

# CAVITE NEWS PUBLISHING

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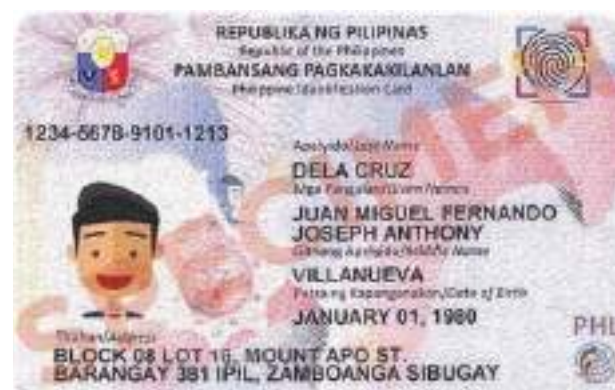
## Over 80M Filipinos now registered to PhilSys

MANILA – More than 80 million Filipinos already registered to the Philippine Identification System (PhilSys), the Philippine Statistics Authority (PSA) said Tuesday.

The PSA said as of Sept. 1 this year, it has already registered 80.54 million Filipinos, representing about 87.5 percent of the population aged five years and above.

“Within this group, 78.12 million individuals have been issued a unique PhilSys Number (PSN), ensuring their distinct identity through the verification of their demographic and biometric information,” it said in a statement.

“The issuance of PhilID and ePhilID is meticulously managed by the PSA, with a rigorous Quality Assurance process and stringent protocols in place. This ensures that every card accurately reflects an individual’s valid demographic and biometric data, further enhancing the system’s



**NATIONAL ID.** Over 80 million Filipinos have registered for the national ID, the Philippine Statistics Authority (PSA) reported on Tuesday (Sept. 19, 2023). Of the total, around 78.12 million people have been issued a unique Philippine Identification System (PhilSys) Number. (PNA file photo)

integrity,” the PSA added.

To date, the Philippine Postal Corporation (PHLPost) already delivered 38.51 million Philippine IDs while the PSA has already issued 40.61 million electronic PhilIDs (ePhilIDs.)

In a separate statement on Tuesday, the PSA also encouraged Filipinos to use their PhilIDs and ePhilIDs for financial transactions.

“As more registered persons receive their PhilID and ePhilID, we encourage them to

use it in their transactions with financial institutions to gain access to financial services and products that can open opportunities for them,” PSA Undersecretary and National Statistician Dennis Mapa said.

The PSA said the PhilSys’ colocation efforts with the Land Bank of the Philippines (Landbank) was cited by the Bangko Sentral ng Pilipinas (BSP) as a contributor to the 170 percent annual increase in the number of basic de-

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## Gov’t eyes fishing ban in breeding areas to secure supply

MANILA – President Ferdinand R. Marcos Jr. on Tuesday said he is considering imposing fishing bans in breeding areas to address overfishing and boost aquaculture.

Marcos stressed the need to increase fish supply as part of efforts to ensure food security.

“Kung minsan kail-

angan ‘wag uubusin ‘yung isda para sa next season mayroon pa. Kaya ‘yun ‘yung tinigtigan natin ngayon (Sometimes, it is necessary not to catch all the fish so we would still have stock in the next season. So, that’s what we’re looking at now),” he said in a media interview in Zam-

boanga City.

“At may mga lugar na hindi dapat gawin palaisdaan dahil ito nga ay para sa breeding [at] para dumami ang population ng mga isda. Kaya ‘yun ang ating pinaplano (And there are places that should not be used for fishing because it is for

(Turn to p. 2)

## DA to assist 500 young farmers in starting agribiz ventures

MANILA – The government is looking to help over 500 young farmers to start their own agribusiness ventures this year.

In a statement Tuesday, the DA said its expanded Young Farmers Challenge (YFC) Program under its Agribusiness and Marketing Assistance Service (AMAS) is helping 546 new young agriculturalists to venture in agribusiness in 2023.

For this year, the YFC Program is set to be launched by the department in collaboration with the office of Senator Imee Marcos and the Government Service Insurance System (GSIS) on Sept. 28.

“The DA’s YFC Program, now on its third year, has provided a total of PHP149.25 million start capital funds for 2,955 young farmers to implement



(Photo courtesy of DA)

their own agribusiness ventures,” it said.

“Aside from the capital grants, the DA-AMAS also provides various Business Development Services to ensure that the young ones will continue and upscale their respective operations through coaching and mentoring, local and international product expositions, and assistance with business registrations, among others,” the DA added.

The DA said this year’s YFC program has two new components --the YFC Upscale and the YFC

Intercollegiate Competition.

“This is open to all previous YFC awardees aspiring to scale-up their current agribusiness operations by investing in new technologies including product development, improving marketing platforms, and generating employment, among others. The YFC Upscale is a head-to-head business pitch competition with a financial grant of PHP300,000 for each regional winner and PHP500,000 for each national winner.”

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it added.

The DA would also engage students taking up agriculture and related courses in state universities and colleges (SUCs) for the YFC Intercollegiate Competition component, which will be a business model canvas-based competition.

"The program will help students transform their ideas into profitable agribusiness ventures by training them to improve their skills and knowledge as agripreneurs and professional farmer business owners," it said.

The YFC Regional Intercollegiate Competition targets SUCs that are accredited by the Commission on Higher Education (CHED) and members of the Philippine Association of State Universities and Colleges (PASUC).

"This is open to all sophomore students who have business ideas with viability potential. Each

winning SUC enterprise per region will be awarded with a financial grant of PHP150,000 as start-up capital," it said.

To ensure the efficient and effective program implementation, the DA also partnered with different government agencies including the Department of Trade and Industry (DTI), Department of Science and Technology (DOST), Food and Drug Administration (FDA) and the Securities and Exchange Commission (SEC), among others.

For more information on this year's YFC, applicants may call the DA-AMAS through telephone numbers (632) 8920.2216, 8920.4072-73, 8920.4077, and 8926.8203, email at yfc.amas@gmail.com, or visit [agribusiness.da.gov.ph](http://agribusiness.da.gov.ph) and <https://www.facebook.com/Agri.AMAS>. (PNA)

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breeding [and] to increase the population of fish. So that's what we're planning," he added.

Marcos lamented that Filipino fisherfolk face several challenges, including low catch, because of the destruction of breeding areas.

He said the government is also implementing programs to put up more cold storage facilities to prevent spoilage, as he noted that up to 30 percent of fish catch is degraded or damaged.

"Walang cold storage. Kaya nagtatayo tayo ng cold storage. Doon naman sa mga maliliit na bagsakan ay magbibigay tayo ng gawaan ng yelo, para yung yelo na 'yan, 'yun 'yung ilalagay nila sa bangka para pag may nahuli sila, ilalagay lang doon sa yelo at hindi masira 'yung isda (There was no cold storage. So,

we are building cold storage. In the small fish ports, we will provide an ice maker, they will have ice in their boats to preserve their catch)," Marcos said.

"Tapos ang isusunod natin after that ay 'yung processing na para doon lang sa isang lugar ang magiging processing. 'Yun ang ating mga pinaplano para sa (Then what we will do next after that is the processing in just one place. That's what we are planning for) fisheries."

Marcos said imposing several restrictions is part of the government's plan of securing the country's fish supply, stressing that developing the Philippine agriculture not only means securing the supply of agricultural commodities, such as rice and corn, but also involves improving the fishery and the livestock sectors. (PNA)

## Use of nat'l ID database may resolve SIM registration issues - DICT

MANILA – Department of Information and Communications Technology (DICT) Secretary Ivan John Uy on Tuesday said tapping the National ID database can be a solution to solve the issues being encountered in the subscriber identity module (SIM) card registration.

"If we're able to deploy the National ID, it will make other departments that issue these medyo (somewhat) not very reliable identifications to be no longer relevant. Then with that National ID as the basis, we can improve the SIM card registration. Binabangga po natin ang (We are comparing the) information on the SIM card registration with the National ID to validate," Uy told senators during Senate Committee on Finance's subcommittee "K" hearing of the DCT's 2024 budget.

