

DA eyes possible vax rollout vs. ASF within the year

MANILA – The Department of Agriculture (DA) is eyeing to roll out the vaccine against African swine fever (ASF)

within 2024 once it secures an approval from the Food and Drugs Administration (FDA). “Iyong expectation natin with-

in the year, maging okay na (approval) para by next year, wala na tayong problema sa ASF (Our expectation is for it

to be approved within the year so next year, we will no longer have a problem with ASF),” Assistant Secretary Arnel de

Mesa said in an ambush interview at the sidelines of large-scale trial of P29 Project at Brgy. Fortune,

Marikina City on Friday. Agriculture Secretary Francisco

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ISSN 2651-6845

Monday Times Cavite

crusading militant truthful

JULY 8-14, 2024 RE-ENTERED AS SECOND CLASS MAIL NO. 2011-37 AT BACOR POST OFFICE , CAVITE DATED MARCH 31, 2011 VOL 22 NO. 46 P15.00

Marcos: DepEd to focus on improving employability of K-12 grads

SEE PAGE 7

AMIGA District Hospital, bukas na

Pinangunahan nina Dr. Keith Arren Anacan at Bokal Romula Martinez ang ribbon cutting ceremony para sa pagamutan. Nagpahatid naman ng mensahe ng kanyang suporta si Provincial Officer I, Dr. Aldous Angeles.



Ang AMIGA (Amadeo, Mendez, Indang, General Aguinardo, Alfonso) District Hospital ay isang pampublikong pagamutan na maghahatid ng iba't ibang serbisyong medikal ng pamahalaang panlalawigan para sa nasabing distrito.

Sa kani-kanilang mensahe, ipinahatid nina Mayor Francisco Mendoza Jr. at Vice Mayor Raygan Dimapilis ang kanilang pagbati sa mga kawani ng AMIGA District Hospital at pasasalamat sa kanilang paglilingkod sa

kanilang mga kababayan.

Bukas ang AMIGA District Hospital para sa mga konsultasyon para sa mga espesyalista. | via Local Government Unit of Mendez-Nuñez #BagongPilipinas



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

FORECLOSURE CASE NO. F-647-24

CHINA BANK SAVINGS INC.,
Mortgagee,

-versus-

SPS. FERRIAL L. ABCEDE and
JULIUS H. ABCEDE, JR.. Mortgagors/Borrowers.
x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, CHINA BANK SAVINGS INC., with business address at CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City, against the Mortgagor/s, SPS. FERRIAL L. ABCEDE and JULIUS H. ABCEDE, JR., with residence and postal address at 902 Villa Canacao, San Juan II, Noveleta, Cavite; and at Lot 50, Blk. 1, Road Lot 7, Westwood Phase 6, Pasong Camachile, Gen. Trias, Cavite, to satisfy the mortgage indebtedness as of 30 April 2024 amounts to TWO MILLION THREE HUNDRED THIRTY SEVEN THOUSAND SIX HUNDRED FORTY ONE PESOS AND 23/100 (P2,337,641.23) including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will sell at public auction on 23 JULY 2024 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2023014971

LOT NO: 50 BLOCK NO: 1 PLAN NO: PCS-04-032534

PORTION OF: LOT 1837-B (LRC) PSD-105017, BLOCK 15 PCS-04-030060, BLOCK 17; 19; 20, PCS-04-032025, ALL OF SFDM ESTATE, LRC RECORD NO. 5964, DECREE NO. 4270 Lot 2 - Block 17 PCS-04-030836, Lot 2090 & 2191

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

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 30, BLOCK 1, PCS-04-032534
2-3	NW	LOT 51, BLOCK 1, PCS-04-032534
3-4	NE	ROAD LOT 7, PCS-04-032534
4-1	SE	LOT 49, BLOCK 1, PCS-04-032534

AREA: FIFTY (50) 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 06 AUGUST 2024 without further notice.

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

Trece Martires City, 18 JUNE 2024.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

CHINA BANK SAVINGS INC.,
CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City

SPS. FERRIAL L. ABCEDE and JULIUS H. ABCEDE, JR.,
902 Villa Canacao, San Juan II, Noveleta, Cavite; and at
Lot 50, Blk. 1, Road Lot 7, Westwood Phase 6,
Pasong Camachile, Gen. Trias, Cavite

Publication: Cavite Monday Times
Dates: June 24, July 1, 8, 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
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

FORECLOSURE CASE NO. F-570-24

SECURITY BANK CORPORATION,
Mortgagee,

-versus-

AQUILES ENCINAS ENGALAN and
MARY JEAN MATIAS BARTOLOME,
Debtors/Mortgagors.
x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, SECURITY BANK CORPORATION, with business address at 4th Floor, Security Bank Centre Building, 6776 Ayala Avenue, Makati City, against the Debtors/Mortgagor/s, AQUILES ENCINAS ENGALAN and MARY JEAN MATIAS BARTOLOME, with residence and postal address at (1) Lot 74 Block 68 Phirst Park Homes Tanza Phase 2, Brgy. Tanauan (Quintana), Tanza, Cavite; and (2) Block 4 Lot 2 BONA HOA, Brgy. Silangan, Quezon City, to satisfy the mortgage indebtedness as of 27 March 2024 amounts to ONE MILLION FOUR HUNDRED TWENTY THOUSAND SEVEN HUNDRED NINETY FOUR PESOS AND 59/100 CENTAVOS (Php1,420,794.59), including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will sell at public auction on 23 JULY 2024 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2022038190

LOT NO: 74, BLOCK NO: 68, PLAN NO: PSD-04-247444

PORTION OF: LOT 37 BLOCK 70, PCS-04-030746

LOCATION: BARANGAY OF TANAUAN, MUN. OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SOUTH	LOT 73, BLOCK 68, PSD-04-247444
2-3	WEST	LOT 72, BLOCK 68, PSD-04-247444
3-4	NORTH	ROAD LOT 87, PSD-04-247444
4-1	EAST	LOT 76, BLOCK 68, PSD-04-247444

AREA: FORTYFOUR (44) 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 06 AUGUST 2024 without further notice.

