

## DepEd: More trainings to strengthen MATATAG curriculum implementation

MANILA – The Department of Education (DepEd) will continue to train instructional leaders to ensure the

proper implementation of the MATATAG Curriculum.

In the coming weeks, the trainings to be led by the

central office will be rolled out in regions, Vice President and Education Secretary Sara Duterte said in a speech Friday

during the National Summit of MATATAG Curriculum Pilot implementers at Philippine International Convention Center

in Pasay City.

The phased implementation of the curriculum is set for School Year

2024-2025.

“We need to implement

**TURN TO PAGE 5**

ISSN 265 I-6845

# Monday Times Cavite

crusading militant truthful

FEBRUARY 19-25, 2024 RE-ENTERED AS SECOND CLASS MAIL NO. 2011-37 AT BACOR POST OFFICE, CAVITE DATED MARCH 31, 2011 VOL 22 NO. 27 P15.00

**DA encourages Calabarzon farmers to use new hybrid rice varieties, fertilizers**

SEE PAGE 2

## DSWD calls for stronger support to promote digital safety of children

**MANILA – A senior official of the Department of Social Welfare and Development (DSWD) has called for full implementation of the law to protect children against online sexual abuse or exploitation.**

DSWD Undersecretary for International Affairs, and Attached and Supervised Agencies (ASAs) Emmeline Aglipay Villar made this call during the Safer Internet Day for Children Philippines (SID PH) 2024 at the SMX Convention Center in Pasay City on Feb. 13.

Villar, alternate co-chair to the Inter-Agency Council Against Trafficking (IACAT), underscored the need to strengthen efforts towards the prevention and protection of children from risks and abuses in the digital world through the implementation of Republic Act No. 11930 or the “Anti-Online Sexual Abuse and Exploitation of Children (OSAEC)” and Anti-Child Sexual Abuse or Exploitation Materials (CSAEM) Act.

“The full implementation of the law requires us to unite and amplify the mechanisms and systems of concerned government agencies, private entities, and partner institutions to block and filter the dissemination of online child sexual abuse material and child sexual exploitation materials,” Vil-

lar said.

“However, we must also strengthen our efforts in terms of capacitating other stakeholders, the children themselves, parents, guardians, relatives, and their communities to arm them with the necessary knowledge to be responsible digital users themselves,” she added.

The DSWD pushed for the establishment of the National Coordination Center Against Online Sexual Abuse or Exploitation of Children and Child Sexual Abuse or Exploitation Materials (NCC-OSAEC-CSAEM) one-stop-shop processing center for victim-survivors of OSAEC and other related cases of abuse and exploitation of children.

The two-day activity was aimed at providing children and youth participants with a platform for meaningful conversations and dialogues regarding their digital life, the advantages, risks, and responsible use of the internet and social media platforms.

The SID PH 2024 banners the theme, “OSAEC at CSAEM

ating sugpuin, implementasyon ng R.A. 11930 sama-samang patatagin!” It was organized by the NCC-OSAEC-CSAEM, in partnership with Plan International Pilipinas with the support of UNICEF Philippines.

The DSWD is in the process of further strengthening its Recovery and Reintegration Program for Trafficked Persons (RRPTP), the flagship program of the Department in providing comprehensive and holistic psychosocial services for victim-survivors of Trafficking in Persons (including OSAEC), their families, and communities.

The DSWD is also conducting capacity building for duty bearers and service providers specifically in the agency’s regional offices and Local Social Welfare and Development Offices to enhance their skills in providing programs and services to OSAEC victims.

(PNA)



**IRRIGATION SERVICES SA  
MAGALLANES, SINIGURO NG  
NATIONAL IRRIGATION AUTHORITY**

Philippine Information Agency  
CALABARZON

### “HANGGA’T MAY LUPA TAYO NA GUSTONG PATUBIGAN, NANDITO ANG NIA’

Ito ang siniguro ni National Irrigation Administration (NIA) CBIMO Division Manager, Engr. Romulo Angeles, sa mga magsasaka sa bayan ng Magallanes sa Magallanes Onion Harvest Festival at Onion Production seminar sa Barangay Pacheco noong Pebrero 5, 2024.

Sa kanyang mensahe, binigyang pansin ni Angeles ang kahalagahan ng pinagsama-samang inisyatibo upang lubos na mapakinabangan ng mga magsasaka ang kanilang mga serbisyo. Aniya, hindi natatapos ang tulong ng kanilang ahensya. Siniguro rin ni Angeles ang patuloy na pag-agapay ng kanilang tanggapan upang magkaroon ng patubig ang mga lupang sakahan nang sa gayon ay mapaunlad ang agrikultura sa rehiyon.

Matatandaang taong 2019 nang makumpleto ang Pacheco Solar Pump Irrigation System na nakapagbigay ng patubig para sa 45 ektaryang lupain.

Ayon sa NIA, nasa 24 Agrarian Reform Beneficiaries (ARBs) ang nakinabang sa nasabing proyekto. | via National Irrigation Administration Calabarzon

#BagongPilipinas



**SAFER INTERNET.** The Department of Social Welfare and Development (DSWD) holds the Safer Internet Day for Children Philippines (SID PH) 2024 at the SMX Convention Center in Pasay City on Feb. 13, 2024. DSWD Undersecretary for International Affairs, and Attached and Supervised Agencies (ASAs) Emmeline Aglipay Villar called for full implementation of the law to protect children against online sexual abuse or exploitation. (DSWD photo)

**TULAY**  
BRIDGE PEOPLE, BUSINESS AND GOVERNMENT  
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Sundays  
12:00nn-12:30pm



# Gov't agencies, LGUs begin talks on regulating use of e-bikes

MANILA – Several national government agencies and local government units (LGU) on Thursday began discussions on regulating the use of e-bikes and other unregistered electronic vehicles (e-vehicles) nationwide.

The meeting was held at the headquarters of the Metropolitan Manila Development Authority (MMDA) between officials of the MMDA, Department of Transportation (DOTr), Land Transportation Office (LTO), Land Transportation Franchising and Regulatory Board (LTFRB), Department of the Interior and Local Government (DILG), and traffic heads of LGUs in the National Capital Region (NCR).

During the meeting, MMDA acting chair Don Artes said the proliferation of e-vehicles has become a “cause concern.”

“The LGUs have laid down their concerns, existing ordinances, regulations, and programs concerning e-vehicles. These will be reconciled with the policies of the national government,” Artes said.

Vendors of e-vehicles, he said, often cite that, unlike regular motor vehicles, e-vehicles are neither required to be registered nor need a license to operate.

“When these e-vehicle users violate the law, how can we issue a traffic violation ticket if the users do not possess a license? We also cannot charge the vehicle owners because they are not registered,” he said.

In addition to being a “grave risk” to their drivers, other motorists, and pedestrians, he said e-vehicles also slow down the flow of traffic.

Many of their drivers have also been monitored to be minors, do not wear helmets or other protective gear, and some use their e-vehicles in the middle of highways.

“We will consolidate and harmonize all existing rules and regulations, as well as ongoing programs of the LGUs and even national government concerning e-vehicles to make it comprehensive. This will also cover not just Metro Manila but nationwide,” he said. Metro Manila LGUs have been asked to submit a list of their ordinances regarding the regulation of e-vehicles, particularly those used for commercial purposes.

“We will take a second look at the suggestions of the LGUs and propose the appropriate measures to regulate the use of e-vehicles in major thoroughfares,” he said.

In addition, LTFRB chair Teofilo Guadiz III said e-trikes are also a concern of the public utility vehicle (PUV) modernization program (PUVMP) as these compete with legitimate PUVs in getting passengers.