He said the data, including the biometrics, captured from 80 to 90 million Filipinos who registered to the National ID system can improve the validation process of the SIM card registration system. He also recommended for the telecommunication companies to provide DICT with a list of the suspected "dubious" subscribers, especially on pre-paid subscriptions where uploaded pictures are used on barangay IDs and Tax Identification Numbers (TINs).

The DICT also recommended the use of its recently-launched elec-



SIM REGISTRATION. Department of Information and Communications Technology Secretary Ivan John Uy says tapping the National ID database can be a solution to solve the issues being encountered in the subscriber identity module (SIM) card registration during the agency's budget hearing conducted by the Senate Committee on Finance's subcommittee "K" on Tuesday (Sept. 19, 2023). The DICT is requesting an additional PHP5.6 billion on top of its proposed PHP9.856-billion budget to start new initiatives and sustain the implementation of its various programs in 2024. (Photo courtesy of Senate PRIB)

tronic Know-Your-Customer (eKYC) which features an identity verification feature powered by eGov AI to eradicate online fraud.

Sen. Sherwin Gatchalian, who is curious about eKYC, asked the DICT to submit further details about eKYC and the corresponding budget that it needs for its utilization.

For 2024, the DICT proposed a PHP9.856-billion budget, divided into the Office of the Secretary with PHP8.729 billion; Cybercrime Investigation and Coordinating Center with PHP325.766 million; National Privacy Commission with PHP337.578 million; and National Telecommunications Office with PHP453.652 million.

However, the agency is requesting for an addi-

tional PHP5.6 billion to start new initiatives and sustain the implementation of its various programs. (PNA)

### CAVITE NEWS PUBLISHING

WEEKLY NEWSPAPER

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posit accounts (BDAs) to 21.9 million in the first quarter of 2023.

During the same period last year, BDAs numbered to around 8.1 million, central

bank data show.

The strategy contributed to the opening of 7.5 million additional BDAs in the fourth quarter of 2022, the PSA added. (PNA)



## Supply constraints limit PH fruit exports to China

MANILA – The potential for Philippine fruit exporters in China remains high amid the huge demand from the world's largest market but supply constraints limit the country to maximize the opportunities.

Department of Trade and Industry (DTI) officials told reporters in a virtual briefing on Tuesday evening that the 20th China-ASEAN Expo in Nanning, China held from Sept. 16 to 20 reaffirmed the big opportunities for Philippine products, especially durian.

Philippine Trade and Investment Center in Guangzhou Commercial Consul Froilan Emil Pamintuan said since the first shipment of fresh Philippine durian to China last April, potential Chinese buyers have started to look into sourcing the fruit from the Philippines.

"In fact, here in the southern part of China, we encountered potential buyers who were seeking possible sources of durian but the Philippine suppliers can no longer serve them because of the capacity concern," Pamintuan said.

Trade Undersecretary Ceferino Rodolfo said stakeholders have to work on addressing the low productivity of local fruit farmers for them to tap the demand from overseas markets.

"It's really a supply issue, but there is really a tremendous potential for durian," he said. "We really have to work to get a good market share of the China durian market."

Biggest fruit imports of China are bananas and durian, with the former leading in terms of volume and the latter in terms of value.

The Philippines is the



**DURIAN EXPORTS.** Philippine durian smells of good opportunities in the Chinese market. However, supply constraints limit Philippine durian farmers to maximize their potential in the world's largest consumer market, the Department of Trade and Industry officials said on Tuesday (Sept. 19, 2023). (PNA file photo)

top source of bananas for China while Thailand and Vietnam lead China's durian market.

"Our target is to be able to have the same dominance in the durian market, which we are currently enjoying in the banana market," Rodolfo said.

From January to June 2023, Philippine durian exports to China were valued at USD1.88 million compared to Thailand's exports of USD3 billion and Vietnam's USD828 million.

During the meeting between President Ferdinand R. Marcos Jr. and Chinese President Xi Jinping last January, Manila and Beijing signed a protocol of phytosanitary requirements for the exports of fresh durian from the Philippines to China.

This agreement has allowed fresh durian from the Philippines to have the same market access as durian from Thailand and Vietnam.

### CAEXPO sales

Fifteen exhibitors from the Philippines participated in this year's CAEXPO, generating sales of at least USD8 million.

The participating exhibitors brought fresh durian and durian candies, banana

chips, calamansi juice, liniment, and jewelry, among others to the Philippine booth of the trade exhibition.

Rodolfo said that in 2019, there were 51 exhibitors from the Philippines generating sales of around USD12.8 million.

He added despite the lower number of Philippine exhibitors this year, generated sales remained high because of the value of fresh durian in China.

The trade official also mentioned that a calamansi juice exhibitor at the Philippine pavilion was not able to supply the whole demand of a Chinese buyer, requiring 32 20-foot container vans. The Filipino seller was only able to commit 25 container vans because of its limited supply capacity.

"On the economic, trade, and investment side, the fundamentals of each other's position in terms of global value chains, in terms of complementation of our comparative advantages is very strong, which leads to the strong interest in terms of investments and trade. We intend to maximize fully all of these opportunities," Rodolfo said. (PNA)

## DENR cites need to establish more mineral processing plants

MANILA – The Department of Environment and Natural Resources (DENR) raised the need to have at least one more nickel processing plant in the Philippines to maximize the value of the country's mineral resources.

"Our benchmark is Indonesia, how much they can process. They are processing all their [nickel] laterite ores," said DENR Undersecretary for Integrated Environmental Science Carlos Primo David in an interview at the sidelines of Mining Philippines 2023 International Conference and Exhibition organized by the Chamber of Mines of the Philippines (COMP) at the Edsa Shangri-la in Mandaluyong City on Tuesday.

At present, the Philippines only has two nickel processing plants.

Raw nickel ore is a critical component of electric vehicle batteries. It is also processed to create stainless steel, which is used in the development of megacities and renewable energy technology.

According to David, the largest deposits of nickel in the country are found in Zambales, Caraga, and Palawan.

"We have a rough timeline. Definitely, within this administration, we should add more to the two that we have for nickel. There are two existing. We should add at least one hopefully in Zambales," he said.

David, however, said "I think, there should be one more in Caraga region as a whole. Then Zambales and another one in Palawan."

### Government-led exploration

He said DENR is also



**NICKEL PROCESSING.** Department of Environment and Natural Resources (DENR) Undersecretary Carlos Primo David (middle) on Tuesday (Sept. 19, 2023) said the government is pushing for the establishment of more nickel processing plants in the country. Areas being eyed for these plants include Caraga, Zambales, and Palawan. (Photo by Anna Leah Gonzales)

looking at embarking on more focused government-led exploration targeting critical minerals needed to transition to renewable energy.

David, who represented DENR Secretary Maria Antonia Yulo-Loyzaga during the event, expressed DENR's support to the mining industry in terms of governance and regulation, citing the potential of the country's minerals development sector to be an important player in the global renewable energy transition market.

"The government has a budget of PHP60 million for minerals exploration. But it's like a shotgun exploration. What we want to do is to focus on certain areas," he said.

"We wanted to focus that small budget and revive exploration by government. Hopefully, when we do the initial exploration, there is enough information for the private sector to get interested and continue the exploration," he pointed out.

The DENR executive said the government-led exploration aims to identify minerals and declare more

mineralized areas.

"We wanted to help the industry with this critical step. Before you develop, mining starts with exploration. It should be government-initiated," he stressed.

### Digitization

The DENR meanwhile said it is investing in the digitization of all mining-related information and the processing of applications and permits.

Yulo-Loyzaga, in the speech read by David, said the department has "substantially completed migrating all data onto a single platform, with the exception of data from one last division in the Mines and Geosciences Bureau (MGB)."

She said digitization will help make DENR procedures more efficient, leading to shorter and more transparent processing of permits and applications.