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

Trece Martires City, 18 JUNE 2024.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

SECURITY BANK CORPORATION
4th Floor, Security Bank Centre Building,
6776 Ayala Avenue, Makati City

AQUILES ENCINAS ENGALAN and MARY JEAN MATIAS BARTOLOME

(1) Lot 74 Block 68 Phirst Park Homes Tanza Phase 2,
Brgy. Tanauan (Quintana), Tanza, Cavite; and
(2) Block 4 Lot 2 BONA HOA, Brgy. Silangan, Quezon City

Publication: Cavite Monday Times
Dates: June 24, July 1, 8, 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
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

FORECLOSURE CASE NO. F-647-24

CHINA BANK SAVINGS INC.,
Mortgagee,

-versus-

SPS. FERRIAL L. ABCEDE and
JULIUS H. ABCEDE, JR.. Mortgagors/Borrowers.
x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, CHINA BANK SAVINGS INC., with business address at CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City, against the Mortgagor/s, SPS. FERRIAL L. ABCEDE and JULIUS H. ABCEDE, JR., with residence and postal address at 902 Villa Canacao, San Juan II, Noveleta, Cavite; and at Lot 50, Blk. 1, Road Lot 7, Westwood Phase 6, Pasong Camachile, Gen. Trias, Cavite, to satisfy the mortgage indebtedness as of 30 April 2024 amounts to TWO MILLION THREE HUNDRED THIRTY SEVEN THOUSAND SIX HUNDRED FORTY ONE PESOS AND 23/100 (P2,337,641.23) including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will sell at public auction on 23 JULY 2024 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2023014971

LOT NO: 50 BLOCK NO: 1 PLAN NO: PCS-04-032534

PORTION OF: LOT 1837-B (LRC) PSD-105017, BLOCK 15 PCS-04-030060, BLOCK 17; 19; 20, PCS-04-032025, ALL OF SFDM ESTATE, LRC RECORD NO. 5964, DECREE NO. 4270

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

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 30, BLOCK 1, PCS-04-032534
2-3	NW	LOT 51, BLOCK 1, PCS-04-032534
3-4	NE	ROAD LOT 7, PCS-04-032534
4-1	SE	LOT 49, BLOCK 1, PCS-04-032534

AREA: FIFTY (50) 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 06 AUGUST 2024 without further notice.

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

Trece Martires City, 18 JUNE 2024.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

CHINA BANK SAVINGS INC.,
CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City

SPS. FERRIAL L. ABCEDE and JULIUS H. ABCEDE, JR.,
902 Villa Canacao, San Juan II, Noveleta, Cavite; and at
Lot 50, Blk. 1, Road Lot 7, Westwood Phase 6,
Pasong Camachile, Gen. Trias, Cavite

Publication: Cavite Monday Times
Dates: June 24, July 1, 8, 2024

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

ERRATUM

IN FORECLOSURE CASE NO. F-647-24, CHINA BANK SAVINGS INC. VS. SPS. FERRIAL L. ABCEDE AND JULIUS H. ABCEDE JR. PUBLISHED AT CAVITE MONDAY TIMES DATED JUNE 24 AND JULY 1, 2024. IN THE ORDER THE FOLLOWING WAS OMITTED ON THE PUBLICATION "Lot 2 - Block 17 PCS-04-030836, Lot 2090 & 2191".

CAVITE MONDAY TIMES
JULY 8, 2024

ITCZ, easterlies to bring scattered rains over most of PH Saturday

MANILA – The intertropical convergence zone (ITCZ) and the easterlies will bring scattered or isolated rains across the country, the weather bureau said Saturday. In its 4 a.m. bulletin, the Philippine Atmospheric, Geophysical and Astronomical Services Administration (PAGASA) said the two weather systems will bring cloudy skies with scattered rain showers and thunderstorms over the Visayas, Zamboanga Peninsula, Mimaropa, Quezon, and the Bicol Region. The rest of the country will have partly cloudy to cloudy skies with isolated rain showers or thunderstorms. Flash floods or landslides can

occur during moderate to at times heavy rains or during severe thunderstorms, PAGASA warned. The entire archipelago will experience light to moderate winds and slight to moderate seas. The temperature in Metro Manila will range from 25°C to 32°C; Baguio City, 16°C to 25°C; Tuguegarao City, 24°C to 35°C; Laoag City, 25°C to 32°C; Legazpi City, 26°C to 32°C; Metro Cebu, 25°C to 30°C; Puerto Princesa City, 26°C to 32°C; SBMA, 24°C to 33°C; Metro Davao, 24°C to 32°C; and Zamboanga City, 25°C to 32°C. (PNA)

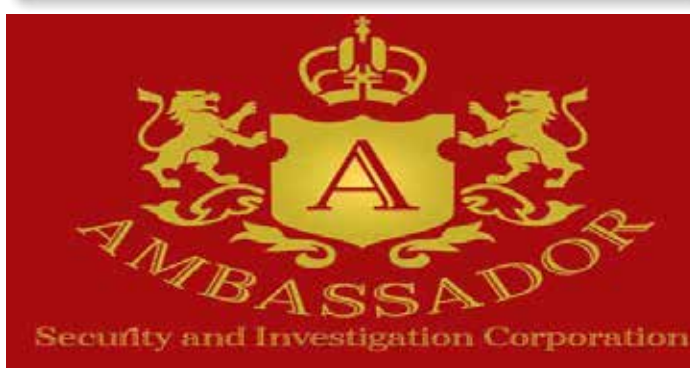
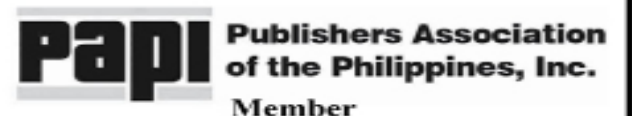


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Republic of the Philippines
Fourth Judicial Region
Regional Trial Court Of Cavite
Office of the Clerk of Court & Ex-Officio Sheriff
New Justice Hall, J.P. Rizal Avenue, Kaybagal South,
Tagaytay City

EJF NO. TG-23-226
FOR: Extra-Judicial Foreclosure of Real Estate Mortgage under Act No. 3135 as amended by Act No. 4118

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

-versus-
MADELYN DE GUZMAN DE RAMOS
married to WINMAR LOUIE U. DE RAMOS,
Borrowers-Mortgagors.
x-----x