“We are coordinating with the MMDA and LTO to apprehend these units that do not have franchises to operate as PUVs,” Guadiz said.

The meeting was led by Artes, Guadiz, LTO Chief Assistant Secretary Vigor Mendoza II, DOTr Undersecretary Jose Lim, and several other national and local government officials. (PNA)

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
BRANCH 15, NAIC, CAVITE  
OFFICE OF THE CLERK OF COURT  
NAIC, CAVITE

FNC-2023-802  
For: Extra-Judicial Foreclosure of Real Estate Mortgage under Act 3135, as Amended by Act 4118

HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND), Mortgagee,

-versus-

WEYNARD BUSECO DE GUZMAN, single, Mortgagee.

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 office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against WEYNARD BUSECO DE GUZMAN, single with postal address at BLK. 73, LOT 20 MABUHAY HOMES 2000 PHASE 5 SALAWAG DASMARIÑAS, CAVITE and LOT 2 BLK. 84 PASINAYA HOMES NORTH PHASE 1 TIMALAN NAIC CAVITE 4110 to satisfy the mortgage indebtedness which as of November 15, 2023 amounts to FOUR HUNDRED SIXTY SIX THOUSAND TWO HUNDRED NINETY THREE PESOS AND 18/100 (P466,293.18) Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on March 05, 2024 at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2019021862

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

LOT NO: 2, BLOCK NO: 84, PLAN NO: PSD-04-248986

PORTION OF: LOT 2984, FLS-986-D, NAIC ESTATE (VS-04-000597)

LOCATION: BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON.

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 21, BLOCK 84, PSD-04-248986
2-3	NW	LOT 1, BLOCK 84, PSD-04-248986
3-4	NW,NE	PATHWALK 55, PSD-04-248986
4-1	SE	LOT 3, BLOCK 84, PSD-04-248986

AREA: TWENTY-EIGHT SQUARE METERS (28), MORE OR LESS  
Description of Corners: All points are referred on the plan by P.S. Cyl. Conc. Mons. 15x40 cms

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

In the event the public auction should not take place on the said date, it shall be held on MARCH 12, 2024 without prior notice.

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

Naic, Cavite, January 26, 2024.

MA. CAROLINA M. POTENTE  
Sheriff IV

Copy Furnished:

MARIA VICTORIA D. CAPIRAL  
c/o ATTY. J.V. ROMMEL C. CUBELO  
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT INC.  
3F Fass Inteli College Bldg. No. 11, Pittsburgh St.  
Brgy. Silangan, Cubao, Quezon City

WEYNARD BUSECO DE GUZMAN, single  
BLK. 73, LOT 20 MABUHAY HOMES 2000 PHASE 5 SALAWAG, DASMARIÑAS, CAVITE / LOT 2 BLK. 84 PASINAYA HOMES NORTH PHASE 1, TIMALAN, NAIC, CAVITE 4110

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

Publication: CAVITE MONDAY TIMES  
Dates: February 5, 12, 19, 2024

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
BRANCH 15, NAIC,  
CAVITE OFFICE OF THE  
CLERK OF COURT NAIC, CAVITE

FNC-2023-630  
For: Extra-Judicial Foreclosure of Real Estate Mortgage under Act 3135, as Amended by Act 4118

HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND), Mortgagee,

-versus-

JILBERT B. DE OCAMPO, single, Mortgagee.

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 office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against JILBERT B. DE OCAMPO, single, with postal address at 153 IBAYO ESTACION, NAIC, CAVITE and LOT 26, BLOCK 2, HILLSVIEW ROYALE SUBDIVISION, TIMALAN, NAIC, CAVITE to satisfy the mortgage indebtedness which as of AUGUST 15, 2023 amounts to FOUR HUNDRED FIFTY SIX THOUSAND ONE HUNDRED NINE PESOS AND 54/100 (P456,109.54) Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on FEBRUARY 27, 2024 at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2012007514

A PARCEL OF LAND (LOT 26, BLK. 2 OF THE SUBD. PLAN, PSD-04-196108, BEING A PORTION OF PLAN PCN-04-001968, LRC REC. NO. 8340) SITUATED IN BRGY. OF TIMALAN, MUN. OF NAIC, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW ALONG LINE 1-2 BY ROAD LOT 8 (8.00M WIDE); ON THE SW, NW ALONG LINES 2-3-4-5 BY ROAD LOT 3 (6.50 M. WIDE); ON THE NE ALONG LINE 5-6 BY LOT 27; AND ON THE SE ALONG LINE 6-1 BY LOT 25, BOTH OF BLK. 2, ALL OF THE SUBD. PLAN. x x x x CONTAINING AN AREA OF NINETY SIX (96) SQ. METERS. x 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 MARCH 05, 2024 without prior notice.

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

Naic, Cavite, January 08, 2024.

MA. CAROLINA M. POTENTE  
Sheriff IV

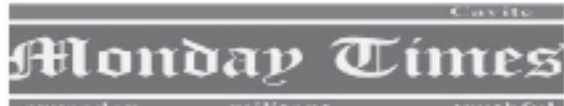
Copy Furnished:

MARIA VICTORIA D. CAPIRAL  
c/o ATTY. PAULINO E. CASES JR.  
CASES COLLECTION MANAGEMENT, INC.  
Attorney-In-Fact, c/o Cases Chun & Associates Law Offices  
6th Floor JELP Business Solutions Building,  
409 Addition Hills, Shaw Boulevard, Mandaluyong City

JILBERT B. DE OCAMPO, single,  
153 IBAYO ESTACION, NAIC, CAVITE / LOT 26, BLOCK 2, HILLSVIEW ROYALE SUBDIVISION, TIMALAN, NAIC, CAVITE

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

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**AMBASSADOR**  
Security and Investigation Corporation



**Ash Wednesday**

“Remember that you are dust, and to dust you shall return.” — Genesis 3:19  
Today marks the start of the Lenten season, which provides a 40-day period for fasting and abstinence in preparation for the celebration of Easter.  
#AshWednesday  
#Lent2024



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

Foreclosure Case No. F-1513-23

EAST WEST BANKING CORPORATION,
Mortgagee,

-versus-

KENEETH CLARO CABRIEL,
Mortgagor/s.

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, EAST WEST BANKING CORPORATION, with business address at Eastwest Corporate Center, The Beaufort, 5th Ave. cor. 23rd St., Bonifacio Global City, Taguig against the Mortgagor/s, KENEETH CLARO CABRIEL with residence and postal address at: 1.) Block 9, Lot 21, Kensington 16, Brgy. Navarro, General Trias City, Cavite; and 2.) 599 Vista Acacia, Amaya I, Tanza, Cavite, to satisfy the mortgage indebtedness as of 08 December 2015 amounts to ONE MILLION THREE HUNDRED FOUR THOUSAND ONE HUNDRED PESOS and 00/100 (P1,304,100.00), Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on the 07 MARCH 2024 at 10:00 o'clock until 12:00 noon in the morning at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2017063715

LOT NO: 21 BLOCK NO: 2 PLAN NO: PCS-04-029826
PORTION OF: THE CONS/SUBD OF LOTS 78 & 80 BLOCK 2, PCS-04-028598; BLOCK 11, PCS-04- 028596 & LOT 1716, & 1717, SAN FRANCISCO DE MALABON ESTATE, DECREED NO. 4270, LRC REC. NO. 5964

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

BOUNDARIES:

Table with 3 columns: LINE, DIRECTION, ADJOINING LOT(S). Rows include: 1-2 NW LOT 23, BLOCK 9, PCS-04-029826; 2-3 NE ROAD LOT 11, BLOCK 84, PCS-04-029826; 3-4 SE LOT 19, BLOCK 9, PCS-04-029826; 4-1 SW LOT 22, BLOCK 9, PCS-04-029826

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

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

In the event the public auction should not take place on the said date and time, it shall be held on 21 MARCH 2024 without further notice.

