

# CAVITE NEWS PUBLISHING

A COMMUNITY NEWSPAPER THAT'S NATIONAL IN SCOPE

VOL. XXIV NO. 21

SEPTEMBER 7-13, 2023

ISSN: 2651-7450

P10.00

Entered as Second Class Mail at the IUmus Post Office under Permit No. 2003-11 dated August 29, 2003

## House approves bill preventing teenage pregnancies

MANILA – Voting 232-0, the House of Representatives on Tuesday approved on third and final reading House Bill (HB) 8910, which aims to prevent teenage pregnancies and institutionalize social protection for adolescent parents and their children.

The bill establishes



(PNA file photo)

the Adolescent Pregnancy Prevention Inter-Agency Council (Turn to p. 2)

# Camote, corn good alternative for rice DOH

MANILA – Camote and corn would make for a nutritious substitute for rice, a staple Filipino food, among families affected by its price increase.

Department of Health (DOH) Undersecretary Enrique Tayag said camote and corn are cheaper than rice but they can provide the same benefits, in terms of calories, to consumers.

“Puwede tayo magkaroon ng rotation sa ating basic food re-

quirements, ito ay natatunayan na sa mga nagdaang panahon. Halimbawa, may mga kababayan tayo na nasanay na kumain ng iba munang pagkain maliban sa bigas. Halimbawa ay kamote, mais (We can have rotation with our basic food requirements, this has been proven in the past. For example, we have fellow men who got used to eating other foods, other than rice, such as camote and corn),” Tayag said

in a media briefing on Tuesday.

Health experts say that camote or sweet potato is a better source of carbohydrates for energy compared to rice as it is high in fiber and it has other cancer-fighting nutrients. Camote also does not transform into sugar causing diabetes, unlike rice.

Earlier, the National Economic and Development Authority said the country has enough (Turn to p. 2)



**HEALTHY SNACK.** A vendor repacks yellow corn piled on a wooden cart on Commonwealth Avenue, Quezon City recently. A three-piece pack sells between PHP30 and PHP40, depending on the size. (PNA photo by Joey O. Razon)

## Farmers, fisherfolk support rice price cap

MANILA – Key stakeholders from the agriculture sector in Mimaropa and Eastern Visayas regions have expressed their support on the issuance of Executive Order (EO) No. 39 by President Ferdinand R. Marcos Jr., which sets price ceilings on rice in the whole country.

EO 39, signed by the President and issued on Aug. 31, takes ef-



File photo

fect Tuesday and sets the price for regular milled rice in the market nationwide at

PHP41 while the price cap for well-milled rice is PHP45.

Bantay Buklura ARBs

and Farmers' Association President Lilian Macalood said they support the decision of Marcos to implement the mandated price ceilings on rice as they hope that prices of rice will remain consistent.

“Sumusuporta ako sa desisyon ng ating Pangulo na hanggang doon lang ‘yung price ceiling at sana ay hindi na tumaas dahil sa sobrang taas na halos hindi na makaagapay ang ating mga mamamayan at lalong-la-

lo naman na ang mga nagtatanim ng palay o magsasaka (I support the decision of our President that the price ceiling is only up to that and I hope it will not increase because it is so high that our citizens can hardly keep up, especially those who grow rice or farmers),” Macalood said.

Macalood added that they are greatly affected by the surge of prices of rice in the market.

“Kaya sana ‘yang ti-

nakdang presyo ng ating Pangulo ang masunod at hindi itatago ng mga retailer o nag-seller nang huwag nang taasan ‘yan kasi hindi na talaga makaagapay ang mga mamayan sa sobrang taas. Bakit nagkakaganoon? (I hope that the price set by our President will be followed and that the retailers will not hide it and not increase it because the people will not be able to cope with su-

(Turn to p. 3)



## COPS .... FR P.1

cha high price. What is that happening?)” she quipped.

Palawan ARC Cooperative Federation General Manager Reymundo Imaysay also expressed his support for the implementation of the mandated rice price caps in the market as he sees the good intention of the executive order, especially when successfully enforced.

Reymundo believes Marcos’ order will eliminate the unhealthy competition among rice traders who are taking advantage of the situation and will also get rid of the abusive cartels who are playing big in the price manipulation of rice.

“Magiging outcome nun ay makabeneepisyo ‘yung ating mga magsasaka at the same time kung ang presyo ng ‘yung price ceiling na ‘yan ay hanggang doon lang, so ibig sabihin makabeneepisyo rin ‘yung ating mga mamimili, makabili sila ng murang mga produkto o bigas na ibebenta ng ating mga kooperatiba o kaya mga magsasaka (The outcome will be that our farmers will benefit at the same time if the price of that price ceiling is only up to that, so it means that our consumers will also benefit, they will be able to buy cheap products or rice which will be sold by our cooperatives or farmers),” Reymundo said.