2nd NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial Foreclosure Sale under Act 3135, as amended by Act No. 4118, filed by 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 principal office and place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City pursuant to the terms and conditions of the Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on June 18, 1999 by Borrowers-Mortgagors, MADELYN DE GUZMAN DE RAMOS married to WINMAR LOUIE U. DE RAMOS, both of legal age, Filipino citizens, with residence and postal addresses at (1) EP Housing Phase II Blk. 14, Lot 29, Taguig, Metro Manila and (2) Lot 31, Blk 18, Rancho Imperial De Silang, Brgy. Tartaria, Silang, Cavite, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by TRANSFER CERTIFICATE OF TITLE NO. (T-860199) 18121 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Borrowers-Mortgagors in the amount of FOUR HUNDRED SIXTY-EIGHT THOUSAND THREE HUNDRED NINETY-ONE PESOS AND 84/100 (Php468, 391.84) inclusive of interest and other charges, as of August 15, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Baby Leem B. Maristela, will sell at public auction on August 15, 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:

TRANSFER CERTIFICATE OF TITLE NO. (T-860199) 18121
Registry of Deeds for the Province of Cavite

"IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Silang, Prov. of Cavite, bounded and described as follows:
A parcel of land (Lot 31 Blk. 18 of the cons./subd. plan Pcs-04-012899, being a portion of Lot 8014, 8015, 8017, 8018, Cad. 452-D, Silang Cad., Lots 8016-A to 8016-H, Csd-04-006071-D, Lot 15709-A, Csd- 042118-012810-D, Lot Blk. 71, Pcs-04-011250, LRC Rec. No.), situated in the Brgy. of Tartaria, Mun. of Silang, Prov. of Cavite. Bounded on the SE., along line 1-2 by Rd. Lot 23 (10.00 m. wide); on the SW., along line 2-3 by Lot 32 Blk. 18; on the NW., by Rd. Lot 12; on the NE., along line 4-1 by Lot 30 Blk. 18, all of the cons./subd. plan. Beginning at a pt., marked "1" on plan being S. 65 deg. 42 E., 4924. 48 m. from BLLM No. 1, Cad. 452-D, Silang, Cad.; thence S. 65 deg. 53 W., 7.00 m. to pt. 2; thence N. 24 deg. 07 W., 10.00 m. to pt. 3; thence N. 65 deg. 53 E., 7.00 m. to pt. 4; thence S. 24 deg. 07 E., 10.00 m. to pt. 1; beginning, containing an area of SEVENTY (70) 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 orig. survey and that of the subd. survey Aug 1-30, 1997 and was approved on Dec. 5, 1997.

is registered in accordance with the provisions of the Property Registration Decree in the name of MADELYN DE GUZMAN DE RAMOS, married to Winmar Louie U. De Ramos, both of legal age, Filipino." In the event the public auction should not take place on the said date, it shall be held on August 22, 2024 without further notice. Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE NO. (T-860199) 18121, 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, June 25, 2024.

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

BABY LEEM B. MARISTELA
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: July 8, 15 & 28, 2024

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund),
Petitioner-Mortgagee
The Petron Mega Plaza Building,
No. 358 Sen. Gil Puyat Ave., Makati City
MARIA VICTORIA D. CAPIRAL
c/o PAULINO E. CASES, JR.
Attorney-in-Fact of the Mortgagee
c/o Cases Chun & Associates Law Offices
6TH Floor JELP Business Solutions Building,
409 Addition Hills, Shaw Boulevard, Mandaluyong City
MADELYN DE GUZMAN DE RAMOS married to
WINMAR LOUIE U. DE RAMOS
Borrowers-Mortgagors
(1) EP Housing Phase II Blk. 14, Lot 29, Taguig, Metro Manila
(2) Lot 31, Blk 18, Rancho Imperial De Silang, Brgy. Tartaria, Silang, Cavite

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

FORECLOSURE CASE NO. F-535-24

BDO UNIBANK, INC.,
Mortgagee,

-versus-

Spouses JOSEPH AMUG BALABA and VIVIAN MILLEZA
BALABA,
Debtors/Mortgagors.
x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, BDO UNIBANK, INC., with business address at 11th Floor BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas Makati City, against the Debtors/Mortgagor/s, Spouses JOSEPH AMUG BALABA and VIVIAN MILLEZA BALABA, Vivian Milleza Balaba, for herself and as Attorney-In-Fact of her husband, Joseph Amug Balaba, with residence and postal address at (1) Blk. 3 Lot 2 Casablanca St., South Plain, Dasmariñas, Cavite; and (2) Blk. 4 Lot 28 Camella Tanza, Bagtas, Tanza, Cavite to satisfy the mortgage indebtedness as of 15 March 2024 amounts to ONE MILLION NINE HUNDRED EIGHTY TWO THOUSAND THREE HUNDRED EIGHTY PESOS AND 36/100 (P 1,982,380.36) including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on 23 JULY 2024 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2018054048
LOT NO: 28 BLOCK NO: 4 PLAN NO: PSD-04-225971

PORTION OF: LOT 2051-F, PSD-04-166835; LRC RECORD NO. 6832

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

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	ROAD LOT 4, PSD-04-225971
2-3	NE	LOT 27, BLOCK 4, PSD-04-225971
3-4	SE	LOT 6, BLOCK 4, PSD-04-225971
4-5		LOT 5, BLOCK 4, PSD-04-225971
5-1	SW	LOT 29, BLOCK 4, PSD-04-225971

AREA: NINETY NINE (99) SQ.M.

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 06 AUGUST 2024 without further notice.

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

Trece Martires City, 18 JUNE 2024.