In his welcome remarks, COMP Chairman Michael Toledo said among the notable positive changes are the lifting of the moratorium on new mining projects and of the ban on open pit mining. (PNA)



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-04-011234, being a portion of the consolidation of Lot 7, Pcs-042106-008804, Lot 4, Pcs-04-003272, Lot 7228-A, Psd-04-022816 (Rs-04-002224) and Lot 6995-N "Imus" Estate (Rs-04-002199) L.R.C. Record No. ), situated in the Brgy. of Paliparan, Mun. of Dasmariñas, Province of Cavite. Bounded on the SW., along line 1-2 by Lot 11 on the NW., along line 2-3 by Lot 8 both of Blk. 35; on the NE., along line 3-4 by Footpath 27; on the SE., along line 4-1 by Lot 12 Blk. 35 all of the consol subd. plan. Beginning of a point marked "1" on plan being S. 09 deg. 54'E 2339.64 m. from Mon. 163. Imus Estate; thence N. 16 deg. 50'm 5.00 m. to point 2; thence N. 73 deg. 10'. , 0.60 m. to pt. 3; thence S. 16 deg. 50'E, 5.00 m. to pt. 4; thence S, 73 deg. 10'E., 8.60 m. to the pt. of beginning, containing an area of FORTY THREE (43) 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

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HOME DEVELOPMENT MUTUAL FUND

## Mother-baby friendly initiatives ng Lucena City, kinilala ng DOH

LUCENA CITY (PIA) — Binigyang pagkilala ng Department of Health (DOH) ang pamahalaang lungsod ng Lucena kamakailan para sa mga inisyatibo at pagtataguyod nito ng mga "mother-baby-friendly facilities" sa lungsod.

Sa isinagawang 1st Regional Mother-Baby Friendly Calabarzon Awards ng DOH Center for Health Development Calabarzon, ginawaran ang pamahalaang lungsod ng Lucena bilang isa sa mga may pinakamaraming "certified mother-baby friendly workplaces and establishments" sa buong rehiyon.

Bukod dito, tumanggap din ng pagkilala ang Lucena City para sa ilan pang mga kategorya kabilang ang pagiging finalist para sa 'LGUs with the highest number of mother-baby friendly certified schools, birthing homes, at health facilities' para sa taong 2014 hanggang 2023.

Maliban dito ay tumanggap din ng parangal ang lungsod

bilang isa sa mga lokal na pamahalaan sa buong Calabarzon na nagbibigay pagpapahalaga sa breastfeeding at nagpatupad ng mga programa at hakbang kaugnay nito.

Personal na tinanggap ni Lucena City Mayor Mark Alcala ang mga parangal kasama ang City Health Office sa katauhan nina City Health Officer Dra. Jocely Chua, City Nutritionist Azenith Ramos, at Adolescent Health Program Coordinator Jessa Isaguirre.

Sa kanyang mensahe, binigyang diin ni Alcala ang patuloy na pagsusulong at pagbibigay prayoridad ng pamahalaang lungsod sa mga ina at kanilang mga kapapanganak na sanggol.

Ayon sa alkalde, mayroong 'womb to tomb' program ang lokal na pamahalaan ng Lucena City kung saan ay binibigyang prayoridad ang mga Lucenahin simula ng silay isinilang hanggang sa kanilang pagkamatay.

"Bukod dito, may-



roon din pong mother-baby program na Movement Against Malnutrition o MAMA at Ligas Buntis program ang pamahalaang lokal ng Lucena," sabi pa ng alkade Nagpasalamat din

ang alkalde sa mga pagkilalang natamo ng Lucena magiging lakas ito ng lungsod upang itaguyod pa lalo ang pagiging mother-baby friendly ng Lucena City. (Ruel Orin-day-PIA Quezon)



Recently, the medical mission team of the provincial government conducted a health mission in Brgy. Anabu I-A, City of Imus, Cavite. The program aimed at providing free consultation and medicines to the community.

The program was accomplished with the aid of medical and dental professionals from the Office of the Provincial Health Officer and Imus City Health Office, giving residents expert advice during the consultation, as well as the needed medicines for their health concerns.

Overall, 251 patients received free medical checkups and medicine while 48 patients availed dental services. - OPIO

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have these chronic diseases," Adams said in his speech.

"Only 10 percent of your DNA is connected to chronic diseases. So, it's not your DNA, it is your dinner; it is not your lineage, it is your lunch; it is not what you are born with, it is your break-

fast," he said.

Hundreds of partners, stakeholders, UN delegates, member states, and athletes, among others participated in the activity that celebrates healthy lifestyles and raises awareness on the pursuit of health for all. (PNA)

(Otherwise known as PAG-IBIG Fund)  
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. 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**  
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3F Fass Inteli College Bldg., No. 11, Pittsburgh St. Brgy. Silangan, Cubao, Quezon City

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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

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**DOH joins WHO activity vs. chronic diseases in New York**

MANILA – The Department of Health (DOH) has taken part in the World Health Organization's (WHO) activity against chronic diseases, and highlighted health as a human right for everyone.

In a Tuesday news release, the DOH said the "Walk the Talk New York: Health for All Challenge," a 6.4-kilometer walk around Central Park was held on Monday to provide a healthy kickstart to the 78th Session of the United Nations General Assembly from Sept. 19

to 23, 2023.

Undersecretaries Enrique Tayag and Kenneth Ronquillo led the DOH delegation in walking the entire route and actively participating in various health activities.

WHO Director-General Dr. Tedros Ghebreyesus, New York City Mayor Eric Adams, International Organization for Migration's Amy Pope, and other health leaders led the health activity.

"We can turn around many of the chronic diseases. We are not inherently expected to

(Back to p. 4)



WALK THE TALK. Department of Health Undersecretary Enrique Tayag (left), World Health Organization Director-General Dr. Tedros Ghebreyesus (third from left) and other DOH officials attend the "Walk the Talk" activity in New York on Monday (Sept. 18, 2023). Walk the Talk brings together UN delegates, member states, athletes and the local community in a 6.4-kilometer walk around Central Park to promote solidarity and awareness for physical and mental health. (Photo courtesy of the DOH)

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

FORECLOSURE CASE NO. F-513-23

HOME DEVELOPMENT MUTUAL FUND  
Mortgagee,  
-versus-  
LIZA S. SABIDO,  
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, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, LIZA S. SABIDO, with residence and postal address at No. 193 J. Bernal Street, San Antonio, Cavite City and Lot 23 PCS-04-012097 Block 6 Regina ville Classic, Brgy. De Ocampo, Trece Martires City, Cavite to satisfy the mortgage indebtedness which as of 13 April 2023 amounts to **ONE HUNDRED TWENTY FIVE THOUSAND EIGHT HUNDRED TWENTY SEVEN PESOS AND 63/100 (P125,827.63)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **26 October 2023** at 10:00 o'clock in the morning until 12 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-32014**

A parcel of land (Lot 23 of the cons. subd. plan, Pcs-04-

012097 being a portion of the cons. of Lots 1-24, Blk. 6, Pcs-04-011614, LRC Record No. ), situated in the Brgy. De Ocampo, Mun. of Trece, Martires, Prov. of Cavite. Bounded on the NE., along line 1-2 by Lot 21 of the cons. subd. plan; on the SE., along line 2-3 by Rd. Lot 7; Pcs-04-011614 (6.50. wided); on the SW., along line 3-4 by Lot 25; & on the NW., along line 4-1 by Lot 24, both of the cons. subd. plan. Beginning at a pt. marked "1" on plan xxx containing an area of **FIFTY SEVEN SQ. M & SEVENTY FIVE SQ. DEC. (57.75) 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 **November 9, 2023** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.  
Trece Martires City, September 12, 2023.

