LINE 3-4 BY LOT 41, BLK 78 AND ON THE NE., ALONG LINE 4-1 BY LOT 3, BLK 78 ALL OF THE CONSOLIDATION AND SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, X X X CONTAINING AN AREA OF THIRTY SIX (36) 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 **MARCH 13, 2025** without further notice.

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

Trece Martires City, JANUARY 30, 2025

JOSELITO L. ARANDA
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)
c/o ATTY. J. V. ROMMEL C. CUBELO

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
City of Bacoor

Email: rtc1bcrocc@judiciary.gov.ph.
Telephone No. 09273707489

BANK OF THE PHILIPPINE ISLANDS
(SUCCESSOR-IN-INTEREST OF BPI
FAMILY SAVINGS BANK, INC.),
Mortgagee,

-versus- Foreclosure No. 2025-03
For:Extra-Judicial Foreclosure
of Real Estate Mortgage

REICHVON BARONA CARCHA A.K.A.
REICHVON B. CARCHA,
Mortgagor.

X-----X
NOTICE OF EXTRA JUDICIAL
FORECLOSURE

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF ROBINSONS BANK CORPORATION) of BPI Paseo de Roxas corner Dela Rosa Street, Makati City, and against the mortgagor, REICHVON BARONA CARCHA A.K.A. REICHVON B. CARCHA at Lot 9 Block 7, Tierra Grande Royale, Brgy. Manggahan Gen. Trias, Cavite; Unit 703, w/ Drying Area, 703 Raja Building, Alea Residences, Las Piñas-Talaba Diversion Road, Brgy. Zapote 3, Bacoor Cavite and Unit 204 Annex FFC Bldg., 2768-2770 Gen J. Cailes Street, Brgy. Bangkal, Makati, to satisfy the mortgagee indebtedness which as of December 13, 2024, amounts to THREE MILLION THIRTY SEVEN THOUSAND FOUR HUNDRED FORTY FOUR PESOS & 03/100 (P3,037,443.03), Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fee incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on **March 4, 2025 at 10:00 o'clock in the morning** or soon thereafter, at the main entrance of the Hall of Justice of Bacoor City, Cavite, to the highest bidder for CASH and In Philippine Currency, the following described properties with all the improvements thereon, to wit;

CONDOMINIUM CERTIFICATE OF
TITLE NO. 167-2021000391

IT IS HEREBY CERTIFIED that the unit identified and described as:
"ALEA RESIDENCES" - RAJA BUILDING
SEVENTH FLOOR
UNIT NO. 703
UNIT DESCRIPTION: 2-BEDROOM (INNER UNIT)
UNIT AREA: 49.50 SQUARE METERS, MORE OR LESS
BALCONY 1 AREA: 5.50 SQUARE METERS,
MORE OR LESS TOTAL AREA: 55.00 SQUARE METERS, MORE OR LESS

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

"In the event the public auction should not take

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

BALBERAN, SALVE Z.
BLK 7 LOT 112 LONGBEACH DR. RV 1 VICTORIA HOMES TUNASAN, MUNTINLUPA CITY and LOT 40 BLK 78 WELLINGTON PLACE(MARY CRIS COMPLEX PHASE 11-B SANTIAGO, GEN. TRIAS CAVITE

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

Southern Sparkle News And Publishing
February 3,10 & 17, 2025

place on the said date, it shall be held on **March 11, 2025**, without further notice."

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

City of Bacoor, January 21, 2025.

MELY C. HERMOSURA-VISTA
Clerk of Court VI

By: DANMARC LUSUEERO
Sheriff IV

Copy Furnished:
BPI LEGAL DIVISION
27th Flr. BPI Buendia Center Bldg., 372 Sen Gil Puyat Ave., Brgy. Bel-Air, Makati 1209

REICHVON BARONA CARCHA
-Lot 9 Block 7, Tierra Grande Royale, Brgy. Manggahan Gen. Trias, Cavite;
-Unit 703, w/ Drying Area, 703 Raja Building, Alea Residences, Las Piñas-Talaba Diversion Road, Brgy. Zapote 3, Bacoor Cavite
-Unit 204 Annex FFC Bldg., 2768-2770 Gen J. Cailes Street, Brgy. Bangkal, Makati

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

Southern Sparkle News And Publishing
February 3,10 & 17, 2025

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
Office of the Executive Judge
Dasmariñas City, Cavite

IN THE MATTER OF THE
APPLICATION FOR THE
APPOINTMENT AS NOTARY PUBLIC,

NOTARY COM. NO.144-24

ATTY. AEJAY V. BARIAS,
Petitioner.

X-----X
NOTICE OF HEARING

Notice is hereby given that a summary hearing on the petition for notarial commission of Atty. Ejay V. Barias will be held on **February 11, 2025 at 2:00 o'clock in the afternoon**. Any person who has any cause or reason to object to the granting of the petition may file a verified written opposition thereto, received by the undersigned before the date of the summary hearing.