Carolina Pacheco Josen, member of the Malsada Pisco farmers’ group in Leyte, echoed the sentiments of Mascalood and Reymundo as she thanked Marcos for coming up with the executive order since consumers will now be able to buy their products at a reasonable

price.

“Malipayon na an mga parag-uma tungod kay aadi na ha amon mapalit an mga consumers ha amon han bugas didi ha Malsada Pisco. Damu nga salamat hini nga higayon nga guin hatag ni President ngadi han mga parag-uma. (The farmers are now happy because the rice consumers will now buy our products in Malsada Pisco. Thank you very much to President Marcos for the opportunity you have given us, farmers),” Josen said.

Other members of farmer groups such as the San Isidro Organic Farmers Association of Brgy. San Isidro Sta. Fe, Leyte, the Yabong Kabuhayan ng Gatud (Yakag) DARPO-Oriental Mindoro of Gatud, Calapan City, Oriental Mindoro, the Genero ARB MPC of DAR-Occidental Mindoro and the Dubduban Farmers and Fisherfolks have also expressed their support for the new order.

“Kami nasuporta han mandated price ceiling han bugas kay daku ini nga bulig ha amon nga mga parag-uma. Damu ng salamat President Marcos han imo bulig ha amon. (We support the mandated price ceilings on rice because this is a big help for us farmers. Thank you, President Marcos, for this big help to us),” the San Isidro Organic Farmers Association said.

Before departing for Jakarta, Indonesia on Monday to participate in the 43rd ASEAN Summit and Related Summits, Marcos has committed to provide aid for rice retailers who would be adversely affected by the imposed price ceiling on rice. (PND)

## HOUSE .... FR P.1

(APPIAC), which shall be responsible for the formulation and implementation of policies and programs that shall provide family-oriented, adolescent-friendly sexual and reproductive health programs, centered on the prevention, counseling and post-delivery care of adolescent pregnancy.

It will consist of the Population Commission executive director as chairperson with the executive director of the Council for the Welfare of Children as co-chairperson.

Its members will be senior officials (at least undersecretary) of the departments of health, education, social welfare, and the interior and local government, the Commission on Higher Education, the Philippine Commission on Women, the National Youth Commission, and the Technical Education and Skills Development Authority; chairpersons of the leagues of provinces, cities and towns; two representatives of women’s rights groups; one adolescent representative; and one youth representative.

The council’s principal mandate is to develop and implement a national action plan for the prevention of teenage pregnancies.

It shall recommend relevant legislative and administrative measures and shall create regional, provincial, city and municipal counterparts to ensure the proper implementation of its action plan and programs.

The bill also defines the roles and duties of each participating department and agency.

It likewise mandates the establishment of school- or community-based functional local centers for adolescent health and development in all municipalities and cities in the country.

HB 8910 provides for the development of community-based and culturally-sensitive, age- and developmentally-appropriate compre-

hensive adolescent sexuality education (CASE) through community-based information, education and communication programs for all adolescents.

It provides for the development and implementation of a sustained national program on the prevention of adolescent pregnancy using various types of media, including online platforms, to maximize dissemination to adolescents.

The bill also defines the circumstances where adolescents are allowed access to reproductive health services.

It ensures the provision of social protection services against violence for adolescents, especially for girls, which shall include psychological care, counseling and administration of psychological or psychiatric tests; referral to medico-legal examination; legal services; and referral or transfer to any DSWD or local government unit, or any registered and licensed care facility for temporary shelter or protective custody.

A joint congressional oversight committee will be formed to oversee the implementation of the proposed Adolescent Pregnancy Prevention Act.

Albay 1st District Rep. Edcel Lagman, one of the principal authors of the bill, lauded the overwhelming support of the House in its passage of HB 8910.

“Legislating a comprehensive law on preventing adolescent pregnancy is imperative to institutionalize policies and strategies on eliminating or mitigating adolescent pregnancy, and extend social protection to adolescent parents and their children,” Lagman, a staunch reproductive health and women’s rights advocate, said in his explanation of the affirmative vote.

He noted that adolescent mothers should be relics of the very distant past when early childbearing was the norm.