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

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

Spouses JOSEPH AMUG BALABA and VIVIAN MILLEZA BALABA
(1) Blk. 3 Lot 2 Casablanca St., South Plain, Dasmariñas, Cavite;
and
(2) Blk. 4 Lot 28 Camella Tanza, Bagtas, Tanza, Cavite

Publication: Cavite Monday Times
Dates: June 24, July 1, 8, 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
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

FORECLOSURE CASE NO. F-455-24

RIZAL COMMERCIAL BANKING CORPORATION
(in its capacity as successor-in-interest of RCBC Savings Bank, Inc.) represented by Atty. Maria Cielito R. Santos,
Mortgagee,

-versus-

SPS. VICTOR FRIAS LACSA &
FRANCES LYNNETTE LLAMAS LACSA,
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, RIZAL COMMERCIAL BANKING CORPORATION (in its capacity as successor-in-interest of RCBC Savings Bank, Inc.) represented by Atty. Maria Cielito R. Santos, with business address at 28th Floor AT Yuchengco Centre, 25th & 26th Sts., Bonifacio Global City, Taguig City, against the Mortgagor/s, SPS. VICTOR FRIAS LACSA & FRANCES LYNNETTE LLAMAS LACSA, with residence and postal address at Block 70 Lot 6, South Square Village, Pasong Kawayan II Robinson Homes, General Trias, Cavite, Block 34 Lot 24 Asian Leaf Subd. Brgy. San Francisco, General Trias, Cavite & Block 34 Lot 24 Brgy. De Fuego General Trias, Cavite to satisfy the mortgage indebtedness which as of 22 March 2024 amounts to TWO MILLION FIVE HUNDRED FORTY TWO THOUSAND THREE HUNDRED TWENTY FIVE PESOS & 71/100 (Php2,542,325.71) inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on 23 JULY 2024 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2021019584

A PARCEL OF LAND (LOT 24, BLK. 34, 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, LOTS 2680-H, I & K, ALL OF PSD-33619, L.R.C. RECORD NO.), SITUATED IN THE BARANGAY OF DE FUEGO, MUN. OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY RD. LOT 31; ON THE NW., ALONG LINE 2- 3 BY LOT 23; ON THE NE., ALONG LINE 3-4 BY LOT 2680 (LRC) PSD-101732; & ON THE SE., ALONG LINE 4-1 BY LOT 25, ALL OF THE CONS.-SUBD. PLAN. BEGINNING AT A PT. MARKED "I" ON PLAN X X X CONTAINING AN AREA OF ONE HUNDRED TWENTY (120) SQUARE METERS. X X X

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

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

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

Trece Martires City, 18 JUNE 2024.

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

RIZAL COMMERCIAL BANKING CORPORATION
In its capacity as Successor-in-Interest of RSB
28th Floor AT Yuchengco Centre,
25th & 26th Sts., Bonifacio Global City, Taguig City

SPS. VICTOR FRIAS LACSA & FRANCES LYNNETTE LLAMAS LACSA
Block 70 Lot 6, South Square Village,
Pasong Kawayan II Robinson Homes, General Trias, Cavite;
Block 34 Lot 24 Asian Leaf Subd. Brgy. San Francisco, General Trias, Cavite &
Block 34 Lot 24 Brgy. De Fuego General Trias, Cavite

Publication: Cavite Monday Times
Dates: June 24, July 1, 8, 2024

Ibinalik na sa limang-araw na operasyon ang lahat ng tanggapan ng pamahalaang lungsod ng Bacoor simula noong Lunes, Hulyo 1.

Alinsunod sa Executive Order No. 92-A-2024, ipinag-utos ni Mayor Strike B. Revilla na ibalik sa regular na limang araw na work week, mula Lunes hanggang Biyernes, alas-8 ng umaga hanggang alas-5 ng hapon ang operasyon ng pamahalaang lungsod.

Ayon kay Revilla, bunsod ito ng patapos na bisa ng Executive Order No. 92-2024 na naunang nilagdaan ng alkalde.

Dagdag pa ng alkalde, inagahan nila ang pagbabalik na regular na operasyon ng pamahalaang lungsod dahil sa pagbuti ng kalagayan ng panahon at upang masigurong ang tuloy-tuloy na serbisyo sa mga residente.

Layon rin nito na masiguro ang kaligtasan at kaginhawaan ng mga empleyado at residente, at upang mas mapalawig ang serbisyong publiko ng pamahalaang lungsod. | via City Government of Bacoor
#BagongPilipinas



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. 2024-110

For: Extra-Judicial Foreclosure of
Real Estate Mortgage

ELENA LOQN & CREDIT CO., INC.,
Mortgagee.

-versus-

SPS. FLORENCIO C. MOSQUERA, JR. AND
ROSITA S. MOSQUERA,
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, ELENA LOAN & CREDIT CO., INC., at Unit B 2204 Taft Ave., Malate Manila, and against the mortgagors, SPS. FLORENCIO C. MOSQUERA, JR. AND ROSITA S. MOSQUERA at #1821 G Singalong St., Malate, Manila, to satisfy the mortgagee indebtedness which as of June 4, 2024, amounts to ONE MILLION SEVEN HUNDRED TWENTY NINE THOUSAND SIX HUNDRED FORTY TWO PESOS & 30/100 (P1,729,642.30), Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fees incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on August 8, 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. T-323883

"A Parcel of Land (Lot 6 Blk. 3 of the cons./subd. plan, Pcs-04-005115, being a portion of the consol. of Lots 5830-N6552 & 6554, Fls-404-D, Imus Estate, L.R.C. Rec. No.), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite, Is. of Luzon. X x x, Containing an area of ONE HUNDRED FIFTY SQ. METERS & NINETY SQ. DECIMETERS (150.90)."

"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 August 15, 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, July 2, 2024.

MELY R. HERMOSURA-VISTA
Clerk of Court VI

By:

ARTHUR T. SAN MIGUEL
Sheriff IV

Copy Furnished:

ATTY. ROSENDO T. CAPCO
2/F Paulina Bldg., 162 M. Almeda St.,
Brgy. San Roque, Pateros, Metro Manila

ELENA LOAN & CREDIT CO., INC.
Unit B 2204 Taft Ave., Malate Manila

SPS. FLORENCIO C. MOSQUERA, JR. AND ROSITA S. MOSQUERA
#1821 G Singalong St., Malate, Manila
Lot 6 Blk. 3 Queensrow Subd., Molino, City of 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: July 8, 15 & 22, 2024