ANDRES B. ESPINA  
Sheriff IV

**Copy Furnished:**

HOME DEVELOPMENT MUTUAL FUND  
c/o POMPEYO P. MAYNICO  
Attorney-in-Fact, Vision Credit & Collection  
Services Incorporated  
JRDC Building 117 Sen. Gil. J. Puyat Ave., Pasay City

LIZA S. SABIDO  
No. 193 J. Bernal Street, San Antonio, Cavite City  
Lot 23 PCS-04-012097 Block 6 Regina Ville Classic  
Brgy. De Ocampo, Trece Martires City, Cavite

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

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

FORECLOSURE CASE NO. F-685-23

HOME DEVELOPMENT MUTUAL FUND  
Mortgagee,  
-versus-  
SPOUSES NORILYN EVASCO and  
JOSEPH E. EVASCO,  
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, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, SPOUSES NORILYN G. EVASCO and JOSEPH E. EVASCO residence and postal address at: 1) No. 1665 ME Pasong Siyam Street, Real, Calamba, Laguna and 2.) Lot 21 Block 20 Phase 2A Grand Riverside Subdivision, Pasong Camachile, General Trias, Cavite to satisfy the mortgage indebtedness as of 13 April 2023 amounts to **ONE HUNDRED FIFTY THREE THOUSAND FOURTEEN PESOS and 35/100 (P153,014.35)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **26 October 2023** at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Bldg., located at the Provincial Capitol Comound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE  
No. T-1181385**

A parcel of land (Lot 21 Blk. 20 of the cons. subd. plan Pcs-04-01436, being a portion of the cons. of Lots 1 Blk. 32; 1 Blk. 33 both of Pcs-04-012772; 1790-E Psd-04-031323; 1954-A Psd-04-109084; 1953 (Rs-04-002594); 3135 (Rs-04-002596) and 3379, all of S.F.D.M. Estate, situated in the Bo. of Pasong Camachile, Mun. of Gen. Trias, prov. of Cavite, Is. of Luzon. Bounded on the SW., along line 1-2 by lot 9; Blk. 20; on the NW., along line 2-3 by Lot 22 Blk. 20; on the NE., along line 3-4 by lot Alley 19; and on the SE., along line 4-1 by lot 20 Blk. 20, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan. **XXX CONTAINING AN AREA OF THIRTY SIX (36) 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 **November 9, 2023** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.  
Trece Martires City, September 12, 2023.

RICARDO A. TOLEDO  
Sheriff IV

**Copy Furnished:**

HOME DEVELOPMENT MUTUAL FUND  
c/o POMPEYO P. MAYNICO  
Attorney-in-Fact, Vision Credit & Collection  
Services Incorporated  
JRDC Building 117 Sen. Gil. J. Puyat Ave., Pasay City

SPOUSES NORILYN G. EVASCO and JOSEPH E. EVASCO  
No. 1665 Me Pasong Siyam Street, Real, Calamba, Laguna  
Lot 21 Block 20 Phase 2A Grand Riverside  
Subdivision, Pasong Camachile, General Trias, Cavite

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

FORECLOSURE CASE NO. F-048-23

HOME DEVELOPMENT MUTUAL FUND  
Mortgagee,  
-versus-  
GINA GUEVERRA NIEVERA,  
MARRIED TO CRISTINO VARGAS  
NIEVERA,  
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, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, GINA GUEVERRA NIEVERA, MARRIED TO CRISTINO VARGAS NIEVERA with residence and postal address at 1486 Bristol St., Brookside Subd., Cainta, Rizal and Lot 3 Blk. 73, Rio De Oro Subd., Phase I, Brgy, Buenavista, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 10 April 2023 amounts **FIVE HUNDRED TWENTY FIVE THOUSAND NINE HUNDRED EIGHTY TWO PESOS AND 39/100 (P525,982.39)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **26 October 2023** at 10:00 o'clock in the morning until 12 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 with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE  
NO. 057-2018055586**

A PARCEL OF LAND (LOT 3 BLK. 73, OF THE CONS. SUBD. PLAN, PCS-04-021450, BEING A PORTION OF THE CONS. OF LOTS 2326, 2327, 2328, 3194, SAN FRANCISCO DE MALABON ESTATE & LOT 2654-A, PSD-042108-

055306, L.R.A. REC. NO. ), SITUATED IN THE BRGY. OF BUENAVISTA, MUN. OF GEN TRIAS, PROV. OF CAVITE. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 4; BLK. 73; ON THE SW., ALONG LINE 2-3 BY ROAD LOT 109, ON THE NW., ALONG LINE 3-4 BY LOT 2; ON THE NE., ALONG LINE 4-1 BY LOT 6, BOTH OF BLK. 73; ALL OF THE CONS. SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN **XXX CONTAINING AN AREA OF SEVENTY TWO (72) 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 **November 9, 2023** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.  
Trece Martires City, September 12, 2023.

ANDRES B. ESPINA  
Sheriff IV

**Copy Furnished:**

HOME DEVELOPMENT MUTUAL FUND  
c/o ATTY. RIZALDY F. DE LEON  
Attorney-in-Fact, Bernales & Associates  
Suite 6 Third Floor, A. Francisco Gold Condominium I,  
784 EDSA West Kamias District, Quezon City

GINA GUEVERRA NIEVERA MARRIED TO  
CRISTINO VARGAS NIEVERA  
1486 Bristol St., Brookside Subd., Cainta, Rizal  
Lot 3 Blk. 73, Rio De Oro Subd., Phase I, Brgy. Buenavista,  
Gen. Trias, Cavite

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*Kapag kasamaan ang iginaganti ng isang tao sa kabutihan,  
Ang kasamaan ay hindi hihiwalay sa bahay niya. (Kaw. 17: 13)*



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

**FORECLOSURE CASE NO. F-546-23**

**HOME DEVELOPMENT MUTUAL FUND  
Mortgagee,  
-versus-  
MA. LUISA A. DELA CRUZ,  
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**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **MA. LUISA A. DELA CRUZ** with residence and postal address at #2 Templo St., San Martin de Porres, Cubao, Quezon City and Lot 30 Blk. 50 Holiday Homes Subd., Bicolatan, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 13 April 2023 amounts **TWO HUNDRED FIFTY NINE THOUSAND TWO HUNDRED SEVENTY TWO PESOS AND 05/100 (P259,272.05)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **26 October 2023** at 10:00 o'clock in the morning until 12 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-1181385**

A parcel of land (Lot 30, Blk. 50 of the cons. subd. plan, Pcs-

04-011670, being a portion of the cons. of Lots 2847-B, 2847-C, Psd-04-030633 and Lot 2848, S.F.M. Estate, LRC Rec. No. ), sit in the Bo. of Bicolatan, Mun. of Gen. Trias, Prov. of Cavite, Is. of Luzon. Bounded on the SW., along line 1-2 by Lot 31, of Blk. 50 of the cons. subd. plan; on the NW., along line 2-3 by Alley 36 of the cons. subd. plan; on the NE., along line 3-4 by Lot 29; and on the SE., along line 4-1 by Lot 11, both of Blk. 50 of the cons. subd. plan. Beginning at a pt. marked "1" on plan **xxx containing an area of FORTY (40) 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 **November 9, 2023** without further notice.

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

Trece Martires City, September 12, 2023.

**ANDRES B. ESPINA**  
Sheriff IV

**Copy Furnished:**

**HOME DEVELOPMENT MUTUAL FUND  
ATTY CAESAR S. EUROPA**  
24K ACCOUNTS CONSULTANT, INC.  
3F Fass Intelli College Bldg., No. 11 Pittsburgh St.  
Brgy. Silangan, Cubao Quezon City

**MA. LUISA A. DELA CRUZ**  
#2 Templo St., San Martin de Porres, Cubao Quezon City  
Lot 30 Blk. 50 Holiday Homes subd.,  
Bicolatan, Gen. Trias Cavite

**Published at: Cavite News Publishing**  
**Dates: September 14, 21, & 28, 2023**

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

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

**Foreclosure Case No. F-756-23**

**HOME DEVELOPMENT MUTUAL FUND  
Mortgagee,**

**-versus-**

**RONILO P. GEROZA,  
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**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **RONILO P. GEROZA** with residence and postal address at; 1.) 2508 P. Villanueva St. Brgy. San Rafael, Pasay City; 2.) Lot 16 Blk. 14 The Istana Tanza Subd. Amaya, Tanza, Cavite to satisfy the mortgage indebtedness as of 20 July 2023 amounts to **SIX HUNDRED EIGHTY FOUR THOUSAND FIVE HUNDRED SEVENTY ONE PESOS and 46/100 (P684,571.46)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **26 October 2023** at 10:00 o'clock in the morning at the main entrance of the Government Center Bldg., located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE  
No. 057-2019044026**

**LOT NO: 16 BLOCK NO: 14 PLAN NO: PCS-04- 029390**  
**PORTION OF: LOT 1605-B, (LRC) PSD-119973, LOTS 2376, 2377 & 1607, STA. CRUZ DE MALABON ESTATE**  
**LOCATION: AMAYA, TANZA, CAVITE, ISLAND OF LUZON**

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	ROAD LOT 2, PCS-04-029390
2-3	SE	LOT 18, BLOCK 14, PCS-04-029390
3-4	SW	LOT 18, BLOCK 14, PCS-04-029390
4-1	NW	LOT 14, BLOCK 14, PCS-04-029390

**AREA: THIRTY SIX (36) SQUARE METERS**

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

In the event the public auction should not take place on the said date and time, it shall be held on **November 9, 2023** without further notice.