“Due to early pregnan-

cy, many young girls fail to finish basic education, lack adequate skills for remunerative work, and are economically vulnerable, thus perpetuating inter-generational poverty,” Lagman said. “If we are to truly uplift the lives of women, we must start by improving the future of young girls.”

**Investment competitiveness**

Meanwhile, the House Committee on Ways and Means approved a measure that would help boost the Philippine stock market and investment competitiveness.

During the hearing, the panel approved the unnumbered substitute bill to HB 8958, or the proposed “Capital Markets Efficiency Promotion Act”, which seeks to amend the National Internal Revenue Code.

One of the features of the approved proposal is the immediate reduction of the stock transaction tax from 0.6 percent to 0.1 percent.

Committee chair Joey Salceda, who also au-

thored bill, said the proposed reduction of stock transaction tax would help boost the country’s investment competitiveness.

“The measure will help boost the Philippine stock market, which has stagnated at the expense of pensioners, small investors, and others whose incomes rely on these passive investments,” Salceda said.

The bill also proposes the reduction of the tax on dividends to foreign non-residents from 25 percent to 10 percent.

The expansion of the definition of shares of stocks to include options, derivatives, and short-selling, was made upon the proposal of the Philippine Stock Exchange.

Salceda said the proposed reform would result in a revenue loss of PHP9.825 billion but could increase pension assets in the Social Security System and Government Service Insurance System alone by at least PHP72.9 billion. (PNA)

## CAVITE NEWS PUBLISHING

### WEEKLY NEWSPAPER

*raquel.cavitenews@gmail.com*  
0997409432/09329770888

**RAQUEL M. MAGTIBAY**  
*Publisher*

**JESSIEL M. RAVANA**  
*Editor-In-Chief*

**JOHN JEPREE MAGTIBAY**  
*Lay-out-Artist*

**LAURO M. MAGTIBAY**  
*Circulation Manager*

**ATTY. RACQUEL C. LARA**  
*Legal Counsel*

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



THIS NEWSPAPER IS EDITED, PUBLISHED AND CIRCULATED IN THE PROVINCE OF CAVITE AT BLK. 8 LOT 19 SAINT FRANCIS ST. CARDINAL VILLAGE SALITRAN 3 DASMARIÑAS CITY OF CAVITE

**Commercial Advertising Rate: P200.00/col.cm**  
**Legal Rate P160.00/col.cm.**





Cavite greening program continues. Another tree planting activity was facilitated by the Office of the Provincial Environment and Natural Resources (OPENRO) in Barangay San Jose, Tagaytay City recently as part of the conservation and rehabilitation of the Taal Volcano Protected Landscape (TVPL).

A total of 500 fruit bearing trees were planted along the TVPL in the territorial boundary of Barangay San Jose. The initiative was participated by the employees of selected PGC offices, personnel from PNP and Philippine Army, non-government organizations, private companies and local officials of Tagaytay City.

Provincial Administrator for Community Affairs Alvin S. Mojica was present and expressed his support to the undertaking. Likewise, he reiterated the importance of the activity, its objectives and responsibilities which include monitoring and evaluation of the project's progress. --- OPIO

**CORN . .... FR P.1**

supply of rice until the end of the year but rice prices have been increasing for the past weeks.

It added that the intensified El Niño phenomenon is expected to result in below-normal rainfall by the end of the year which may affect rice production.

Under Executive Order 39, President Ferdinand R. Marcos Jr. mandated PHP41 per kilogram as the price ceiling for regular milled rice and PHP45 per kg as the price cap for well-milled rice.

“Nagbigay ng pangako ang ating Pangulo na

kahit papaano ay may ayuda po na maaaring matanggap lalo na po ‘yung maapektuhan sa price ceiling (Our President promised to provide ayuda to those who will be affected by the price ceiling),” Tayag said.

“So, ang importante po dito ay babalansehin po natin ‘yung ating pagkain ng kanin at sa iba pang gulay na maaari naman nating mabili sa murang halaga (So, what’s important here is we will balance our rice consumption with eating of vegetables which are cheaper).” (PNA)

*A true friend shows love at all times And is a brother who is born for times of distress.*  
**Proverbs 17:17**

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

**File No. FC-DC-0982-23  
EXTRA JUDICIAL FORECLOSURE  
OF REAL ESTATE MORTGAGE  
UNDER ACT 3135, AS AMENDED  
BY ACT 4118**