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

FORECLOSURE CASE NO. F-469-24

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

-versus-

NIXSON C. NOYNAY married to
Julie Ann V. Noynay,
Mortgagor/s.
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, NIXSON C. NOYNAY, married to Julie Ann V. Noynay, with residence and postal address at BLK F4 LOT 8 SAN NICOLAS II DASMARIÑAS CITY CAVITE and LOT 7 BLOCK 85, GOLDEN HORIZON VILLAS, BARANGAY HUGO PEREZ (FORMERLY: BUENAVISTA) TRECE MARTIRES (FORMERLY: GEN. TRIAS) CAVITE to satisfy the mortgage indebtedness as of 05 March 2024 amounts to FOUR HUNDRED EIGHTY THREE THOUSAND FOUR HUNDRED ELEVEN PESOS & 85/100 (P483,411.85) including interest penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on 24 JULY 2024 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 077-2023001486

LOT NO: 7 BLOCK NO: 85 PLAN NO: PCS-04-028989

PORTION OF: LOT 2841, SAN FRANCISCO DE MALABON ESTATE AND LOT 1, BLOCK 109, PSD-04-228808

LOCATION: BARANGAY OF HUGO PEREZ (FORMERLY: BUENAVISTA) MUNICIPALITY OF TRECE MARTIRES (FORMERLY: GEN TRIAS) PROVINCE OF CAVITE

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 5, BLOCK 85, PCS-04-028989
2-3	NW	ALLEY LOT 49, PCS-04-028989
3-4	NE	LOT 9, BLOCK 85, PCS-04-028989
4-1	SE	LOT 8, BLOCK 85, PCS-04-028989

AREA: FORTY SQUARE METERS (40), 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 07 AUGUST 2024 without further notice.

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

Trece Martires City, 18 JUNE 2024.

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
c/o ATTY. AIRISA FE ESPERANZA D. MOLAER
Attorney-In-Fact, ALEXIS A. MOLAER LAW OFFICES
Lex Citadel Bldg., No. 7 La Salle St. Brgy. Silangan, Cubao, Quezon City 1102

NIXSON C. NOYNAY, married to Julie Ann V. Noynay
BLK F4 LOT 8 SAN NICOLAS II DASMARIÑAS CITY CAVITE and
LOT 7 BLOCK 85, GOLDEN HORIZON VILLAS,
BARANGAY HUGO PEREZ (FORMERLY: BUENAVISTA)
TRECE MARTIRES (FORMERLY: GEN. TRIAS) CAVITE

Publication: Cavite Monday Times
Dates: June 24, July 1, 8, 2024

WARNING: It is absolutely prohibited to remove, deface or destroy this Notice of Extra Judicial Sale on or before the date of sale
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
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

FORECLOSURE CASE NO. F-474-24

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

-versus-

ALLYN JOY P. REYES,
Mortgagor/s.
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, ALLYN JOY P. REYES, with residence and postal address at 724 Bliss H. Santos St., Tejeros, Makati City 1219; and Lot 20 Blk 12 Palmerston Lambingan, Tanza, Cavite 4108, to satisfy the mortgage indebtedness as of 05 March 2024 amounts to NINE HUNDRED FORTY THREE THOUSAND EIGHT HUNDRED FORTY SEVEN PESOS & 86/100 (P943,847.86), including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on 24 JULY 2024 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2020023345
LOT NO. 20 BLOCK NO: 12 PLAN NO: PSD-04-246451

PORTION OF: LOT 1867, RS-04-003844; LRC RECORD NO. 6832

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

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 21, BLOCK 12, PSD-04-246451
2-3	NE	ROAD LOT-19, PSD-04-246451
3-4	SE	LOT 19, BLOCK 12, PSD-04-246451
4-1	SW	LOT 7, BLOCK 12, PSD-04-246451

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

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

In the event the public auction should not take place on the said date and time, it shall be held on 07 AUGUST 2024 without further notice.

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

Trece Martires City, 18 JUNE 2024.

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
c/o ATTY. CLARENCE LEE EVANGELISTA
Attorney-in-Fact, PCCS (Panlilio's Credit and Collections Services)
3rd Floor, Z-Executives Suites Bldg., 1132 Quezon Ave, Quezon City

ALLYN JOY P. REYES
724 Bliss H. Santos St., Tejeros, Makati City 1219; and
Lot 20 Blk 12 Palmerston Lambingan, Tanza, Cavite 4108

Publication: Cavite Monday Times
Dates: June 24, July 1, 8, 2024

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

EVERY DAY IS A NEW BEGINNING
TAKE A DEEP BREATH AND
START AGAIN



WWW.DAILYINSPIRATIONALQUOTES.IN

Libreng serbisyong medikal ang inihatid ng General Trias City Health Office at Bureau of Jail Management and Penology (BJMP) para sa mga kanilang mga tauhan at mga Person Deprived of Liberty (PDL) noong Huwebes, Hulyo 4, 2024. Nabigyan ng libreng konsultasyon at mga gamot ang 90 PDLs at staff, sa serbisyong dental ay 17 na PDLs at may 17 PDLs ang sa PWD Classification. Sa isang social media post naman ipinaabot ng pamahalaang lungsod ang kanilang pasalamat sa BJMP, CHO, at mga healthworker ng Barangay Navarro para sa kanilang serbisyo para sa mga PDL. | via City Health Office - General Trias, Cavite #BagongPilipina



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

Call or text 09176275521 * 09209511248

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

FORECLOSURE CASE NO. F-432-24

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

-versus-

BRYAN AYOMA DEMETITA
Mortgagor/s.

x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, BRYAN AYOMA DEMETITA, with residence and postal address at 126 Twin Pioneer St., Don Carlos Village, Pasay City 1300; and Lot 21 Blk 56 Heneral Dos Hugo Perez, Trece Martires City, Cavite 4109, to satisfy the mortgage indebtedness as of 14 February 2024 amounts to THREE HUNDRED SEVENTY NINE THOUSAND ONE HUNDRED FORTY FIVE PESOS & 22/100 (P379,145.22), including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on 24 JULY 2024 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2019028059

LOT NO: 21 BLOCK NO: 56 PLAN NO: PSD-04-233311

PORTION OF: LOT 3238-NEW, FLS-800-D, SAN FRANCISCO DE MALABON ESTATE (RS-04-003882); LRC REC. 5964

LOCATION: BARANGAY OF HUGO PEREZ (FORMERLY: SAMPALUCAN), MUNICIPALITY OF TRECE MARTIRES (FORMERLY: GEN, TRIAS), PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

Table with 4 columns: LINE, DIRECTION, ADJOINING LOT(S). Rows 1-2 to 5-1.