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

Trece Martires City, September 12, 2023.

**RICARDO A. TOLEDO**  
Sheriff IV

**Copy Furnished:**

**HOME DEVELOPMENT MUTUAL FUND  
c/o ATTY. JULIUS VOLTAIRE ROMMEL C. CUBELO**  
24K Accounts Consultant, Inc.  
3F Fass Intelli College Bldg., No. 11, Pittsburgh St.  
Brgy. Silangan, Cubao, Quezon City

**RONILO P. GEROZA**  
2508 P. Villanueva St. Brgy. San Rafael, Pasay City  
Lot 16 Blk. 14 The Istana Tanza Subd., Amaya, Tanza, Cavite

**Published at: Cavite News Publishing**  
**Dates: September 14, 21, & 28, 2023**

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

**Foreclosure Case No. F-471-23**

**HOME DEVELOPMENT MUTUAL FUND  
Mortgagee,  
-versus-  
RICARDO G. NAPIRI,  
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**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **RICARDO G. NAPIRI** residence and postal address at 1.) #159 Bo. Bagtas, Tanza, Cavite; 2.) Lot 6, Block 4, Phase 1A, Carissa Homes, Tanza, Cavite to satisfy the mortgagee indebtedness as of 10 April 2023 amounts to **TWO HUNDRED TWENTY ONE THOUSAND EIGHT HUNDRED THIRTY PESOS and 77/100 (P221,830.77)**, excluding penalties charges attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **26 October 2023** at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Bldg., located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE  
No. T-783775**

A parcel of land (Lot 6, Block 4 of the subdivision plan Psd-04-090395 being a portion of Lot 4, Pc-04-011472; L.R.C. Record No. ), situated in the Barangay of Bagtas, Municipality of Tanza, Province of Cavite, Island of Luzon. Bounded on the NE., along line 1-2 by Lot 5; along line 2-3 by Lot 3; on the S., along line 3-4 by Lot 4; all of Blk. 4; on the SW., along line 4-5 by Alley 4; on the N., along line 5-1 by Lot 8, Blk. 4 of the subd. plan. Beginning at a point marked "1" on plan. **XXX CONTAINING AN AREA OF THIRTY NINE (39) 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 and time, it shall be held on **November 9, 2023** without further notice.

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

Trece Martires City, September 12, 2023.

**RICARDO A. TOLEDO**  
Sheriff IV

**Copy Furnished:**

**HOME DEVELOPMENT MUTUAL FUND  
c/o ATTY. MAYBELLE JOY E. BERNALES**  
**ANCHOR COLLECTION SERVICES INC.**  
Bldg. #2 Malakas cor. Mapagmahal St.,  
Brgy. Pinyahan Quezon City

**RICARDO G. NAPIRI**  
#159 Bo. Bagtas, Tanza, Cavite  
Lot 6, Block 4, Phase 1A, Carissa Homes, Tanza, Cavite

**Published at: Cavite News Publishing**  
**Dates: September 14, 21, & 28, 2023**

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

*Kapag nanghihina ang loob mo  
sa panahon ng problema,  
mababawasan din ang lakas*

*mo.*

*Kaw. 24: 10*





**Celebrating youth excellence.**

In pursuit of transformative change to improve the quality of life of the youth, the Office of the Provincial Social Welfare and Development Officer (OPSWDO) and the Pag-asa Youth Association of the Philippines, Inc. (PYAP) – Cavite, worked hand in hand in celebrating Linggo ng Kabataan at the Provincial Gymnasium, recently.

Bringing together around 100 Caviteño youth from the different cities and municipalities in the celebration, Mr. Aries Panganiban, Cavite Provincial Federation PYAP Focal Person, warmly welcomed the youth and hoped that they would enjoy the activity to solidify their bond and camaraderie. He also extended his appreciation to all involved in making the celebration possible.

Additionally, Hon. Romel Enriquez, 1st District Board Member and Committee Chairperson on Social Services, Family, Women, Children and Elderly, emphasized his unwavering dedication and commitment to help the youth, imparting “dalawang daang porsyento na suportang para sa ating mga kabataan.”

Each PYAP Cavite Chapter presented their best practices, showcasing their active participation in different endeavors.

The highlight of the event was the first-ever Mr. & Ms. PYAP 2023, a pageant that was carefully planned and organized to showcase the exceptional beauty, skills and intelligence of the young candidates. Six PYAP ambassadors and five PYAP ambassadors vied for the title.

Mr. Angelo Salubong, MOVE member and Solo Parent and LGBTQIA+ Focal Person, Ms. Reena Panganiban, Crisis Intervention Unit Staff, and Ms. Jessie Rose Cruto, PCPC Focal Person, composed the esteemed board of judges.

After vigorous rounds of performances, Mr. Anton Gabriel Villaluz, from Maragondon and Ms. Russel Faye Raynera from the City of Dasmariñas were announced as the 2nd runner-up; Mr. Daniel Amazona from the City of Dasmariñas and Anne Claire Abainza from Ternate secured the 1st-runner up spot; and the candidates from the municipality of General Mariano Alvarez, Mr. Traven Jaim Villegas and Ms. Alliah Guillermo, were crowned as Mr. & Ms. PYAP 2023.

Aside from the major titles, awards were also presented to candidates who outstood in every round: Mr. Traven Jaim Villegas (GMA) and Ms. Zeth Cayas (Ternate) were chosen as Best in Creative Shirt; Mr. Traven Jaim Villegas (GMA) and Ms. Anne Claire Abainza (Imus) were awarded as Best in Creative Jeans; Mr. Daniel Amazona (Dasma) received the Best Formal Attire award; and Ms. Zeth Cayas received the Best Casual Attire.

Aside from the pageant, talented youth showcased their exceptional performances and abilities in the intermission numbers.

The Provincial Federation PYAP Cavite Officers led by its president, Mr. Jaymart Lordan, strived to empower the young individuals in the province and recognize their potential. They also expressed their utmost gratitude to the provincial government for their continuous support and dedication in uplifting the lives of Caviteño youth towards a promising future.



**Medical mission continues in the City of General Trias**

A one-day outreach program was conducted to cater the health-related concerns and well-being of the Gentriseños, in another round of PGCs medical mission held in Brgy. Pasong Camachile II, General Trias City, Cavite, recently.

Doctors from the Office of the Provincial Health Officer, Dr. Gianne Faith L. Dayrit and Dr. Allyson D. Tomelden, General Emilio Aguinaldo Memorial Hospital midwives, and staff from the Office of the Provincial Governor, collaborated to share their skills and expertise in order to give 293 patients free medical advice, examinations, and medicine.

To ensure everyone's safety, selected patients underwent screening and antigen swab testing before consultation. They also received mosquito repellent-lotion, as part of anti-dengue campaign program. - OPIO



**PGC's health outreach program serves Tanza locals.**

The Office of the Provincial Governor (OPG) and Office of the Provincial Health Officer (OPHO) once again partnered in a successful medical mission, catering a total of 390 residents of Brgy. Bagtas, Tanza, on September 6, 2023.

Health services were rendered by the medical team from OPHO and Tanza RHU while free medicines, vitamins, and insect repellent lotion were distributed by the OPG staff.

The program proves the provincial government's commitment to uplifting the lives and welfare of the Caviteños, especially those at the grassroots level.