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

**-versus-**

**CLARO A. VENTURA MARRIED TO  
IMELDA P. VENTURA,**

**Respondent/Mortgagor,**

**X-----X**

**NOTICE OF SHERIFF'S 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 Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against respondents/mortgagors, CLARO A. VENTURA MARRIED TO IMELDA P. VENTURA postal address at (1) 2448 M. Dela Cruz St. Pasay City, and 2) Lot 10 Blk. 35, Mabuhay Homes 2000, Paliparan, Dasmariñas, Cavite and for the satisfaction of the mortgaged debt which as of May 16, 2023 amounts to **TWO HUNDRED EIGHTEEN THOUSAND SEVEN HUNDRED FORTY THREE PESOS AND 57/100 (Php 218,743.57)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **October 10, 2023 at 10:00 o'clock** in 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. T-652649-**

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Dasmariñas Province of Cavite bounded and described as follows:

A parcel of land (Lot 10 Blk. 35 of the consol/subd. plan. Pcs-04-011734, being a portion of the consolidation of Lot 7, Pcs-042106-000804, Lot x, Pcs-xxx-003272, Lot 7228-A, Psd-04-022816 (Rs-04-002224) and Lot xxxx, xxx Estate (Rs-04-002199) L.R.C. Record No. ), situated in the Brgy. of Paliparan, xxxx of Dasmariñas, Province of Cavite. Bounded on the xx., along line 1-2 by Lot x on the NW., along line 2-3 by Lot 8 both of Blk. 35; on the NE., along line 3-4 by Foot-path 27; on the 83., along line 4-1 by Lot 12 Blk. 35 all of th consolxx subd. plan. Beginning of a point marked “1” on plan being x. xx xxx xxx 2339.64 m. from Mon. 163. xxxx Estate; thence N. 16xx 50°m 5.60 m. xx xx 2; thence N. 73 deg. 10', 0.60 m. to pt. 3; thence 8. 16 deg. 30'E, 6.00 m. to pt. 4; thence 8, 73 deg. 10'E., 8.60 m. to the pt. of beginning, containing an area of FORTY THREE 843) SQUARE METERS.

is registered in accordance with the provisions of the Property Registration Decree in the name of CLARO A. VENTURA, of legal age, Filipino, married to Imelda P. Ventura.

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 24, 2023**, at the same time and place without further notice.

Dasmariñas City, Cavite August 29, 2023.

**ARLYN P. BARCELON  
Sheriff IV**

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

Published at: Cavite News Publishing  
Dates: September 7, 14, & 21, 2023

Copy furnished  
**HOME DEVELOPMENT MUTUAL FUND  
(Otherwise known as PAG-IBIG Fund)**



OPPO facilitates Responsible Parenting and Family Planning in the Workplace seminar.

In observance of Family Planning Month, the Office of the Provincial Population Officer (OPPO) facilitated a seminar on Responsible Parenting and Family Planning in the Workplace at the Ceremonial Hall of the Provincial Capitol Building in Trece Martires City on August 30, 2023.

The program was graced by participants from different offices of the Provincial Government, demonstrating a collective effort to address the significance of responsible parenthood and family planning in the workplace.

Cavite Vice Governor Athena Bryana D. Tolentino expressed her support for the initiative through Board Member Romel R. Enriquez.

The seminar commenced with discussions surrounding responsible parenthood, emphasizing different forms of love and effective communication within families by Ms. Christle T. Panganiban. Following the insightful session, Ms. Clarissa Matienzo, tackled topics on reproductive system, human fertility, and family planning methods.

Additionally, Mr. Dominic Carl G. Macalalag, introduced the FP Cavite Konek Facebook page, an online platform in partnership with the Department of Health (DOH), and Office of the Provincial Population Officer, which offer valuable information, resources, and support related to family planning methods, reproductive health, contraception, pregnancy, and related topics. The platform aims to empower individuals and families with the knowledge and tools to plan their families according to their preferences and circumstances.

Provincial Administrator for Community Affairs Alvin S. Mojica and DOLE representative, Ms. Angelique Yaun were also present at the event.--- OPIO

**The Petron Mega Plaza Bldg.,  
No. 358 Sen. Gil Puyat Ave., Makati City**

**MARIA VICTORIA D. CAPIRAL  
c/o ATTY. JULIUS VOLTAIRE ROMMEL C. CUBELO  
24K Accounts Consultant Inc.,  
3FFass Intel College Bldg., No. 11,  
Pittsburgh St., Brgy. Silangan, Cubao, Quezon City**

**CLARO A. VENTURA MARRIED TO  
IMELDA P. VENTURA  
1) 2448 M. Dela Cruz St., Pasay City  
2) Lot 10 Blk. 35, Mabuhay Homes 2000, Paliparan,  
Dasmariñas City, 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