AREA: SIXTY SQUARE METERS (60), 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 07 AUGUST 2024 without further notice.

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

Trece Martires City, 18 JUNE 2024.

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
c/o ATTY. CLARENCE LEE EVANGELISTA
Attorney-in-Fact, PCCS (Panlilio's Credit and Collections Services)
3rd Floor, Z-Executives Suites Bldg., 1132 Quezon Ave, Quezon City

BRYAN AYOMA DEMETITA
126 Twin Pioneer St., Don Carlos Village, Pasay City 1300; and
Lot 21 Blk 56 Heneral Dos Hugo Perez, Trece Martires City, Cavite 4109

Publication: Cavite Monday Times
Dates: June 24, July 1, 8, 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
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

FORECLOSURE CASE NO. F-482-24

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

-versus-

ROQUE, ANA KATRINA D.,
Mortgagor/s.

x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, ROQUE, ANA KATRINA D., with residence and postal address at #47 Katihan Rd., Brgy. Poblacion, Muntinlupa City; and Lot 60 Blk 7 Phase 1, Wellington Tanza Residences, Tres Cruses, Tanza, Cavite, to satisfy the mortgage indebtedness as of 8 March 2024 amounts to SIX HUNDRED FIFTY TWO THOUSAND THIRTY NINE PESOS & 11/100 (P652,039.11), including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on 24 JULY 2024 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2017010457

LOT NO: 60 BLOCK NO: 7 PLAN NO: PCS-04-028445

PORTION OF: LOTS 1, 2, 3, & 4 (LRA) PCS-31859 & LOTS 3731, 3732, & 3733, FLS-2424

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

BOUNDARIES:

Table with 4 columns: LINE, DIRECTION, ADJOINING LOT(S). Rows 1-2 to 4-1.

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 07 AUGUST 2024 without further notice.

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

Trece Martires City, 18 JUNE 2024.

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
c/o ATTY. JULIUS VOLTAIRE ROMMEL C. CUBELO
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.
3F Fass Inteli College Bldg., No. 11, Pittsburgh St.,
Brgy. Silangan, Cubao, Quezon City

ROQUE, ANA KATRINA D.,
#47 Katihan Rd., Brgy. Poblacion, Muntinlupa City; and
Lot 60 Blk 7 Phase 1, Wellington Tanza Residences,
Tres Cruses, Tanza, Cavite

Publication: Cavite Monday Times
Dates: June 24, July 1, 8, 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
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

FORECLOSURE CASE NO. F-631-24

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

-versus-

CATHERINE Q. LIZADA, married to ERO CRIS S. LIZADA,
Mortgagor/s.

x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, CATHERINE Q. LIZADA, married to ERO CRIS S. LIZADA, with residence and postal address at 46 Gen. Espino St., Signal Village, Taguig City; and Lot 27 Block 40, Lumina Tanza, Phase 1, Bagtas Tanza, Cavite, to satisfy the mortgage indebtedness as of 15 April 2024 amounts to FOUR HUNDRED FORTY SIX THOUSAND ONE HUNDRED NINETY EIGHT PESOS AND 44/100 (P446,198.44), including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on 24 JULY 2024 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2019011152

LOT NO: 27 BLOCK NO: 40 PLAN NO: PSD-04-239022

PORTION OF: LOT 2-A, PSD-04-239718;

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

BOUNDARIES:

Table with 4 columns: LINE, DIRECTION, ADJOINING LOT(S). Rows 1-2 to 4-1.

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 07 AUGUST 2024 without further notice.

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

Trece Martires City, 18 JUNE 2024.

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
c/o 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

CATHERINE Q. LIZADA, married to ERO CRIS S. LIZADA
46 Gen. Espino St., Signal Village, Taguig City; and
Lot 27 Block 40, Lumina Tanza, Phase 1, Bagtas Tanza, Cavite

Publication: Cavite Monday Times
Dates: June 24, July 1, 8, 2024

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

DA eyes possible vax rollout vs. ASF within the year..from page 1

Tiu Laurel Jr. earlier disclosed the expected approval of the FDA on the trial of ASF vaccines from Vietnam in two weeks.

"Controlled vaccinations to be monitored by BAI (Bureau of Animal Industry) and FDA jointly itong gagawin nating vaccinations (the vaccination that we will conduct) in two weeks," he said in a separate

phone interview.

De Mesa explained that trial vaccinations have to be "controlled" to make it easier to monitor possible risks in hogs.

"Hindi pa siya iyong commercial, pili pa rin iyong mga babakunahan na hogs o iyong mga baboy natin para masigurado natin na kung may problema, kasi every step of the

way may risk, so controlled natin iyong risk (It's not yet commercial, the hogs to be vaccinated are selected to ensure that if there's a problem because in every step of the way there's a risk, we can control the risks)," he said.

However, de Mesa said the step is bigger than earlier laboratory trials using small sample sizes.

Besides ASF vaccination, the DA will be implementing more stringent border measures to combat similar threats, including bird flu and Q fever, through the operation of Cold Examination Facility for Agriculture (CEFA).

A CEFA is a sanitary phytosanitary inspection facility for

imported animals, fish, plants, and other agricultural products. The DA eyes to operationalize its first CEFA in Angat, Bulacan by January 2025. Other planned CEFA sites include Subic, Manila, Davao, and General Santos City. (PNA)

Health Benefits of Apple advertisement with list of benefits and an image of an apple.

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

FORECLOSURE CASE NO. F-628-24

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

-versus-

DELMAR B. SORIANO Mortgagor/s.
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, DELMAR B. SORIANO, with residence and postal address at Lot 7, Block 15, Phase 2, Wellington Tanza Residences, Barangay Tres Cruses Tanza, Cavite, and Lot 58, Block 7, Wellington Tanza Residences, Phase 1, Tres Cruses, Tanza, Cavite, to satisfy the mortgage indebtedness as of 12 March 2024 amounts to SIX HUNDRED SEVENTY THOUSAND SIX HUNDRED EIGHTY EIGHT PESOS AND 83/100 (P670,688.83), including interest, will set at public auction on interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will sell at public auction on 24 JULY 2024 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2018053797

PLAN NO: 58 BLOCK NO: 7 PLAN NO: PCS-04-028445

PORTION OF: LOTS 1, 2, 3, & 4 (LRA) PCS-31859 & LOTS 3731, 3732 & 3733, FLS-2424;

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

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 57, BLOCK 7, PCS-04-028445
2-3	NE	ROAD LOT 6, PCS-04-028445
3-4	SE	LOT 59, BLOCK 7, PCS-04-028445
4-1	SW	LOT 11, BLOCK 7, 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 07 AUGUST 2024 without further notice.