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



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

Foreclosure Case No. F-415-23

HOME DEVELOPMENT MUTUAL FUND  
Mortgagee,  
-versus-  
ESTRELLA C. HAROY  
MARRIED TO CIRILO M. HAROY,  
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, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, ESTRELLA C. HAROY, MARRIED TO CIRILO M. HAROY with residence and postal address at Lot 22 Blk. 2, Sta Clara Villas, Nagkaisang Nayon, Quezon City and Lot 20 Blk. 13, Bria homes Gen. Trias, Ph I, Barangay Santiago & San Francisco, Gen. Trias, Cavite satisfy the mortgage indebtedness which as of 10 April 2023 amounts to **FOUR HUNDRED TWENTY THOUSAND ONE HUNDRED SIXTY FOUR PESOS AND 73/100 (P420,164.73)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **26 October 2023** at 10:00 o'clock in the morning until 12 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. 057-2020018407**

LOT NO: **20** BLOCK NO: **13** PLAN NO: **PCS-04- 031683**  
PORTION OF: CONSOLIDATION OF LOTS 2611-B & LOT 2611-C, BOTH OF (LRC) PSD-260316 AND

LOT 2608-C-1, PSD-04-029214 (LOT)  
LOCATION: BARANGAY OF SANTIAGO & SAN FRANCISCO, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 19, BLOCK 13, PCS-04-031683
2-3	SE	ROAD LOT 15, (6.50 M. WDE), PCS-04-031683
3-4	SW	LOT 21, BLOCK 13, PCS-04-031683
4-1	NW	LOT 62, BLOCK 13, PCS-04-031683

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

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

In the event the public auction should not take place on the said date and time, it shall be held on **November 9, 2023** without further notice.

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

Trece Martires City, September 12, 2023.

**ANDRES B. ESPINA**  
Sheriff IV

**Copy Furnished:**

HOME DEVELOPMENT MUTUAL FUND  
c/o **ATTY. RIZALDY F. DE LEON**

Attorney-in-Fact, Bernales & Associates  
Suite 6 Third Floor, A. Francisco gold Condominium I,  
784 EDSA West Kamias District, Quezon City

**ESTRELLA C. HAROY MARRIED TO CIRILO M. HAROY**  
Lot 22 Blk. 2, Sta. Clara Villas, Nagkaisang Nayon,  
Quezon City

Lot 20 Blk. 13, Bria Homes Gen. Trias, Ph. I,  
Barangay Santiago & San Francisco, Gen. Trias, Cavite

Published at: **Cavite News Publishing**  
Dates: **September 14, 21, & 28, 2023**

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

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

Foreclosure Case No. F-642-23

UNION BANK OF THE PHILIPPINES,  
Mortgagee,  
-versus-

GEORLETTE M. BABEDA,  
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, UNION BANK OF THE PHILIPPINE, with business address at Union Bank Plaza Building, Meralco Avenue corner Onyx and Sapphire roads, Ortigas Center Pasig City, against the Mortgagor/s, **GEORLETTE M. BABEDA**, with residence and postal addresses at (1) Brgy. Cawayan, Zone a, Impasugong, Bukidnon, and (2) Lot 20 Blk. 12 AMAIA Scapes Trece Martires, Brgy. Conchu, Trece Martires City, Cavite, to satisfy the mortgage indebtedness as of 26 May 2023 amounts to **ONE MILLION NINE HUNDRED FIVE THOUSAND FOUR HUNDRED SIXTY SEVEN PESOS AND 99/100 (Php 1,905,467.99)** Philippine currency, interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **October 26, 2023** at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE**  
**No. 077-2022003301**

LOT NO: **20** BLOCK N: **12** PLAN NO: **PCS-04-231572**  
PORTION OF: LOT 2946, SAN FRANCISCO DE MALABON ESTATE

LOCATION: BARANGAY OF CONCHU CITY OF TRECE MARTIRES, PROVINCE OF CAVITE, ISLAND OF LUZON

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT (S)
1-2-3-4	SW	ROAD LOT 12, PSD-04-231572
4-53	NW	LOT 19, BLOCK 12, PSD-04-231572
5-6	NE	LOT 6, BLOCK 12, PSD-04-231572
6-1	SE	LOT 21, BLOCK 12 PSD-04-231572

AREA: **SEVENTY SQUARE METERS (70) 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 **November 9, 2023** without further notice.

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

Trece Martires City, September 19, 2023

**REYNALDO L. SALOMA**  
Sheriff IV

**Copy Furnished:**

PHILIPPINE NATIONAL BANK  
Financial Centre, Prs. Diosdado Macapagal Blvd. Pasay City

**GEORLETTE M. BABEDA**  
(1) Brgy. Cawayan, Zone a, Impasugong, Bukidnon  
(2) Lot 20 Blk. 12 AMAIA Scapes Trece Martires, Brgy. Conchu, Trece Martires City, Cavite

Published at: **Cavite News Publishing**  
Dates: **September 21, 28, -October 5, 2023**

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE, DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE**

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

Foreclosure Case No. F-533-23

HOME DEVELOPMENT MUTUAL FUND  
Mortgagee,  
-versus-  
CHRISTIAN DUEÑAS REA  
MARRIED TO SALLY STA. MARIA REA,  
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, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **CHRISTIAN DUEÑAS REA, MARRIED TO SALLY STA. MARIA REA** with residence and postal address at 039 Tabon 3, Kawit, Cavite 4104 and Lot 46, Blk. 13, Jewel Homes, Barangay Buenavista, General Trias, Cavite 4107 to satisfy the mortgage indebtedness which as of 13, April 2023 amounts to **SEVEN HUNDRED TWENTY FIVE THOUSAND FOUR HUNDRED SIXTY FOUR PESOS AND 83/100 (P725,464.83)** excluding penalties charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **26 October 2023** at 10:00 o'clock in the morning until 12 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. 057-2017014938**

LOT NO: **46** BLOCK NO: PLAN NO: **PCS-04- 029025**

PORTION OF: CONSOLIDATED LOT 1 TO 10, LOT 14 & LOT 16-24, ALL BLK. 13, PCS-04-016675;  
LRC RECORD NO. 5964

LOCATION: BARANGAY OF BUENAVISTA, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	WEST	ROAD LOT 11, PCS-04-016675
2-3	NORTH	LOT 44, PCS-04-029025
3-4	EAST	LOT 45, PCS-04-029025
4-1	SOUTH	LOT 48, PCS-04-029025

AREA: **FORTY THREE SQUARE METERS AND TWELVE (43.12) SQUARE DECIMETERS**

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 **November 9, 2023** without further notice.

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

Trece Martires City, September 12, 2023.

**ANDRES B. ESPINA**  
Sheriff IV

**Copy Furnished:**

HOME DEVELOPMENT MUTUAL FUND  
c/o **JEFFREY A. RAMIENTAS, C.P.A.**  
Attorney-in-Fact, GREATSOURCE CORPORATION  
2546 A. Bonifacio St., Bangkal, Makati City

**CHRISTIAN DUEÑAS REA MARRIED TO SALLY STA. MARIA REA**  
039 Tabon 3, Kawit, Cavite 4104  
Lot 46, Blk. 13, Jewel Homes, Barangay Buenavista, General Trias, Cavite 4107

Published at: **Cavite News Publishing**  
Dates: **September 14, 21, & 28, 2023**

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



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

FORECLOSURE CASE NO. F-663-23

HOME DEVELOPMENT MUTUAL FUND

*Mortgagee,*  
*-versus-*

NESTOR C. CARGULLO,  
*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**, with business address at The Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **NESTOR C. CARGULLO**, with residence and postal addresses at (1) Block 26, Lot 58, Phase 7, Golden City Dasma 3, Brgy. Salawag D, Dasmariñas, Cavite and (2) Lot 9, Block 6, Phase I, Wellington Tanza Residences, Tres Cruses, Tanza, Cavite, to satisfy the mortgage indebtedness which as of 31 May 2023 amounts to **FIVE HUNDRED FORTY ONE THOUSAND NINE HUNDRED EIGHTY THREE PESOS AND 25/100 PHP541,983.25** excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **26 October 2023** at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE**  
**No. 057-2018040406**

**LOT NO: 9 BLOCK NO: 6 PLAN NO. PCS-04-028445**  
**PORTION OF: LOTS 1,2,3, & 4 (LRA) PCS-31859 & LOTS 3732, & 3733, FLS-2424;**

**LOCATION: BARANGAY OF TRES CRUSES, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON**

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NE	LOT 49, BLOCK 6, PCS-04-028445
2-3	SE	LOT 8, BLOCK 6, PCS-04-028445
3-4	SW	ROAD LOT 6, PCS-04-028445
4-1	NW	LOT 10, BLOCK 6, PCS-04-028445

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

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

In the event the public auction should not take place on the said date and time, it shall be held on **09 November 2023** without further notice.

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

Trece Martires City, 19 September 2023.