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

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

FC CASE NO. 18371-23

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

-versus-

DOMINGO C. VALDERAS married to  
RONALYN Q. VALDERAS,  
Mortgagors,

X-----X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG FUND)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen Gil Puyat Ave., Makati City 1200, against **DOMINGO C. VALDERAS married to RONALYN Q. VALDERAS**, mortgagors, with residential and postal address at Lot 29 Block 45 Phase 2 Greengate homes, Bo. Malagasang 2-A, Imus, Cavite and 0525 B22 Extension, Bo. Additional Hills, Mandaluyong City, Metro Manila, to satisfy the mortgage indebtedness which as of March 21, 2023 amounts to **FIVE HUNDRED NINETY EIGHT THOUSAND EIGHT HUNDRED THIRTY SEVEN PESOS & 06/100 (P598,837.06)**, 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 **October 3, 2023 at 10:00 A.M.** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

**TRANSFER CERTIFICATE OF TITLE NO.  
057-2013033425**

"A PARCEL OF LAND (LOT 29, BLK. 45 OF THE CONSOL. AND SUBD. PLAN PCS-04-023999, BEING A PORTION OF THE CONSOL. OF LOTS 1846-B, PSD-28429; 1848-B-2, (LRC) PSD-356499 & LOTS 1847 & 1849, IMUS ESTATE, L.R.C. REC. NO. 88 43), SITUATED IN BO. OF MALAGASANG 2, MUN. OF IMUS, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 30, BLK. 45; ON THE SW., ALONG LINE 2-3 BY LOT 27, BLK. 45; ON THE NW., ALONG LINE 3-4 BY RD. LOT 26, AND ON THE NE., ALONG LINE 4-1 BY LOT 31, BLK. 45, ALL OF THE CONSOL. AND SUBD. PLAN. X X X CONTAINING AN AREA OF THIRTY SIX (36) SQ. 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, it shall be held on **October 10, 2023 at 10:00 A.M.** without further notice.

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

Imus, Cavite, August 24, 2023.

WILMAR M. DE VILLA  
Sheriff IV  
BRANCH 21

APPROVED:

ARMIE A. FRANCISCO  
Clerk of Court VI

COPY FURNISHED:

HOME DEVELOPMENT MUTUAL FUND  
(otherwise known as PAG-IBIG FUND)  
The Petron Mega Plaza Building, No. 358  
Sen. Gil Puyat Ave., Makati City 1200

SPS. DOMINGO C. VALDERAS AND  
RONALYN Q. VALDERAS

Lot 29 Block 45 Phase 2, Greengate Homes,  
Bo. Malagasang 2-A, Imus, Cavite and 0525 B22  
Extension, Bo. Additional Hills, Mandaluyong City, Metro Manila 1550

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

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

FC Case No. 18206-23

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

-versus-

MARIANNE V. ESPIRITU represented by  
ROBERTO N. ESPIRITU as her Atty.-In-Fact,  
Mortgagors,

X-----X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG FUND)**, mortgagee, with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **MARIANNE V. ESPIRITU** represented by **ROBERTO N. ESPIRITU** as her Atty.-in-fact, mortgagors, with residence and postal address at 40 New Years Ave., GSIS, San Pedro, Laguna and/or Lot 13 Block 2 Greentown II Village, Bo. Toalong II, Imus, Cavite, to satisfy the mortgage indebtedness which as of March 21, 2023 amounts to **FOUR HUNDRED TWENTY EIGHT THOUSAND THREE HUNDRED FORTY THREE PESOS and 43/100 (Php428,343.43)**, Philippine Currency, including interest and penalty charges but excluding attorney's fees, sheriff's fees, and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at public auction on **September 26, 2023** at 10:00 a.m. or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Bulwagan Ng Katarungan, Aguinaldo Highway, Imus City, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following properties with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO.  
T-1195393

"A parcel of land (Lot 13, Blk. 2 of the subd. plan, Psd-04-166046, being a portion of Lot 770, Imus Estate, LRC Rec. No. 8843), situated in Brgy. Toalong, Mun. of Imus, Prov. of Cavite, Is. of Luzon. Bounded on the NE., along line 1-2 by Lot 12, Blk. 2, of the subd. plan; on the SE., along line 2-3 by Lot 766 (Jocelyn G. Gerona), Imus Estate; on the SW., along line 3-4 by Lot 14, Blk. 2; and on the NW., along line 4-1 by Road Lot 2, both 2, both of the subd. plan. x x x containing an area of THIRTY FIVE SQ. METERS & THIRTY SQ. DECIMETERS (35.30). x x x"

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

In the event the public auction should not take place on the said date, it shall be held on **October 3, 2023** at 10:00 a.m. without prior notice.