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

Trece Martires City, 06 February 2024.

RICARDO A. TOLEDO
Sheriff IV

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

KENEETH CLARO CABRIEL
Block 9, Lot 21, Kensington 16,
Navarro, General Trias City, Cavite/
599 Vista Acacia, Amaya I, Tanza, Cavite.

Publication: CAVITE MONDAY TIMES
Dates: February 12, 19, 26, 2024

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-1399-23

PHILIPPINE SAVINGS BANK, Mortgagee,

-versus-

SPS. RICARDO REYES III AND
JOCELYN REYES as represented by their
ATTORNEY-IN-FACT, ROWENA R. VICLAR,
Mortgagor/s.

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, PHILIPPINE SAVINGS BANK, with business address at PSBank Center, 777 Paseo de Roxas corner Sedeño Street, Makati City against the Mortgagor/s, ROWENA R. VICLAR, ATTORNEY-IN-FACT of SPS. RICARDO REYES III AND JOCELYN REYES, with residence and postal address at 266 J. P Rizal Street, Tejeros, Makati City and Block 57, Lot 26 Road Lot 52 Bel Aldea Subd., Brgy. San Francisco, General Trias, Cavite to satisfy the mortgage indebtedness as of 17 November 2023 amounts to NINE HUNDRED FORTY THREE THOUSAND ONE HUNDRED NINETEEN PESOS and 01/100 (P943,119.01), 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 07 MARCH 2024 at 10:00 o'clock in the morning at the main entrance of the Government Center Bldg located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2018013975

A PARCEL OF LAND LOT 26, BLK. 57 OF THE CONS-SUBD. PLAN, PCS-04-011869, BEING A PORTION OF THE CONS. OF LOTS 2680-G-3 TO 8, ALL OF (LRC) PSD-222174, LOT 2680-J-2, (LRC) PSD-101732, LOT 2680-H, I & K, ALL OF PSD-33619, LRC REC NO. ), SITUATED IN THE BRGY. OF DE FUEGO, MUN. OF GEN TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 25, BLK. 57; ON THE SW., ALONG LINE 2-3 BY LOT 17, BLK. 56; ON THE NW., ALONG LINE 3-4 BY LOT 27, BLK 57; ON THE NE., ALONG LINE 4-1 BY ROAD LOT 52, (8.00 M. WIDE). ALL OF THE CONC-SUBD PLAN BEGINNING AT A PT. MARKED "1" ON PLAN XXX CONTAINING AN AREA OF FORTY ONE SQ. METERS AND FORTY SEVEN SQ. DECIMETERS (41.47). 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 21 MARCH 2024 without further notice.

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

Trece Martires City, 06 February 2024.

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

PHILIPPINE SAVINGS BANK/
SALGADO CABRERA & ASSOCIATES
c/o ATTY. MAICA MARIS D. MARANAN
4th Floor PSBank Center,
777 Pasco De Roxas cor. Sedeño Street, Makati City

ROWENA R. VICLAR, ATTORNEY-IN-FACT
SPS. RICARDO REYES III AND JOCELYN REYES,
266 J. P. Rizal Street, Tejeros, Makati City
Block 57, Lot 26 Road Lot 52 Bel Aldea Subd.,
Brgy., San Francisco, General Trias, Cavite

Publication: CAVITE MONDAY TIMES
Dates: February 12, 19, 26, 2024

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 of Cavite
Office of the Clerk of Court & Ex-Officio Sheriff
New Justice Hall, J.P. Rizal Avenue, Kaybagal South,
Tagaytay City

EJF NO. TG-23-262
FOR: Application for Extra-
Judicial Foreclosure
of Mortgage
[Under Act No. 3135, As amended]

BDO UNIBANK, INC.,
Mortgagee,

-versus-

LAURA R. CRUZ AND FRITZIE C. RABANG,
represented by attorney-in-fact Raquel Caday Cruz,
Debtors/Mortgagors.

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, BDO UNIBANK, INC., a universal banking corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office and place of business at BDO Towers Valero, 8741 Valero Street, Makati City, pursuant to the terms and conditions of the Uniform Loan and Mortgage Agreement (Real Estate) ("MORTGAGE") executed and notarized on November 16, 2020 and June 2, 2022 by Debtors/ Mortgagors, LAURA R. CRUZ AND FRITZIE C. RABANG, both of legal age, Filipinos, with residence and postal addresses at (1) #604 San Pedro, Bustos, Bulacan; (2) #117 Osmena Street, Brgy. Malaya, Santo Domingo, Nueva Ecija 3133; (3) Unit 1828 18th Floor Tower 5, Wind Residences, Emilio Aguinaldo Highway, Brgy. Maharlika West, Tagaytay City; and (4) 3 Simei Street 3 #01-15, 529891, Singapore, represented by RAQUEL CADAY CRUZ as per Special Power of Attorney executed and notarized on January 28, 2020, in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2022000229 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Debtors/Mortgagors in the amount of FIVE MILLION SIX HUNDRED SIXTY THOUSAND THREE HUNDRED FORTY-FOUR PESOS AND 93/100 (Php5,660,344.93) inclusive of interest, penalties and other charges, as of October 27, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Ryan M. Genova, will sell at public auction on MARCH 14, 2024 at 10:00 o'clock in the morning or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2022000229
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that the unit identified and described as:

WIND RESIDENCES TOWER 5
FLOOR LEVEL : EIGHTEENTH FLOOR
UNIT NUMBER : UNIT-1828
UNIT TYPE : RESORT RESIDENTIAL UNIT 2
UNIT AREA : 34.89 SQUARE METERS

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on TRANSFER CERTIFICATE OF TITLE 2012004161 which embraces and describes the land located at BRGY. SALABAN, MAHARLIKA WEST (NOW), CITY OF TAGAYTAY with an area of FIVE THOUSAND SEVEN HUNDRED NINETY-SEVEN (5,797) Square Meter, is registered in the name of:

Owner: LAURA R. CRUZ, FILIPINO CITIZEN, OF LEGAL AGE, SINGLE
Address: 3 SIMEI STREET 3 #01-15, 529891, SINGAPORE.

Owner: FRITZIE C. RABANG, FILIPINO CITIZEN, OF LEGAL AGE, SINGLE
Address: 3 SIMEI STREET 3 #01-15, 529891, SINGAPORE."

In the event the public auction should not take place on the said date, it shall be held on MARCH 21, 2024 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2022000229, the encumbrances thereon, if any there be.

All sealed bids must be submitted to the undersigned on the above stated time and date.
Tagaytay City, Philippines, February 1, 2024.