**REYNALDO L. SALOMA**  
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND  
c/o ATTY. MAYBELLE JOY E. BERNALES  
ANCHOR COLLECTION SERVICES INC.  
Bldg., #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan Q.C.

**NESTOR C. CARGULLO**

- (1) Block 26, Lot 58, Phase 7, Golden City Dasma 3, Brgy. Salawag D, Dasmariñas, Cavite
- (2) Lot 9, Block 6, Phase 1, Wellington Tanza Residents, Tres Cruses, Tanza, Cavite

Published at: Cavite News Publishing  
Dates: September 21, 28, - October 5, 2023

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE**

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

FORECLOSURE CASE NO. F-656-23

HOME DEVELOPMENT MUTUAL FUND

*Mortgagee,*  
*-versus-*

ALLAN MAQUINICA BEDUA,  
*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**, with business address at The Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **ALLAN MAQUINICA BEDUA**, with residence and postal addresses at (1) No. 599 Lalaan I Silang, Cavite, and (2) Lot 7, Block 106, Phase I, Tahanang Yaman Homes, Buenavista I, Gen. Trias, Cavite, to satisfy the mortgage indebtedness which as of 31 May 2023 amounts to **THREE HUNDRED TWENTY FIVE THOUSAND NINE HUNDRED TWO PESOS AND 67/100 (Php325,902.67)** excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on 26 October 2023 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE**  
**No. 057-2015034371**

A PARCEL OF LAND LOT 7 BLOCK 106 OF THE CONSOLIDATION SUBDIVISION PLAN PCS-04-025187, BEING A PORTION OF LOT 1 TO 9 BLK. 72; LOT 1 TO 13 BLK. 73; LOT 1 TO 6 AND 11 TO 16 BLK. 74; LOT 1 TO 5 AND 10 TO 14 BLK. 75; LOTS 1 TO 6 BLK. 76; LOT 1 BLK. 77; LOT 1 TO 4 BLK. 78; LOT 1 TO 4 BLK. 79; LOT 8 AND 12 BLK. 80; LOT 5 TO 8 BLK. 81; LOT 5 TO 8 BLK. 82; LOT 5 TO 8 BLK. 83; LOT 1 TO 14 BLK. 84; LOT 1 TO 14 BLK. 85; LOT 1 TO 18 BLK. 86; LOTS 1 TO 7 BLK. 87; LOTS 1, 9 TO 17 AND 31 BLK. 88; LOT 1 TO 16 BLK. 106; LOT 1 TO 14 BLK. 107; LOTS 1,2, 13 AND 14 BLK. 108 LOTS 1,2,11 AND 12 BLK. 109; LOTS 1,2,9 AND 10 BLK. 110; LOT 1 TO 4 BLK. 111; LOT 1 BLK. 112; LOT 1 BLK. 113; LOT 1 BLK. 118; FOOTPATH 62 TO 66, 71, 72, 84 TO 90; ROAD LOT 3 TO 5 AND 7 ALL OF PCS-04-019767, L.R.C. RECORD NO. ), SITUATED IN THE BARANGAY BUENAVISTA, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE N ALONG LINE 1-2 BY LOT 6 LOT BLOCK 106; ON THE E ALONG LINE 2-3 BY FOOTPATH 84; ON THE S ALONG LINE 5-1 BY LOT 8 BLOCK, 106, ALL OF THE CONSOLIDATION SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" PLAN xxx **CONTAINING AN AREA OF THIRTY TWO (32) 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 and time, it shall be held on **09 November 2023** without further notice.

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

Trece Martires City, 19 September 2023.

**REYNALDO L. SALOMA**  
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND  
c/o ATTY. MAYBELLE JOY E. BERNALES  
ANCHOR COLLECTION SERVICES INC.  
Bldg., #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan Q.C.

**ALLAN MAQUINICA BEDUA**

- (1) No. 599 Lalaan I Silang, Cavite, and
- (2) Lot 7, Block 106, Phase I, Tahanang Yaman Homes, Buenavista I, Gen. Trias, Cavite

Published at: Cavite News Publishing  
Dates: September 21, 28, - October 5, 2023

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE**

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

FORECLOSURE CASE NO. F-650-23

HOME DEVELOPMENT MUTUAL FUND

*Mortgagee,*  
*-versus-*

EDMUND G. UDARBE, married to YI P. LIU  
*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**, with business address at The Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **EDMUND G. UDARBE and YI P. LIU** are herein represented by **CLEOF E. BAGAOISAN**, with residence and postal addresses at (1) No. 141 Mabini Street, Wildcat Village, Ususan, Taguig City, and (2) Block 12, Phase 1, Lumina Tanza, Bagtas, Tanza, Cavite, to satisfy the mortgage indebtedness which as of 31 May 2023 amounts to **SIX HUNDRED FIFTY NINE THOUSAND FIVE HUNDRED EIGHTY ONE PESOS AND 35/100 (Php 659,581.35)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **26 October 2023** at 10:00 o'clock in the morning until 12 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. 057-2020005405**

**LOT NO: 5 BLOCK NO: 12 PLAN NO. PSD-04-239022**  
**PORTION OF: LOTS 2-A PSD-04-239718;**

**LOCATION: BARANGAY OF BAGTAS, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON**

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT (S)
1-2	SW	ROAD LOT 10, PSD-04-239022
2-3	NW	LOT 13, BLOCK 11, PSD-04-239022
3-4	NE	LOT 4, BLOCK 12, PSD-04-239022
4-1	SE	LOT 6, BLOCK 12, PSD-04-239022

**AREA: FORTY FIVE SQUARE METERS (45) 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 **09 November 2023** without further notice.

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

Trece Martires City, 19 September 2023.

**REYNALDO L. SALOMA**  
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND  
c/o ATTY. MAYBELLE JOY E. BERNALES  
ANCHOR COLLECTION SERVICES INC.  
Bldg., #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan Q.C.

**EDMUND G. UDARBE**

**YI P. LIU**

**CLEOF E. BAGAOISAN**

- (1) No. 141 Mabini Street, Wildcat Village, Ususan, Taguig City
- (2) Block 12, Phase I, Lumina Tanza, Bagtas, Cavite

Published at: Cavite News Publishing  
Dates: September 21, 28, - October 5, 2023

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE**



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

FORECLOSURE CASE NO. F-598-23

HOME DEVELOPMENT MUTUAL FUND  
*Mortgagee,*

-versus-

PATRICK ADRIAN S. CONGE,  
*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**, with business address at The Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **PATRICK ADRIAN S. CONGE**, with residence and postal addresses at (1) #117 Don Placido Campos Ave., zone 4, Dasmariñas Cavite, and (2) Lot 12 Blk. 3, South Square Village, Barangay Pasong Kawayan II, Gen. Trias, Cavite, to satisfy the mortgage indebtedness which as of 28 April 2023 amounts to **FOUR HUNDRED TWENTY ONE THOUSAND NINE HUNDRED TWENTY FIVE PESOS AND 57/100 (Php421,925.57)** excluding penalties, charges attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **26 October 2023** at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE  
No. 057-2018004157

A PARCEL OF LAND (LOT 12 BLOCK 3 OF THE CONSOLIDATION AND SUBDIVISION PLAN PCS-04-013705, BEING A PORTION OF LOTS 3072 AND 2331 SAN FRANCISCO DE MALABON ESTATE, L.R.C. RECORD NO. 5964), SITUATED IN BARANGAY PASONG KAWAYAN II, CITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 91, BLK. 3 AND ALONG LINE 2-3 BY LOT 90, BLK. 3; ON THE NE., ALONG LINE 3-4 BY LOT 13, BLK. 3; ON THE SE., ALONG LINE 4-5 BY ROAD 2; AND ON THE SW., ALONG LINE 5-1 BY LOT 11, BLK. 3, ALL OF THE CONS./SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, xxx **CONTAINING AN AREA OF THIRTY TWO (32) 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 **09 November 2023** without further notice.

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

Trece Martires City, 19 September 2023.