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

Imus, Cavite, Philippines, June 30, 2023.

KATREENA MARIE L. POBLETE  
Sheriff IV

APPROVED:

ARMIE A. FRANCISCO  
Clerk of Court VI

Copy Furnished:

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

ATTY. MICHAEL YANCY P. YNGSON  
Attorney-in-Fact, RECEIVERS AND LIQUIDATORS INC.  
Unit C, 10th Floor, Strata 2000 Bldg.,  
F. Ortigas Jr. Rd., Ortigas Center, Pasig City

MARIANNE V. ESPIRITU and ROBERTO N. ESPIRITU  
40 New Years Eve., GSIS, San Pedro, Laguna and/or  
Lot 13 Block 2 Greentown II Village, Bo. Toalong II, Imus,  
Cavite

Published at: Cavite News Publishing  
Dates: August 31-September 7, & 14, 2023

ERRATUM

This is to correct the error made in the publication of Notice of Sheriff's Sale filed by the petitioner/mortgagee **Home Development Mutual Fund (Otherwise known as Pag-IBIG Fund)**, against respondents/mortgagors, **SPS. RICARDO C. AGUILA & AMY D. AGUILA** in the fifth line of **Certificate of Title No. T-745047- Pcs-04-012111** should be **Pcs-04-012113** in the eighteenth line **FS should be PS**  
**Your Apology**

Published at: Cavite News Publishing  
Date: September 7, 2023

PAULO E. CASES, JR.  
CASES COLLECTION MANAGEMENT, INC.  
c/o Cases Chun & Associates Law Offices  
Unit 408 Cityland Condominium 10 Tower II  
154 H.V. DELA Costa Street, Salcedo Village, Makati City

Published at: Cavite News Publishing  
Dates: August 31-September 7, & 14, 2023

ERRATUM

This is to correct the error made in the publication of Notice of Extra-Judicial Sale filed by **Home Development Mutual Fund (Pag-IBIG Fund)** mortgagee, against **FELICISIMO L. AUREGUE, JR.** mortgagor in the Copy furnished Atty. Rizaldy F De Leon AFT, Bernales and Associates Suite 6 Third Floor A. Francisco Gold Condominium I, 784 EDSA West Kamias District, Quezon City **Should be Atty. Melanio A. Badenas Jr. GCCS & Associates Corp. Room 209 Megastate Bldg., No. 737 G. Araneta Avenue Tatalon, Quezon City**  
**Your Apology**

Published at: Cavite News Publishing  
Date: September 7, 2023

*Kapag kasamaan ang iginaganti ng isang tao sa kabutihan, Ang kasamaan ay hindi hihawalay sa bahay niya.*

Kawikaan 17:13



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

EXTRA-JUDICIAL FORECLOSURE OF  
REAL ESTATE MORTGAGE UNDER  
ACT 3135 AS AMENDED BY ACT 4118  
FC Case No. 18234-23

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

-versus-

MARICRIS T. AGUAS married to  
ANTHONY C. AGUAS,

*Mortgagors,*

X-----X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG Fund), mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against MARICRIS T. AGUAS married to ANTHONY C. AGUAS, mortgagors, with residence and postal address at Blk. 1 Lot 6, Shapell Homes Annex 2, Habay, Bacoor, Cavite and/or Lot 27 Blk. 6, La Terraza Ph-IB, Bucandala, Imus, Cavite, to satisfy the mortgage indebtedness which as of April 28, 2023 amounts to THREE HUNDRED NINETY EIGHT THOUSAND ONE HUNDRED FORTY THREE PESOS & 31/100 (Php398,143.31), 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 **October 3, 2023 at 10:00** o'clock in the morning or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

**TRANSFER CERTIFICATE OF TITLE  
No. T-1327855**

"A parcel of land (Lot 27 Block 6 of the consolidation-sub-division plan, Pcs-04-021973, being a portion of Lot 1354-A-1, Psd-04-136387, Lot 1353-T-1, (LRC) Psd-379113 and Lot 1350, RS-04-004375), situated in Barangay of Bucandala, Municipality of Imus, Province of Cavite, Island of Luzon. Bounded on the SW. along line 1-2 by Road Lot 7, on the NW., along line 2-3 by Lot 28 Block 6 both of the cons-subd. plan; on the NE., along line 3-4 by Lot 1353-T-2, (LRC) Psd-379113, on the SE., along line 4-5 by Lot 26 Block 6, on the SW., along line 5-1 by Lot 7, Block 14 both of the cons.-subd. plan. xxx containing an area of FIFTY EIGHT (58) SQUARE METERS. xxx"

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

In the event the public auction should not take place on the said date, it shall be held on **October 10, 2023 at 10:00** o'clock in the morning without further notice.