VARBRA ANN A. VARIAS-DIMAYUGA
Clerk of Court & Ex-Officio Sheriff

RYAN M. GENOVA
Sheriff-In-Charge

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE, DEFACE OR DESTROY THIS NOTICE OF SHERIFF'S SALE ON OR BEFORE THE DATE OF THE AUCTION SALE UNDER THE PENALTY OF LAW

Note:
Publication was awarded to: CAVITE MONDAY TIMES
Date of Publication: February 12, 19, 26, 2024

Copy Furnished:
BDO UNIBANK, INC.,
Mortgagee
BDO Towers Valero, 8741 Valero Street, Makati City

LAURA R. CRUZ AND FRITZIE C. RABANG
Debtors/Mortgagors
(1) #604 San Pedro, Bustos, Bulacan
(2) #117 Osmena Street, Brgy. Malaya, Santo Domingo, Nueva Ecija 3133
(3) Unit 1828 18th Floor Tower 5, Wind Residences, Emilio Aguinaldo Highway, Brgy. Maharlika West, Tagaytay City
(4) 3 Simei Street 3 #01-15, 529891, Singapore
RAQUEL CADAY CRUZ
Attorney-in-Fact of the Mortgagors
(1) #604 San Pedro, Bustos, Bulacan
(2) #117 Osmena Street, Brgy. Malaya, Santo Domingo, Nueva Ecija 3133

ERRATUM

IN FORECLOSURE CASE NO. F-1399-23, PHILIPPINE SAVINGS BANK VS. SPS. RICARDO REYES III AND JOCELYN REYES REPRESENTED BY THEIR ATTORNEY-IN-FACT. ROWENA R. VICLAR, PUBLISHED AT CAVITE MONDAY TIMES DATED FEBRUARY 12, 2024 . IN THE ORDER THE AMOUNT IN WORD AND FIGURE ENCODED AS NINE HUNDRED FORTY THREE THOUSAND ONE HUNDRED NINETEEN PESOS AND 01/100 (P943,119.01) IT SHOULD BE NINE HUNDRED FORTY THREE THOUSAND ONE HUNDRED NINETEEN PESOS AND 01/100 (P943,119.01), AND THE WORD ALONG LINE 3-4 BY LOT 27, BLK 37, IT SHOULD BE ALONG LINE 3-4 BY LOT 27, BLK. 57.

CAVITE MONDAY TIMES
FEBRUARY 19, 2024

Feeling Hungry? 10 MOST FILLING CALORIE-LIGHT FOODS. Includes illustrations and calorie counts for: Fish (100 calories/3 oz), Soup (50-100 calories/cup), Air Popped Popcorn (93 calories/3 cups), Lean beef (160 calories/3 oz), Apple (50-100 calories), Grapes (and pretty much any fruit) (50-100 calories/cup), Anything wholegrain/whole wheat (calories vary), All vegetables (5-80 calories/cup), Skinless Chicken (100 calories/half cup), and oatmeal (150 calories/half cup).





## LAGING HANDA SI KAP

Nilahukan ng 47 Barangay Captain sa lungsod ng Bacoor ang Incident Command System Executive Course (ICS EC) na isinagawa ng Bacoor Disaster Risk Reduction and Management (DRRM) Office noong Pebrero 9, 2024.

Layon ng kurso na mapalalim ang kaalaman ng mga barangay ukol sa systematic and strategic disaster risk reduction and management. Dito rin hinasa ang kasanayan ng mga Barangay Captain sa pangangasiwa ng mga insidente, maging ito man ay planado o hindi inaasahan. Ayon sa Bacoor DRRMO Office, inaasahan nilang sa pamamagitan ng pagsasanay na ito ay magiging mas handa ang mga barangay na rumisponde at umalalay sa kanilang komunidad sa mga kritikal na sitwasyon at kalamidad. | via City Government of Bacoor#LagingHandaCalabarzon #BagongPilipinas



Republic of the Philippines  
**COMMISSION ON ELECTIONS**  
Intramuros, Manila

*Magsisimula na ang*

# VOTER REGISTRATION

*para sa 2025 National at Local Elections*

**FEBRUARY 12, 2024 - SEPTEMBER 30, 2024\***

**8:00 a.m. - 5:00 p.m.**

**\*Mula Lunes hanggang Sabado, kabilang ang Holidays**, maliban na lang kung idineklara ng COMELEC na walang registration.

**\*Walang voter registration sa March 28, 29, at 30, 2024** (Maundy Thursday, Good Friday, at Black Saturday).

*“Karapatang Bumoto, Simulan sa Pagpaparehistro”*

#MagpaRehistroKa



www.comelec.gov.ph



Republic of the Philippines  
Fourth Judicial Region  
Regional Trial Court of Cavite  
Office of the Clerk of Court & Ex-Officio Sheriff  
New Justice Hall, J.P. Rizal Avenue, Kaybagal South,  
Tagaytay City

EJF NO. TG-23-082  
FOR: Extra-Judicial Foreclosure  
of Real Estate Mortgage under Act No. 3135,  
as amended by Act No. 4118

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

-versus-

SPOUSES JOELGIE D. RITO  
A.K.A JOELGIE DUCA RITO  
AND MILANY D. RITO  
A.K.A. MILANY DELA CRUZ RITO  
A.K.A. MILANY RITO  
A.K.A. MILANY S. DELA CRUZ-RITO,  
Respondent/s-Mortgagor/s-Borrower/s.  
X-----X

### NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Petitioner/Mortgagee, BANK OF THE PHILIPPINE ISLANDS (Successor-in- Interest of BPI Family Savings Bank, Inc.), a banking corporation duly organized and existing under the laws of the Philippines, with principal office and place of business at 109 Dela Rosa St. corner Paseo De Roxas, Makati City, pursuant to the terms and conditions of Mortgage Loan Agreement, executed and notarized on September 29, 2014 by Respondent/s-Mortgagor/s-Borrower/s, SPOUSES JOELGIE D. RITO A.K.A. JOELGIE DUCA RITO AND MILANY D. RITO A.K.A. MILANY DELA CRUZ RITO A.K.A. MILANY RITO A.K.A. MILANY S. DELA CRUZ-RITO, Filipinos, both of legal age, with residence and postal address/es at: (1) 42 Masaya Street, Old Capitol Site, Diliman Quezon City; (2) Unit M, 3rd Floor, Grand Quarter 3, Barangay Iruhin, Tagaytay City and (3)03F-000M Crosswinds-Grand Quartier 3, Tagaytay Cavite, represented by MILANY S. DELA CRUZ-RITO as per Special Power of Attorney executed and notarized on September 11, 2014, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by CONDOMINIUM CERTIFICATE OF TITLE No. 076-2016000040, of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Respondent/Mortgagor- in the amount of THREE MILLION ONE HUNDRED FIVE THOUSAND SIX HUNDRED SIXTY-SIX PESOS & 55/100 (Php 3,105,666.55), inclusive of interest, penalties and other charges, as of September 14, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Rhiz Sañel C. Toledo, will sell at public auction on APRIL 3, 2024 at 10:00 o'clock in the morning or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

CONDOMINIUM CERTIFICATE OF TITLE NO. 076-  
2016000040  
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that the unit identified and described as:

GRAND QUARTIER 3  
3RD FLOOR LEVEL - 3RD FLOOR STUDIO UNIT UNIT  
M-45.50 SQUARE METERS

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on TRANSFER CERTIFICATE OF TITLE 2013005677 which embraces and describes the land located at BARANGAY IRUHIN, TAGAYTAY CITY with an area of TWO THOUSAND EIGHT HUNDRED EIGHTEEN (2818) Square Meter, is registered in the name of:

Owner: SPOUSES JOELGIE D. RITO AND MILANY D. RITO,  
FILIPINOS

Address: 42 MASAYA ST. OLD CAPITOL SITE, DILIMAN,  
QUEZON CITY

In the event the public auction should not take place on the said date, it shall be held on APRIL 10, 2024 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the CONDOMINIUM CERTIFICATE OF TITLE No. 076-2016000040, the encumbrances thereon, if any there be.

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

Tagaytay City, Philippines, January 29, 2024.