Let this notice of hearing be published once in a newspaper of general circulation for one (1) week in the Province of Cavite.

SO ORDERED.

Dasmariñas City, Cavite, Philippines, December 10, 2024.

JOSIELYN D. LARA-DE LUNA
Executive Judge

Copy Furnished:

Atty. Aejay V. Barias
77 Nia Road, Salawag
City of Dasmariñas, Cavite

Southern Sparkle News And Publishing
February 3-9, 2025

CONGRESSWOMAN LANI MERCADO REVILLA'S "TULONG PINASYAL PARA SA BACOREÑO" REACHES SENIOR CITIZENS



Vol. XVI No. 18 February 3-9, 2025 P10.00



MINI SHABU LABORATORY, NA PAG AARI NG INDONESIAN NATIONAL AT PINOY SUMABOG

Congresswoman Lani Mercado Revilla, in collaboration with Team Revilla, distributed financial assistance to over 1,000 senior citizens in Bacoor City today as part of her "TULONG PINASYAL PARA SA BACOREÑO" program. The event, held at the Main Square Mall, aimed to provide immediate support to individuals facing challenging circumstances. The program, a project of Congresswoman Lani M. Revilla, was made possible through the combined efforts of Team Revilla, including Senator Ramon "BONG" Revilla Jr., Mayor Strike B. Revilla, Vice Mayor Rowena Bautista Mendiola, Cong. Bryan Revilla of Agimat Partylist, and BM



Dahil sa pagsabog, Nadiskubre ang isang laboratory ng Shabu sa bayan ng Tanza habang umanoy nagsasagawa ng pagluluto ang ilang empleyado, kahapon sa Brgy Sahud ulan Tanza Cavite. Ayon sa nakalap na impormasyon, Apat na di umanoy suspek dalawang Indonesian National at 2 pinoy ang di umanoy nagmamaniobra ng mini laboratory

ng shabu na mabilis na tumakas. matapos ang nasabing pagsabog. Base sa inisyal na ulat ng Cavite Police partikular na ang Tanza Police, bandang alas 6 ng umaga ng isang pagsabog ang naganap sa Leon Fojas St. ng nasabing lugar. Kaagad namang rumsponde ng Tanza Bureau of Fire Protection (BFP) sa pangunguna ni Fire Sr Insp Armand Lee Andres, pagdating umano nila sa lugar upang magsaga-

wa ng responde, agad bumungad sa loob ng isang bahay kung saan naganap ang pagsabog, kasunod nito may mga nadiskubre sila ditong ibat ibang klase ng chemical na ginagamit at paraphernalia mga kagamitan na ginagamit sa paggagawa ng illegal na droga I shabu. Agad itong itinawag sa pulisya, at sa paunang pagsisiyasat ni Cavite Provincial Director PCol Dwight Alegre, wala silang naabutan sa bahay kungdi yung mga chemical lamang. Napag alaman na November 2024 ng mangupahan ang umanoy mga suspek na Pag aari ng Isang Pinay na asawa umanong Isang japanese national na ngayon ay wala at nasa ibang bansa. Habang sinusulat ang balitang ito, patuloy ang imbestigasyon sa naganap na pagsabog at sa follow up operation ng pulisya sa pagkakakilanlan ng mga umanoy nakatakas na suspek. **MARGIE BAUTISTA**



Ginap kaninang umaga ang Flag Raising Ceremony ng Pamahalaang Bayan ng Rosario, Cavite. Pinangunahan ito ni Mayor Jose Voltaire Ricafrente, Vice Mayor Bamm Gonzales, at mga konsehal ng bayan. Sa kanyang mensahe, nagpasalamat si Mayor Voltaire sa lahat ng mga patuloy na sumusuporta sa mga adhikain ng Lokal na Pamahalaan. Pangako nya ang tuloy-tuloy na suporta sa lahat ng mga programa ng ating bayan upang ating patuloy na makamit ang isang Bayang Tahimik, Maunlad. Dumalo din ang iba't ibang opisina kasama ang Comelec, DILG, PNP, BFP, DepEd, at mga Punong Barangay.

Ram Revilla Bautista. The distribution of financial assistance was overseen by Congresswoman Revilla, along with Pastor Mike Bautista, Kuya Noly Galvez, Ex Kap Erick Ugalde, and Ex Kap Udoy Brillantes. The event showcased the commitment of Team Revilla to the well-being of Bacoreños, providing a lifeline to those in need. The "TULONG PINASYAL PARA SA BACOREÑO" program underscores the dedication of Congresswoman Lani Mercado Revilla and Team Revilla to supporting the community, ensuring that individuals facing challenging situations have access to the resources they need to overcome adversity.