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

Imus, Cavite, Philippines, July 17, 2023

DWIGHT ALDWIN S. GERONIMO  
*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

MARICRIS T. AGUAS and ANTHONY  
C. AGUAS

Blk. 1 Lot 6, Shapell Homes Annex 2, Habay, Bacoor, Cavite and/or  
Lot 27 Blk. 6, La Terraza Ph1B, Bucandala Imus, Cavite

ATTY. CAESAR S. EUROPA

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

Published at: Cavite News Publishing  
Dates: September 7, 14, & 21, 2023

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

File No. FC-DC-0965-23  
EXTRA JUDICIAL FORECLOSURE  
OF REAL ESTATE MORTGAGE  
UNDER ACT 3135, AS AMENDED  
BY ACT 4118

NATIONAL HOME MORTGAGE FINANCE  
CORPORATION (NHMFC),

*Petitioner/Mortgagee,*

-versus-

ROSALINDA N. MABALOT, married to  
JAMES R. MABALOT,

*Respondent/Mortgagor,*

X-----X

**NOTICE OF SHERIFF'S SALE**

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC), a government owned and controlled corporation created under P.D. No. 1267, with postal address at 104 Amorsolo St., Legaspi Village, Makati City against respondent/mortgagor, ROSALINDA N. MABALOT, married to JAMES R. MABALOT with postal addresses at Lot 7 Blk. 09 Fiesta Homes Subdivision, Brgy. San Jose, Dasmariñas City, Cavite and 1134 Kundiman Street, Sampaloc, Manila and for the satisfaction of the mortgaged debt which as of July, 2023 amounts to SEVEN HUNDRED NINETY FOUR THOUSAND EIGHT HUNDRED THIRTY SEVEN PESOS & 50/100 (Php 794,837.50), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **October 12, 2023** 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 II, 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. T-440423**

IT IS HEREBY CERTIFIED that certain land situated in the

Mun. of Dasmariñas Prov. of Cavite bounded and described as follows:

A parcel of land (Lot 7, of the cons./subd. plan Pcs-04-005948, being a portion of the cons. of Lots 1,3,5,7,9,11, 13, Blk. 9, Psd-04-042287; L.R.C. Rec. No. ), situated in the Bo. of San Jose, Mun. of Dasmariñas, Prov. of Cavite. Bounded on the SW., along line 1-2 by Lot 8, of the cons./subd. plan; on the NW., along line 2-3 by Road Lot 11, Psd-04-042287 (8.00 m. wide) 4 on the NE., along line 3-4 by Lot 6, of the cons./subd. & on the SE., along line 4-1 by Lot 6, Blk. 9, Psd-04-042287. Beginning at a pt. marked "1" on plan, being N. 48 deg. 23'W., 948.02 m. from Mon. 148, Imus Estate, thence N. 9 deg. 21'W., 12.00 m. to pt. 2; thence N. 80. deg. 39'E., 7.00 m. to pt. 3; thence S. 9 deg. 21'E., 12.00 m. to pt. 4; thence S. 80 deg. 39'W., 7.00 m. to the pt. of beginning, containing an area of EIGHTY FOUR (84) SQ. METERS. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mons. 15x60 cm.; bearings true; date of original survey, July 27, 1905-June 11, 1908 & that of the cons./subd. survey, Sept. 5, 1991 & was approved on Oct. 23, 1991.

is registered in accordance with the provisions of the Property Registration Decree in the name of ROSALINDA N. MABALOT, Filipino, married to James R. Mabalot.

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 the publication auction should not take place on the said date and time, it shall be held on **October 26, 2023** at the same time and place without further notice.

30 August 2023, Dasmariñas City, Province of Cavite.

RODRIGO C. ESTOGERO, JR.  
Sheriff IV

ATTY. MARCELA L. BAYBAY  
Clerk of court VI & Ex-Officio Sheriff

**Copy furnished:**

NATIONAL HOME MORTGAGE FINANCE CORPORATION  
(NHMFC)

104 Amorsolo St., Legaspi Village, Makati City,

ROSALINDA N. MABALOT, married to JAMES R. MABALOT

Lot 7 Blk. 09 fiesta Homes Subdivision, Brgy. San Jose, Dasmariñas City, Cavite and  
1134 Kundiman Street, Sampaloc, Manila.