ATTY. VARBRAANN A. VARIAS-DIMAYUGA  
Clerk of Court VI & Ex-Officio Sheriff

RHIZ SAÑEL C. TOLEDO  
Sheriff-In-Charge

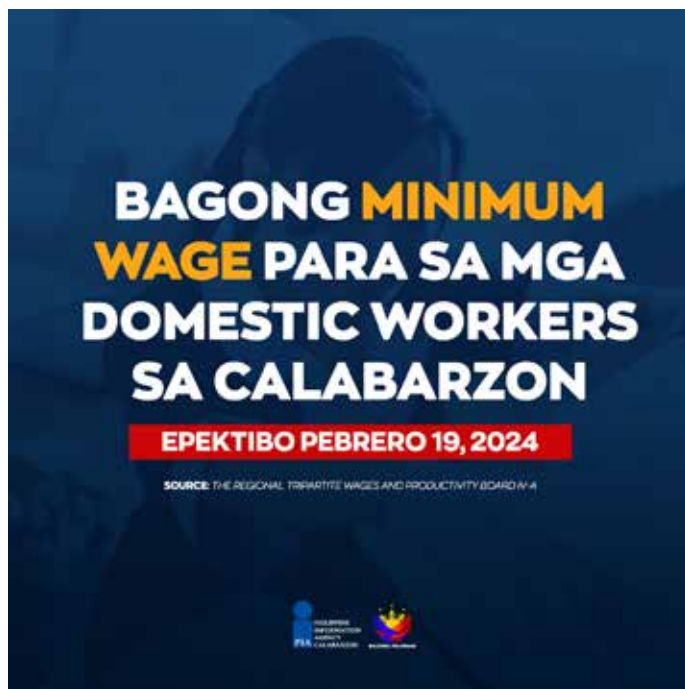
WARNING:  
IT IS ABSOLUTELY PROHIBITED TO REMOVE, DEFACE OR DESTROY THIS NOTICE OF SHERIFF'S SALE ON OR BEFORE THE DATE OF THE AUCTION SALE UNDER THE PENALTY OF LAW

Note:  
Publication was awarded to: CAVITE MONDAY TIMES  
Date of Publication: February 12, 19, 26, 2024  
Copy Furnished:

BANK OF THE PHILIPPINE ISLANDS  
(Successor-in-Interest of BPI Family Savings Bank, Inc.) Mortgagee  
109 Dela Rosa St., corner Paseo De Roxas, Makati City

SPOUSES JOELGIE D. RITO AND  
MILANY D. RITO  
Respondent/s-Mortgagor/s-Borrower/s  
(1) 42 Masaya Street, Old Capitol Site, Diliman Quezon City;  
(2) Unit M, 3rd Floor, Grand Quarter 3, Barangay Iruhin, Tagaytay City and  
(3)03F-000M Crosswinds-Grand Quartier 3, Tagaytay Cavite





## MAGANDANG BALITA PARA SA MGA DOMESTIC WORKERS! □

Simula ngayong Pebrero 19, Lunes ay epektibo na ang dagdag sa minimum wage ng mga kasambahay at ng lahat ng household service workers sa Calabarzon matapos itong aprubahan ng Regional Tripartite Wages and Productivity Board (RTWPB) IV-A.

Mula sa minimum na P4,000-5,000 na sahad ay tataas ito sa P5,000-6,000.



**HELP THE NEEDY.** The Baclaran Church in Parañaque City is packed with Catholic faithful who attended the 7 a.m. Mass in this Nov. 2, 2022 photo. Manila Archbishop Jose Cardinal Advincula called on the faithful to support the Catholic Church's donation drive dubbed "Alay Kapwa 2024". (PNA file photo by Ben Briones)

## Faithful urged to support Church donation drive for poor, marginalized

MANILA – The Archdiocese of Manila appealed anew to the faithful to help the less fortunate in remembering the life and passion of Jesus Christ this Lenten season.

In a pastoral letter released on Friday, Manila Archbishop Jose Cardinal Advincula asked the faithful to support the Catholic Church's donation drive dubbed "Alay Kapwa 2024".

"The Church, through Alay Kapwa 2024, seeks to help us live out compassion by sharing our blessings with the needy. Alay Kapwa has long served as a channel for generosity to support our social services to the poor and marginalized, victims of calamities and disasters," he said.

Advincula noted that churches in his archdiocese will be holding second collections in all Sunday Masses starting Feb. 18.

"The charitable donations

raised during the second collection for the six Sundays of Lent (18 February 2024 to 24 March 2024) will be sent to Caritas Manila's Damayan Program, our social service arm for relief assistance and humanitarian aid for our brothers and sisters in need," he added.

Last year, the archdiocese reported that the donations collected helped provide food to some 10,000 persons.

"Through the Damayan Program, we helped feed more than 10,000 malnourished children/pregnant or lactating mothers and extended relief and rehabilitation assistance to urban poor families severely affected by the victims of natural and man-made disasters in 2023," Advincula said.

Catholics around the world are observing the 40-day Lenten season which started on Feb. 14 (Ash Wednesday). (PNA)

## DA encourages Calabarzon farmers to use new hybrid rice varieties, fertilizers

CALAMBA CITY, Laguna (PIA) — The Department of Agriculture (DA) in Calabarzon is urging farmers to utilize new hybrid rice varieties and various types of fertilizers to boost rice production in the region.

In a recent Hybrid Rice and Fertilizer Derby exhibition in Sariaya, Quezon, more than 800 farmers from different provinces evaluated the hybrid rice varieties and fertilizers formulated by various local companies.

The department highlighted that hybrid rice varieties are the result of the first generation of breeding two finest rice varieties with the best qualities.

"Hybrid rice varieties are heavier, longer, and have more grains per tuft of rice compared to inbred rice," said DA IV-A in a statement.

To provide additional knowledge and skills to rice farmers regarding new rice farming technologies, participating farmers were divided into groups for a field walk where they observed crops and visited the booths of participating companies showcasing various fertilizer products, pesticides, herbicides, and more. This was followed by a discussion where farmers were free to ask questions.

Julian Trinidad, the president of Concepcion Pala-



san Farmers Association in Sariaya, Quezon, emphasized the importance of attending such activities that help him and his group improve their capabilities and learn more techniques in rice farming.

"I am delighted that we were among those who were able to witness the various varieties of hybrid rice and fertilizers because we are being educated on modern technology, strategies, and methods for the advancement of our rice farming," Trinidad said.



Participating farmers observed crops and visited the booths of participating companies showcasing various fertilizer products, pesticides, herbicides, and more, to provide them with additional knowledge and skills regarding new rice farming technologies. (DA-RAFIS)

Local government partners, eight seed companies, and seven fertilizer companies also participated in the derby to showcase their products and systems, fostering innovation in the agricultural industry and promoting best practices in farming to aid farmers in their livelihood. (CH/PIA-Laguna)

## DepEd: More trainings to strengthen MATATAG curriculum implementation...from page 1

the curriculum well... The MATATAG curriculum, when implemented well with very good teachers in the field, could greatly support our learning recovery efforts and help improve student learning outcomes," Duterte said.

She also thanked the 35 schools that piloted the curriculum in seven regions.

"With your pioneering efforts, with your participation, we gain needed insights and get practical insights on the challenges of implementation and the probable solution to address that," she said.

In terms of getting the feedback and experiences of teachers in pilot schools, Duterte mentioned that she may visit the "35 schools since there are 365 days in a year."

To date, there are five schools in each of the seven regions implementing the said curriculum, with around 385 and 8,294 participating teachers and learners, respectively.

These include schools in Metro Manila, Cordillera Administrative Region, Caraga Region, Ilocos Region, Cagayan Valley, Central Visayas, and Soccsksargen.

The DepEd, meanwhile, held the national summit to consolidate reported challenges and concerns from the pilot implementation of the MATATAG curriculum, identify strengths to be sustained, and come up with a "synchronized mechanism of support" for the measure.