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

Trece Martires City, 18 JUNE 2024.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
c/o 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

DELMAR B. SORIANO
Lot 7, Block 15, Phase 2, Wellington Tanza Residences,
Barangay Tres Cruses Tanza, Cavite; and
Lot 58, Block 7, Wellington Tanza Residences, Phase 1,
Tres Cruses, Tanza, Cavite

Publication: Cavite Monday Times
Dates: June 24, July 1, 8, 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
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

FORECLOSURE CASE NO. F-620-24

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

-versus-

Sps. JESUS A. MANANGO, JR., and MARICHU A. MANANGO,
Mortgagor/s.
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME

DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, Sps. JESUS A. MANANGO, JR., and MARICHU A. MANANGO, with residence and postal address at Lot 15, Block 84, Grand Riverside Subdivision, Phase 2-A, Pasong Camachile, Gen. Trias, Cavite; and Lot 15, Block 84, Grand Riverside Subdivision, Phase 2A, Pasong Camachile, Gen Trias, Cavite 4107, to satisfy the mortgage indebtedness as of 20 March 2024 amounts to TWO HUNDRED ELEVEN THOUSAND SEVENTY ONE PESOS AND 18/100 (P211,071.18), including interest, penalties expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on 24 JULY 2024 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2013002386

A PARCEL OF LAND (LOT 15 BLK. 84) OF THE CONS. SUBD. PLAN PCS-04-014361, BEING A PART OF THE CONS. OF LOTS 1 BLK. 32: 1 BLK. 33 BOTH OF PCS-04-012772; 1790-E PSD-04-031323, 1954-A PSD 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 NW., ALONG LINE 1-2 BY LOT ALLEY 61, ON THE NE., ALONG LINE 2-3 BY LOT 16 BLK. 84, ON THE SE., AL LINE 3-4 BY LOT 7 BLK. 84, AND ON THE SW., ALONG LINE 4-1 BY LOT 14 BLK. 84, ALL OF THE CONS. ST PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN X X X CONTAINING AN AREA OF THIRTY SIX SQUARE METERS. X X X

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

In the event the public auction should not take place on the said date and time, it shall be held on 07 AUGUST 2024 without further notice.

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

Trece Martires City, 18 JUNE 2024.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
c/o 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

Sps. JESUS A. MANANGO, JR., and MARICHU A. MANANGO
Lot 15, Block 84, Grand Riverside Subdivision, Phase 2-A,
Pasong Camachile, Gen. Trias, Cavite and
Lot 15, Block 84, Grand Riverside Subdivision, Phase 2A,
Pasong Camachile, Gen Trias, Cavite 4107

Publication: Cavite Monday Times
Dates: June 24, July 1, 8, 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
City of Bacoor
Email: rtc1bcrocc@judiciary.gov.ph.
Telephone No. 09273707489

Foreclosure No. 2024-98

For: Extra-Judicial Foreclosure of
Real Estate Mortgage

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

-versus-

BLESSIE A. GARCIA married to ROBERTO M. GARCIA,
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 BLESSIE A. GARCIA married to ROBERTO M. GARCIA at #2014-B Angel Linao St., Malate Manila and Lot 11, Blk. 10, Rosewood Village, Brgy. Niog, Bacoor, Cavite, to satisfy the mortgagee indebtedness which as of May 15, 2024, amounts to ONE MILLION EIGHTY ONE THOUSAND THREE HUNDRED SEVENTY PESOS & 96/100 (P1,081,370.96), 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 August 6, 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. T-1163094

"A Parcel of Land (Lot 11 Blk. 10 of the cons./subd. plan, Pcs-04-019366, being a portion of Lots 6229-A (LRC) Psd-321663, 4846-B, Psd-04-032730, 4845-A-2, Psd-04-123992 & 4845-B, Psd-65398, LRA GLRO Rec. No. 8843), situated in the Niog, Bacoor, Cavite, Is. of Luzon. X x x, Containing an area of EIGHTY (80) SQ. METERS."

"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 August 13, 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, June 25, 2024.

MELY R. HERMOSURA-VISTA
Clerk of Court VI

By:

REGIDOR R. VISMANOS
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

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

BLESSIE A. GARCIA married to ROBERTO M. GARCIA
#2014-B Angel Linao St., Malate Manila
Lot 11, Blk. 10, Rosewood Village, Brgy. Niog, 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: June 24, July 1, 8, 2024

ACCESSIBLE, AFFORDABLE AND QUALITY HEALTHCARE

"Dapat implement na ang UHC Law, which is accessibility, affordability, and quality healthcare. Ang basis dun sa law ay primary care. Ito ung unang access mo sa pagamutan. Kung ikaw ay sumasakit ang dibdib, tumataas ang blood pressure, kailangan ay may mapuntahan kang pasilidad na makukuha mo itong serbisyong affordable, serbisyong dekalidad, at serbisyong accessible."

Secretary Teodoro Herbosa
Department of Health
Bagong Pilipinas Ngayon | July 3, 2024

BAGONG PILIPINAS PRIMARY CARE CLINIC

"Ang mobile clinics at mga BUCAS (Bagong Urgent Care and Ambulatory Services) center ay mga primary care services. So, nandyan 'yung para sa mga bata, vaccination at nutrition program; lahat ng mga check-up ng may diabetes at hypertension; cancer screening, diabetes screening and monitoring, hypertension monitoring at iba pang mga sakit na kayang gamutin out-patient. 'Yung hindi na kailangang pumunta ng hospital."

Secretary Teodoro Herbosa
Department of Health
Bagong Pilipinas Ngayon | July 3, 2024

PUROK KALUSUGAN PROGRAM

"In a barangay, there are several Puroks. Doon ko na pinapunta yung aking regional directors para gumawa ng primary healthcare. Hanapin ung mga undernourished na bata, mga batang walang bakuna, at mga buntis para mabigyan ng pre-natal. Dadalhin na natin talaga yung healthcare sa purok at mga pamilya."