**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

Published at: Cavite News Publishing  
Dates: September 7, 14, & 21, 2023



Cavite provincial government's medical mission team conducted a medical and dental health outreach program recently in Brgy. Kalubkob, Silang, Cavite serving 165 patients with free medical consultation and medicines, and 49 patients with free tooth extraction and post-op medication.

The program was efficiently and successfully executed through the coordination and supervision of the team from the Office of the Provincial Governor, together with the support of medical and dental professionals from the Office of the Provincial Health Officer who provided their expert advice during the medical checkups.

**Ang nagpapatawad ng kasalanan ay  
nagpapakita ng pag-ibig, Pero ang salita  
nang salita tungkol dito ay naglalayo sa  
malalapit na magkakaibigan  
Kawikaan 17: 9**



Recently a medical mission unfolded in Barangay Pasong Camachile I, General Trias City, Cavite. The event, organized by the Office of the Provincial Governor - Medical Mission Team together with doctors and volunteers from the Office of the Provincial Health Officer (OPHO), extended vital healthcare services to the community.

A total of 317 patients benefited from the initiative, receiving thorough check-ups and accessing free consultations and essential medicines. The event showed the commitment of the Medical Mission Team to enhance the well-being of the community.

The collaboration between the organizers and the local community exemplified the power of coming together for a shared cause.



# CAVITE NEWS PUBLISHING

A COMMUNITY NEWSPAPER THAT'S NATIONAL IN SCOPE

VOL. XXIV NO. 21

SEPTEMBER 7-13, 2023

P10.00



Shoppers of all ages enjoyed the One Piece toy collection display at the event center of SM City Trece Martires. Visit SM City Trece Martires and experience the Straw Hat Madness



Around 500 residents of Rosario, Cavite received free medical services such as blood test, ECG, consultation, free medicines and dental services from the recently concluded medical mission of SM Foundation's Gamot para sa Kapwa project at SM City Rosario.

**Ang taong masama ang puso ay hindi magtatagumpay,  
at ang nagsasalita ng panlilinlang ay mapapahamak.  
Kawikaan 17: 20**



## Enjoy new food hubs at SM City Dasmariñas

Japanese or Filipino cuisine? Why not both? SM City Dasmariñas has new food hubs that will satisfy both. Visit KYU KYU RAMEN 99 if you're into hot ramen, whether it's spicy, cheesy or savory, for as low as 99 pesos only. Located on the lower ground floor beside Macao. Meanwhile, Filipino comfort food and grills are mouthwatering too! So if the cravings go to Filipino cuisine, Gerry's Grill is the best choice! Located on the upper ground floor of annex building.

## More bivalent Covid-19 vaccine doses expected by yearend

MANILA – The country is expecting to receive donations of bivalent vaccine doses against coronavirus disease 2019 (Covid-19) from the COVAX Facility by the end of this year or early next year.

COVAX Facility is a worldwide initiative which aims to provide equitable access to Covid-19 vaccines.

Department of Health Undersecretary Enrique Tayag on Tuesday said 1.5 to 2 million doses of bivalent Covid-19 vaccine are needed to further protect the healthcare workers and senior citizens nationwide.

"So, inaasahan namin, na kung iyan ay magaganap, sa katapusan ng taon o sa mga unang buwang ng 2024 (So, we're expecting, if it will happen, by the end of this year or first months of 2024)," he said in a media forum.

"Kung dumating, ganun pa rin ang magiging pakiusap ng aming



(PNA photo by Joan Bondoc)

Kalihim, na magamit iyan sa lalong mabilis na panahon (When the vaccines arrive, our Secretary will have the same request, that they will be administered immediately)," he added.

On Monday, DOH Secretary Teodoro Herbosa said about 94 percent of the 390,000 doses of the bivalent vaccine donated by the Lithuanian have been administered.

They were given as booster doses for healthcare workers, senior citizens and the immunocompromised starting June 21.

Last June, the DOH said around 1.002 million doses of Pfizer's bivalent jabs from the

COVAX Facility would arrive in March.

Since the declaration of a state of calamity due to Covid-19 ended, clauses on indemnification and immunity from liability found in the agreements with the donating countries and/or manufacturers remain key impediments to the delivery of the donated bivalent vaccine.

When asked whether Pfizer bivalent jabs are already available in the market, Tayag said the DOH have not received any information on its arrival in the country and individuals who want to buy would still need a physician's prescription for it. (PNA)