The MATATAG Curriculum, piloted in September last year, aims to decongest



**ENSURING QUALITY EDUCATION.** Vice President and Education Secretary Sara Z. Duterte expresses her gratitude to 35 schools that piloted the MATATAG Curriculum, in a speech during the National Summit of MATATAG Curriculum implementers at Philippine International Convention Center in Pasay City on Friday (Feb. 16, 2024). Duterte also assured continuous training and support to regions to ensure the curriculum's proper implementation. (Screengrab)

the curriculum and resolve misplaced learning competencies from Kinder to Grade 10.

MATATAG stands for "Make the curriculum relevant to produce job-ready, Active and responsible citizens; Take steps to accelerate the delivery

of basic education services and provision facilities; Take good care of learners by promoting learner well-being, inclusiveness learning, and positive learning environment; and, Give support for teachers to teach better." (PNA)



REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
BRANCH 15, NAIC, CAVITE  
OFFICE OF THE CLERK OF COURT  
NAIC, CAVITE

FNC-2024-12  
For: Extra-Judicial Foreclosure of  
Real Estate Mortgage under Act 3135,  
as Amended by Act 4118

HOME DEVELOPMENT MUTUAL FUND  
(PAG-IBIG FUND), Mortgagee,

-versus-

JAY A. AMBA-AN  
married to GLENDA C. AMBA-AN, Mortgagor.  
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial petition for sale under Act 3135, as amended by Act 4118 filed by HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND), mortgagee, with principal office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against JAY A. AMBA-AN married to GLENDA C. AMBA-AN with postal address at 578 INT. NUEVE DE PE-  
BRERO ST., ADDITION HILLS, MANDALUYONG CITY and LOT 23, BLK. 43, PHASE 1 PASINAYA HOMES NORTH, TIMALAN, NAIC, CAVITE to satisfy the mortgage indebtedness which as of November 15, 2023 amounts to FOUR HUNDRED FORTY NINE THOUSAND ONE HUNDRED SIXTY FOUR PESOS and 65/100 (P449,164.65) Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on MARCH 05, 2024 at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2019017456

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

LOT NO: 23 BLOCK NO. 43 PLAN NO: PCS-04-031172

PORTION OF: CONS-SUBD. OF LOTS 2977 & 2978, FLS-986-D, NAIC ESTATE (VS-04-000597);

LOCATION: BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON.

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 24, BLOCK 43, PCS-04-031172
2-3	NE	ROAD LOT 6, PCS-04-031172
3-4	SE	LOT 22, BLOCK 43, PCS-04-031172
4-1	SW	LOT 2, BLOCK 43, PCS-04-031172

AREA: TWENTY-EIGHT SQUARE METERS (28), MORE OR LESS

Description of Corners: All points are referred on the plan by P.S. Cyl. Conc. Mons. 15x40 cms

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

In the event the public auction should not take place on the said date, it shall be held on MARCH 12, 2024 without prior notice.

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

Naic, Cavite, January 26, 2024.

MA. CAROLINA M. POTENTE  
Sheriff IV

Copy Furnished:

MARIA VICTORIA D. CAPIRAL  
c/o ATTY. MELANIO A. BADENAS JR.  
Attorney-In-Fact, GCCS & Associates Corp.  
RM. 209 Megastate Bldg., No. 737 G. Araneta Ave.  
Tatalon, Quezon City

JAY A. AMBA-AN  
married to GLENDA C. AMBA-AN  
578 INT. NUEVE DE PE-  
BRERO ST.,  
ADDITION HILLS, MANDALUYONG CITY/  
LOT 23, BLK. 43, PHASE 1 PASINAYA HOMES  
NORTH TIMALAN, NAIC, CAVITE

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

Publication: CAVITE MONDAY TIMES  
Dates: February 5, 12, 19, 2024

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT BRANCH 15,  
NAIC, CAVITE OFFICE OF THE CLERK OF COURT  
NAIC, CAVITE

FNC-2023-647  
For: Extra-Judicial Foreclosure of  
Real Estate Mortgage under Act 3135,  
as Amended by Act 4118

HOME DEVELOPMENT MUTUAL FUND  
(PAG-IBIG FUND), Mortgagee,

-versus-

JOBELITO P. PEREZ  
married to TITA V. PEREZ, Mortgagor.  
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial petition for sale under Act 3135, as amended by Act 4118 filed by HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND), mortgagee, with principal office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against JOBELITO P. PEREZ, married to TITA V. PEREZ, with postal address at LOT 38, BLOCK 6, KROVA AXIS ROAD, KALAWAAN, PASIG CITY, METRO MANILA and LOT 46, BLOCK 10, HILLSVIEW ROYALE SUBD, TIMALAN, NAIC, CAVITE 4110 to satisfy the mortgage indebtedness which as of AUGUST 15, 2023 amounts to THREE HUNDRED FIFTY SIX THOUSAND TWO HUNDRED EIGHTY SEVEN PESOS AND 52/100 (P356,287.52) Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on FEBRUARY 27, 2024 at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2015007468

A PARCEL OF LAND (LOT 46, BLK. 10 OF THE SUBD. PLAN, PSD-04-196108, BEING A PORTION OF PLAN PCN-04-001968, LRC REC. NO. 8340) SITUATED IN THE BRGY. OF TIMALAN, MUN. OF NAIC, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE ALONG LINE 1-2 BY LOT 18; ON THE SW., ALONG LINE 2-3 BY LOT 45, BOTH OF BLK. 10; ON THE NW, ALONG LINE 3-4 BY ROAD LOT 15 (6.50 M. WIDE); AND ON THE NE, ALONG LINE 4-1 BY LOT 47, BLK. 10, ALL OF THE SUBD. PLAN. x x x x CONTAINING AN AREA OF FORTY (40) SQ. METERS. x 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 March 05, 2024 without prior notice.

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

Naic, Cavite, January 08, 2024.

MA. CAROLINA M. POTENTE  
Sheriff IV

Copy Furnished:

MARIA VICTORIA D. CAPIRAL  
c/o ATTY. PAULINO E. CASES JR. CASES COLLECTION  
MANAGEMENT, INC.  
Attorney-In-Fact, c/o Cases Chun & Associates Law Offices  
6th Floor JELP Business Solutions Building,  
409 Addition Hills, Shaw Boulevard, Mandaluyong City

JOBELITO P. PEREZ  
married to TITA V. PEREZ  
LOT 38, BLOCK 6, KROVA AXIS ROAD,  
KALAWAAN , PASIG CITY, METRO MANILA /  
LOT 46, BLOCK 10, HILLSVIEW ROYALE SUBD.,  
TIMALAN, NAIC, CAVITE 4110

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

Publication: CAVITE MONDAY TIMES  
Dates: February 5, 12, 19, 2024

REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
FOURTH JUDICIAL REGION  
NAIC CAVITE  
OFFICE OF THE CLERK OF COURT  
AND EX-OFFICIO SHERIFF

FNC-2023-618

HOME DEVELOPMENT MUTUAL FUND,  
Petitioner-Mortgagee,

-versus-

THELMA B. MENDINA married to J  
OSEPH HANZEL MENDINA, Respondent-Mortgagors.  
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

WHEREAS, upon Extra-Judicial Petition for Sale under Act No. 3135 as amended by the Act No. 4118, filed by HOME DEVELOPMENT MUTUAL FUND, Mortgagee, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against THELMA B. MENDINA married to JOSEPH HANZEL MENDINA, Mortgagors, with postal address at 17 Purok 7 Bicol Region, Brgy. Moonwalk, Paranaque City and/Lot 33, Block 75, Phase 1, Pasinaya Homes North, Timalan, Naic, Cavite, to satisfy the mortgage indebtedness which as of August 23, 2023, amounted to FOUR HUNDRED THIRTY FOUR THOUSAND SEVEN HUNDRED FIFTEEN PESOS & 41/100 (Php.434,715.41) Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on FEBRUARY 27, 2024 at 9:00 in the morning or soon thereafter at the Regional Trial Court, Naic Cavite, to the highest bidder in CASH or MANAGER'S CHECK and in Philippine Currency the property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2019017315

IT IS HEREBY CERTIFIED that a certain land situated in BARANGAY OF TIMALAN, MUNICIPALITY NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows: LOT NO: 33, BLOCK NO. 75, PLAN NO: PCD-04-248986 PORTION OF: LOT 2984, FLS-986-D, NAIC ESTATE (VS-04-000597)

LOCATION: BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON x x x AREA: TWENTY-EIGHT (28) SQUARE METERS, MORE OR LESS. x x x.