**REYNALDO L. SALOMA**  
Sheriff IV

Copy Furnished:

**HOME DEVELOPMENT MUTUAL FUND**  
c/o ATTY. RIZALDY F. DE LEON  
Attorney-In-Fact, Bernales & Associates  
Suite 6 Third Floor, A. Francisco Gold Condominium I  
784 EDSA West Kamias District, Quezon City

**PATRICK ADRIAN S. CONGE**  
(1) #117 Don Placido Campos Ave., zone 4,  
Dasmariñas, Cavite  
(2) Lot 12 Blk. 13, South Square Village, Barangay Pasong  
Kawayan II, Gen. Trias, Cavite

Published at: **Cavite News Publishing**  
Dates: **September 21, 28, - October 5, 2023**

**WARNING:** IT IS ABSOLUTELY PROHIBITED TO REMOVE  
DEFACE, OR DESTORY THIS NOTICE OF EXTRA-JUDICIAL  
SALE ON OR BEFORE THE DATE OF SALE

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

FORECLOSURE CASE NO. F-596-23

HOME DEVELOPMENT MUTUAL FUND  
*Mortgagee,*

-versus-

MADELYN DINDIN BAHUNSUA,  
*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**, with business address at The Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **MADELYN DINDIN BAHUNSUA**, with residence and postal addresses at (1) Lower, Cabangcalan, Lazi, Siquijor, and (2) Lot 7 Blk. 7F, The Royal Parks at Grosvenor Place, Bo. Tambol, Tanza, Cavite, to satisfy the mortgage indebtedness wick as of **28 April 2023** amounts to **FOUR HUNDRED FIVE, THOUSAND EIGHT HUNDRED THIRTY FIVE PESOS AND 88/100 (Php 405,835.88)** excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **26 October 2023** at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE  
No. 057-2019036225

A PARCEL OF LAND LOT 9 BLK. 7F OF THE SUBD. PLAN PCS-04-015560 BEING A PORTION OF LOTS 2812-B, 2813-A, PSD-04-005467, LOTS 2814-2816, 2819, 2821, 2822, 2826, FLS-1821 STA. CRUZ DE MALABON ESTATE, LOT 2820, 2823-2825, STA. CRUZ DE MALABON ESTATE, L.R.C. REC. NO.), SITUATED IN THE BO. OF TAMBOL, MUN. OF TANZA, PROV. OF CAVITE. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT LOT 10 BLK. 7F; ON THE NE., ALONG LINE 2-3 BY LOT 7 BLK. 7F ON THE SE., ALONG LINE 3-4 BY ALLEY 10; ON THE SW., ALONG LINE 4-1 BY LOT 11 BLK. 7F; ALL OF THE SUBD. PLAN. BEGINNING AT A PT. MARKED "1" **ON CONTAINING AN AREA OF THIRTY TWO (32) SQ. M. 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 **09 November 2023** without further notice.

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

Trece Martires City, 19 September 2023.

**REYNALDO L. SALOMA**  
Sheriff IV

Copy Furnished:

**HOME DEVELOPMENT MUTUAL FUND**  
c/o ATTY. RIZALDY F. DE LEON  
Attorney-In-Fact, Bernales & Associates  
Suite 6 Third Floor, A. Francisco Gold Condominium I  
784 EDSA West Kamias District, Quezon City

**MADELYN DINDIN BAHUNSUA**  
(1) Lower, Cabangcalan, Lazi Siquijor  
(2) Lot 7 Blk. 7F, the Royal Parks at Grosvenor Place, bo.  
Tambol, Tanza, Cavite

Published at: **Cavite News Publishing**  
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REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
OFFICE OF THE CLERK OF COURT  
TRECE MARTIRES CITY

Foreclosure Case No. F-724-23

BDO UNIBANK, INC.,  
*Mortgagee,*

-versus-

JUBELYN OYAN ROSEOS, as  
attorney-in-fact of JUBERTINY  
ROCALES OYAN,  
*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 **BDO UNIBANK, INC.**, with business address at 11th Floor, BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City, against the Mortgagor/s, **JUBELYN OYAN ROSEOS, as attorney-in-fact of JUBERTINY ROCALES OYAN**, with residence and postal addresses at (1) 36 Bliss Project Brgy. Caloc-an Magallanes, Agusan Del Norte, and (2) Lot 9 Blk. 9 Brgy. Pasong Camachile, Gen. Trias, Cavite, to satisfy the mortgage indebtedness as of 18 April 2023 amounts to **TWO MILLION SIX HUNDRED FOURTY ONE THOUSAND FOUR HUNDRED THIRTY TWO PESOS AND 04/100 (Php2,641432.04)** Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **26 October 2023** at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Bldg., located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE  
No. 057-2020036916

**LOT NO: 9 BLOCK NO: 9 PLAN NO. PCS-04-032025**  
**PORTION OF:** BLK. 28, PCS-04-029303, BLK. 14, PCS-04-031691, LOT 1939-A & LOT 1939-A & LOT 1939-D (LRA) PSD-29632, LRC RECORD NO. 5964, DECREE NO. 4270

**LOCATION:** BARANGAY OF PASONG CAMACHILE, CITY OF GENERAL TRIAS, PROVINCE OF CAVITE ISLAND OF LUZON

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT (S)
1-2	SE	ROAD LOT 4, PCS-04-032025
2-3	SW	LOT 22, BLOCK 9, PCS-04-032025
3-4	NW	LOT 10, BLOCK 9, PCS-04-032025
4-1	NE	LOT 10, BLOCK 9, PCS-04-032025

**AREA: SIXTY (60) SQUARE METERS, MORE OR LESS.**

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

In the event the public auction should not take place on the said date and time, it shall be held on **09 November 2023** without further notice.

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

Trece Martires City, 19 September 2023.

**REYNALDO L. SALOMA**  
Sheriff IV

Copy Furnished:

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

**JUBELYN OYAN ROSEOS**  
**JUBERTINY ROCALES OYAN**  
(1) # 36 Bliss Project Brgy. Caloc-An Magallanes, Agusan Del Norte  
(2) Lot 9 Blk. 9 Brgy. Pasong Camachile, Gen. Trias, Cavite

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# CAVITE NEWS PUBLISHING

A COMMUNITY NEWSPAPER THAT'S NATIONAL IN SCOPE

VOL. XXIV NO. 23 SEPTEMBER 21-27, 2023 **P10.00**

## KATINKO, NOW OPEN AT SM CITY BACCOOR



SM CITY BACCOOR, CAVITE - NEW STORE ALERT! Katinko Store is now open here at the SM City Bacoor! Thinking of a perfect gift for granies, titos, titas, and yuppies? Well, worry no more! Katinko is now here at SM City Bacoor with its different sets of gift kits specially made for the inner titas and titos within. Drop by at the lower ground floor of SM City Bacoor and gift yourself or grab one for your loved ones!



SM CENTER IMUS, CAVITE - Slurp up your favorite Classic Lomi for FREE! Just present your SMAC or SMAC Prestige Card upon ordering with a minimum of P2,500 worth of classic favorites to avail the offer. Applicable for dine-in and takeout transactions only. So, schedule your family weekend date at Classic Savory – SM Center Imus and enjoy this with the family. Promo runs until February 29, 2024, also available at all Classic Savory stores in SM Malls nationwide. Let's Celebrate Sarap together!

## CIVIL SERVANTS GETS DEALS AT ACE HARDWARE – SM CITY BACCOOR



SM CITY BACCOOR, CAVITE - Dear government employees, this one's for you! Exclusive ACE Civil Service Sale on Sept 20-25! Up to 50% OFF on great finds + EXTRA 10% OFF (min. 2K spend) with your government ID & ACE Rewards or SMAC. T&Cs apply. See you at ACE Hardware - SM City Bacoor!

For inquiries and reservations, contact Ace Hardware at 0917-8246152/ 0998-5914368 / 0998-5384021.

## DOUBLE THE FUN AT KENNY ROGERS ROASTERS - SM CITY MOLINO



SM CITY MOLINO, CAVITE - Double the awesomeness with 2 boxes for P160 promo! Head on now at Kenny Rogers Roasters at SM City Molino and bring home these all-time favorite muffins! For delivery, visit [www.kennyrogersdelivery.com.ph](http://www.kennyrogersdelivery.com.ph) or call 8-555-9000. Also available via Grabfood and Foodpanda. Promo runs until September 24, 2023 ONLY. Per DTI Fair Trade Permit No. FTEB-175034 Series of 2023.