Prospective bidders are hereby enjoined to investigate for themselves the title of the above-described property and to the encumbrance existing thereon, if any there be.

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

In the event the public auction should not take place on the said date, it shall be held on MARCH 06, 2024, at same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, January 23, 2024.

JANELLE V. LAGADON, MBA  
Sheriff IV

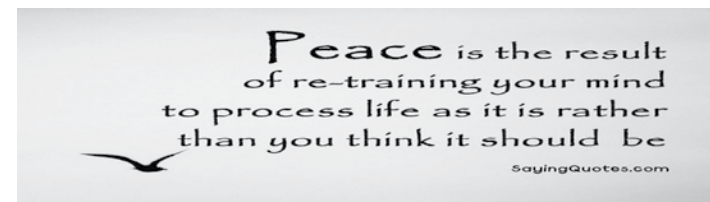
Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND  
The Petron Mega Plaza Building,  
No. 358 Sen. Gil Puyat Avenue, Makati City

Thelma B. Mendina & Joseph Hanzel Mendina  
17 Purok 7 Bicol Region, Brgy. Moonwalk, Paranaque City and  
Lot 33, Block 75, Phase 1, Pasinaya Homes North, Timalan,  
Naic, Cavite

Maria Victoria D. Capiral  
c/o Atty. Melanio A. Badenas Jr., Atty-in-fact,  
GCCS & Associates Corp. RM. 209 Megastate Bldg.,  
No. 737 G. Araneta Ave., Tatalon Quezon City

Publication: Cavite Monday Times  
Dates: February 5, 12, 19, 2024



Colorum PUV fines hit P14.2M in first half of February

MANILA – The government’s crackdown against “colorum” or unregistered public utility vehicles (PUV) has collected PHP14.2 million in fines in the first half of February alone.

In a statement Friday, the Special Action and Intelligence Committee for Transportation (SAICT) said the crackdown against colorum PUVs is meant to protect commuters, motorists and pedestrians from potential hazards posed by unauthorized PUVs.

“With fines reaching up to PHP200,000 per van and an

astounding PHP1 million per bus, the government’s dedication to prioritizing road safety is evident,” the SAICT said.

The operation continues a crackdown that began last year and meted out a total of PHP17.4 million in penalties in January alone.

“Department of Transportation (DOTr) anticipates that their intensified campaign will uncover more illegal and unregistered vehicles,” it said.

It called on the public to report suspicious or ille-

gal PUVs and incidents to the DOTr hotline 0920-964-3687.

The SAICT was joined in the anti-colorum operations by the Philippine Coast Guard.

The SAICT is a government task force to safeguard the country’s roads and was previously called the Inter-Agency Council on Traffic. (PNA)



IMPORTANT HEALTH TIPS

- ➔ Don't take your medicine with cold water.
- ➔ Don't eat heavy meals after 5pm.
- ➔ Drink more water in morning, less at night.
- ➔ Best sleeping time is 10pm to 4am.
- ➔ Don't lie down immediately after taking meal.
- ➔ Answer phone calls from Left ear.
- ➔ When phone's battery is low to last bar, don't answer the call because the radiation is 1000 times stronger. Low Battery

SHARE THIS WITH YOUR LOVED ONES.  
@healthandweighttips100



Republic of the Philippines  
Fourth Judicial Region  
REGIONAL TRIAL COURT  
OFFICE OF THE CLERK OF COURT City of Bacoor  
Email: rtc1bcrocc@judiciary.gov.ph.  
Telephone No. 09273707489

Foreclosure No. 2024-08  
For: Extra-Judicial Foreclosure of Real Estate Mortgage

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

-versus-

NELSON S. ARMADA married to  
ROSELLE L. ARMADA,  
Mortgagors.

X-----X

NOTICE OF EXTRA JUDICIAL FORECLOSURE

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund), at The Petron Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City and against the mortgagors NELSON S. ARMADA married to ROSELLE L. ARMADA at Lot 22-B Block 4 Orchid St., Console Village, Bayanan, Bacoor, Cavite and Lot 11 Block 13 Phase 1, Villa Antonina Subdivision, Brgy. San Nicolas, Bacoor, Cavite, to satisfy the mortgage indebtedness which as of January 15, 2024, amounts to FIVE HUNDRED THIRTY THOUSAND ONE HUNDRED SEVENTY FIVE PESOS & 72/100 (P530,175.72), Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fee incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on MARCH 7, 2024 at 10:00 o'clock in the morning or soon thereafter, at the main entrance of the Hall of Justice of Bacoor City, Cavite, to the highest bidder for CASH and In Philippine Currency, the following described property with all the improvements thereon. to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2011003298

"A PARCEL OF LAND (LOT 11 BLOCK 13 OF THE CONSOLIDATION-SUBDIVISION PLAN, PCS-04-024007, BEING A PORTION OF LOT 4897, IMUS ESTATE AND LOT 4898-A, PSD-04- 159310, LRC RECORD NO. 8843), SITUATED IN THE BARANGAY OF SAN NICOLAS, MUNICIPALITY OF BACOR, PROVINCE OF CAVITE, ISLAND OF LUZON. X X X, CONTAINING AN AREA OF SIXTY TWO (62) SQUARE METERS, MORE OR LESS."

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

"In the event the public auction should not take place on the said date, it shall be held on MARCH 14, 2024, without further notice."

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

City of Bacoor, January 30, 2024.

MELY C. HERMOSURA-VISTA  
Clerk of Court VI

By:

ALLISON ROMAN D. LABIAGA  
Sheriff IV

Copy Furnished:

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

POMPEYO P. MAYNIGO  
JRDC Building 117 Sen Gil J. Puyat Ave. Pasay City

NELSON S. ARMADA married to  
ROSELLE L. ARMADA  
Lot 22-B Block 4 Orchid St., Console Village,  
Bayanan, Bacoor, Cavite  
Lot 11 Block 13 Phase 1, Villa Antonina Subdivision,  
Brgy. San Nicolas, Bacoor, Cavite

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

Publisher: Cavite Monday Times  
email: arnelreyes878.apr@gmail.com.  
contact #09163094087  
Dates: February 5, 12, 19, 2024

EXTRA JUDICIAL SETTLEMENT OF CONRAD B. BAUTISTA

NOTICE IS HEREBY GIVEN THE PUBLIC THAT THE LATE CONRAD B. BAUTISTA WHO DIED INTESTATE WITHOUT WILL AND/OR TESTAMENT ON SEPTEMBER 16, 2021 AT IBAYO SILANGAN, NAIC, CAVITE LEAVING THE FOLLOWING PROPERTIES:

- MOTOR VEHICLES:
- CR NO. 38238950-1  
MV FILE NO. 1301-00001489517  
ENGINE NO. 2GDC643380  
MAKE; TOYOTA  
SERIES; HILUX 2.4L 4X2  
YEAR MODEL; 2020
  - CR NO. 343857883  
MV FILE NO. 1301-00001310172  
ENGINE NO. 4HF1623362  
MAKE; ISUZU  
SERIES; DROPSIDE  
YEAR MODEL; 2018  
PLATE NO. NBQ2901
  - CR NO. 203293775  
MV FILE NO. 1340-00000481515  
ENGINE NO. 4D56AAF4843  
MAKE; MITSUBISHI  
SERIES; ADVENTURE GLSS  
YEAR MODEL; 2012  
PLATE NO. TIY592

CONJUGAL PROPERTIES;

(1)TCT NO. 057-2011011178 LOCATED AT BARANGYA TIMALAN, NAIC, CAVITE WITH AN AREA OF ONE HUNDRED SEVENTY EIGHT (178) SQUARE METER; (2) TCT NO. 057-2018040425 LOCATED AT BARRIO TIMALAN, NAIC, CAVITE WITH AN AREA OF TWO HUNDRED SIXTY (260) SQUARE METERS; (3) TCT NO. 057-2020026615 LOCATED AT BO. QUINTANA, TRECE MARTIRES CITY WITH AND AREA OF ONE HUNDRED TWENTY (120) SQUARE METERS; (4) TCT NO. 077-2020004434 LOCATED AT BRGY. QUIETANA TRECE MARTIRES CITY WITH AN AREA OF ONE HUNDRED THIRTY TWO (132) SQUARE METERS (5) TCT NO. 057-2020048179 LOCATED AT BARRIO TIMALAN, NAIC, CAVITE WITH AN AREA OF ONE HUNDRED EIGHT (108) SQUARE METERS WHICH ARE ALL THE SUBJECT FOR THE EXTRA JUDICIAL SETTLEMENT EXECUTED ON FEBRUARY 3, 2023 UNDER DOC. NO. 33, PAGE NO. 08, BOOK I, SERIES OF 2023, BEFORE NOTARY PUBLIC ATTY. MARJUNE TRISHABELLE M. MERCADO.

CAVITE MONDAY TIMES  
FEB. 5, 12 & 19, 2023

## Ticket sold in Laguna wins P64-M Super Lotto jackpot

MANILA – A bettor from Laguna province bagged the PHP64 million jackpot during Thursday night's Super Lotto 6/49 draw.

In a statement on Friday, the Philippine Charity Sweepstakes Office (PCSO) said the winner, who bought the ticket from an outlet in Lumban town, got the winning combination of 19-10-08-24-20-13 with a total jackpot prize of PHP64,105,266.60.

The bettor can claim the prize at the PCSO main office in Mandaluyong City by presenting the winning ticket and two identification cards.

As provided in the Tax Reform for Acceleration and Inclusion law, lotto winnings of more than PHP10,000 shall be subject to a 20 percent tax.

Prizes not claimed within a year shall be forfeited.

Meanwhile, 117 others won PHP50,000 each for guessing five out of the six winning digits; 4,247 bettors will get PHP1,200 each for four correct digits; and 51,335 will settle for PHP50 each for three correct digits.

The Super Lotto 6/49 is drawn every Tuesday, Thursday, and Sunday.

PCSO general manager Melquiades Robles urged the public to support the agency's gaming products to raise additional revenue for health initiatives, medical services, and other national charities.

Through its mandatory contributions, the PCSO not only helps individuals in need of medical assistance but also provides funds to government institutions. (PNA)

## HPG CALABARZON conducts Motorcycle Riding Course for Motorcycle Enthusiast to Reduce Road Crash Incidents



HPG CALABARZON conducts Motorcycle Riding Course for Motorcycle Enthusiast to Reduce Road Crash Incidents

Regional Highway Patrol Unit 4A, Camp BGen Vicente P Lim – conducted an Executive Motorcycle Riding Course for motorcycle enthusiasts to reduce road crash incidents with participants from all walks of life.

Regional Highway Patrol Unit 4A has recorded 20,882 road crash incidents from January to December 2023.

PCOL ROMMEL C ESTOLANO, Regional Chief of RHPU 4A said of the total incidents Cavite recorded 7,969, Batangas 4,857, Rizal 3,608, Quezon 2,600, and Laguna 1,848 road crashes. He said the average monthly road crash incident is 1,740. Motorcycles are the highest number, followed by four-wheeled and six-wheeled motor vehicles with 673 deaths through Reckless Imprudence results in Homicide, 6072 RIR In Physical Injuries and 14,137 RIR in damage to Properties. Having an increase of 806 incidents as compared to 2022 data.

For the calendar year 2022, CALABARZON recorded a total of 20,076 road crashes with 664 deaths through RIR in Homicide, 5495 RIR Physical Injuries and 13,193 in damage to properties.

Human error is the contributing factor to the majority of Road Crash Incidents in the region. It includes actions resulting from the driver's negligence, distraction, or physical challenges, such as loss of control, drunk driving, overtaking, turning, texting while driving, and speeding.

Reckless driving accounts for eight to nine in every 10 accidents in CALABARZON. HPG CALABARZON believe, the lack of driver's training contributes to human error. Thus, HPG Headquarters gradually resolve this problem through continuous conduct of Executive Motorcycle Riding Course and Safety Motorcycle Riding Course in the entire Nation. For the period, HPG CALABARZON handled trainees at Ibaan, Batangas with 112 participants.

There will be a series of Executive Motorcycle Riding Course simultaneously conducted nationwide. Road safety is the responsibility of everybody which involved community and various stakeholders.

This activity of RHPU 4A shows a testament to the unit's commitment being the "Guardian of the Highways" through the leadership of PB-GEN ALAN M NAZARRO, Director of the Highway Patrol Group, in line with the thrust of the CPNP strategy of implementing Road Safety in order to prevent road crash and road rage incident.

### Makati office building and apartments for lease or sale

Call or text 09176275521 \* 09209511248

## Manila senior high school learners to undergo career guidance

MANILA – Some 9,000 senior high school students in the country's capital will undergo a guidance program on the career path they want to take.

The city government on Wednesday launched a "career guidance orientation" program for Grade

11 and 12 students.

In a statement, Mayor Honey Lacuna said the program will be spearheaded by the public employment service office (PESO) aimed at educating senior high school students and guide them on what they want to pursue.

Meanwhile, PESO head Fernan

Bermejo said the program will cover students from a total of 27 schools.

He noted that the seminar, which will be carried out for one whole month, will be a whole-day affair and comes at no cost to the participants who are even provided with free food, on orders of the mayor.

"Isinagawa ang nasabing orientation upang gabayan at ihanda ang ating mga mag-aaral sa senior high school kung anong career path ang mga posible nilang tahakin tulad ng pagtuloy sa pag-aaral sa kolehiyo, pagtatrabaho at pagnenegosyo (We have launched the orientation to prepare our senior high school students on the career path they

can possibly take such as pursuing college education, seeking employment or putting up a business)," Bermejo added.

Bermejo said at least 500 students already benefited during an initial career guidance orientation held at the Raja Soliman Science and Tech-

nology High School.

The project is being conducted in coordination with the Department of Labor and Employment, Division of City Schools of Manila and the school management. (PNA)

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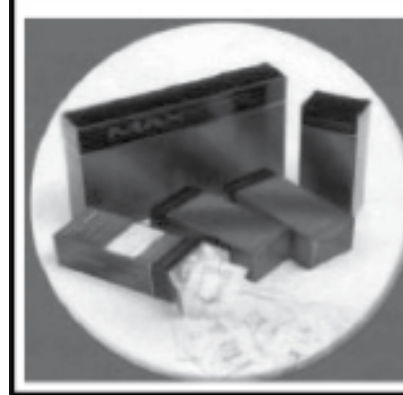
CAVITE

# Monday Times

crusading militant truthful

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