Secretary Teodoro Herbosa
Department of Health
Bagong Pilipinas Ngayon | July 3, 2024

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-24-043
FOR: Petition for Extra-Judicial
Foreclosure of Real Estate
Mortgage under Act 3135 as
amended

TRANS-PHIL CREDIT CORPORATION,
Creditor-Mortgagee,

-versus-

SPS. RODERICK A. ESPIRITU &
GERALDINE M. ESPIRITU,
Debtors/Mortgagors,
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Creditor-Mortgagee, TRANS-PHIL CREDIT CORPORATION, a corporation duly organized and existing under the laws of the Philippines, with principal office and place of business at No. 1218 Pablo Ocampo corner Alfonso Street, Malate Manila, pursuant to the terms and conditions of the Real Estate Mortgage ("MORTGAGE") executed and notarized on March 16, 2023 by Mortgagors-Debtors, SPS. RODERICK A. ESPIRITU & GERALDINE M. ESPIRITU, both of legal age, Filipino citizens, with residence and postal address at Lot 3098-E-1-A Barangay Mangas II, Alfonso, Cavite, in favor of the Creditor-Mortgagee, over a real estate property including improvements thereon, described in and covered by TRANSFER CERTIFICATE OF TITLE NO. 076-2016003490 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors-Debtors in the amount of ONE MILLION NINE HUNDRED TWENTY THOUSAND FIVE HUNDRED TWENTY-ONE PESOS and 51/100 (Php1,920,521.51) as of February 19, 2024, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Oliver T. Bocacao, Jr., will sell at public auction on SEPTEMBER 4, 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:

TRANSFER CERTIFICATE OF TITLE NO. 076-2016003490
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that a certain land situated in BO. OF MANGAS, MUN. OF ALFONSO, PROV. OF CAVITE, ISLAND OF LUZON, more particularly bounded and described as follows:

LOT NO: 3098-E-1-A PLAN NO: (LRA) PSD-E2015003632

PORTION OF: LOT 3098-E-1, (LRA)
PSD-357408 (LRC REC. NO.) FREE PATENT

LOCATION: BO. OF MANGAS, MUN. OF ALFONSO
PROV. OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT (S)
1-2-3-4-5-6	NW, NE, SE,	LOT 3098-E-1-B, (LRA) PSD-E2015003632
6-1	SW	PROVINCIAL ROAD (12.00 M. WIDE)

TIE POINT: BLLM NO. 1, CAD 466-D, MUNICIPALITY OF ALFONSO, PROVINCE OF CAVITE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 29° 42' E	3150.05 M.
1-2	N. 54° 29' E	14.96 M.
2-3	S. 35° 58' E	7.80 M.
3-4	S. 62° 12' W	6.60 M.
4-5	S. 26° 02' E	5.33 M.
5-6	S. 62° 36' W	6.11 M.
6-1	N. 43° 21' W	11.41 M.

AREA: ONE HUNDRED THIRTY SIX SQUARE METERS (136), MORE OR LESS DESCRIPTION OF CORNERS: ALL POINTS ARE PS CYL. CONC. MONS. 15X40 CMS. BEARINGS: TRUE DECLINATION:
DATE OF ORIGINAL SURVEY: JAN.-JULY 1983
DATE OF SUBD/CONS SURVEY: NOV. 9, 2014
GEODETIC ENGINEER: RAMILA. ESPIRITU

NOTES:
Owner: RODERICK A. ESPIRITU MARRIED TO GERALDINE M. ESPIRITU, FILIPINOS
Address: MANGAS II, ALFONSO, CAVITE"
In the event the public auction should not take place on the said date, it shall be held on SEPTEMBER11, 2024 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the CERTIFICATE OF TITLE NO. 076-2016003490, 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, June 18, 2024.

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

OLIVER T. BOCACAO JR.
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: July 1, 8, 15, 2024

Copy Furnished:

TRANS-PHIL CREDIT CORPORATION
Mortgagee
No. 1218 Pablo Ocampo corner Alfonso Street, Malate, Manila

SPS. RODERICK A. ESPIRITU AND GERALDINE M. ESPIRITU
Mortgagors
Lot 3098-E-1-A Barangay Mangas II, Alfonso, Cavite

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

File No. FC-DC-1376-24
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-

MA. LUISA C. BARAL MARRIED TO
REY P. BARAL,
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 Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against respondents/mortgagor, MA. LUISA C. BARAL MARRIED TO REY P. BARAL with postal address at (1) 1008 Adelina St., Sampaloc, Manila; and 2) Lot 7 Block 50, Mabuhay Homes 2000, Paliparan, Dasmariñas, Cavite and for the satisfaction of the mortgaged debt which as of JUNE 03, 2024 amounts to TWO HUNDRED TWENTY TWO THOUSAND THREE HUNDRED THIRTY FIVE PESOS AND 88/100 (Php 222,335.88), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on AUGUST 13, 2024 at 10:00 o'clock in the morning or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro I, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 658100

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 Block 50 of the cons./subd. plan, Pcs-04-011234, being a portion of the cons. of Lot 7, Pcs-042106-008804, Lot 4, Pcs-04-003272 Lot 7228-A, Pcd-04-022816 (Rs-04-002224), and Lot 6995-N, Imus Estate (Rs-04- 002199), L.R.C. Rec. No.), situated in the Brgy. of Paliparan, Mun. of Dasmariñas, Prov. of Cavite. Bounded on the NE., along line 1-2 by Lot 9, Blk. 50; on the SE., along line 2-3 by Footpath 40; on the SW., along line 3-4 by Lot 5; on the NW, along line 4-1 by Lot 6, both of Blk. 50 all of the cons./subo plan. Beginning at a pt. marked "1" on plan being S. 09 deg. 39'E., 2482.54 m. from Mon. 163, Imus Estate; thence S. 17 deg. 16'E., 8.60 m. to pt. 2; thence S. 72 deg. 44'W., 5.00 m. to pt. 3; thence N. 17 deg. 16'W., 8.60 m. to pt. 4; thence N. 72 deg. 44'E., 5.00 m. to the pt. of beginning, containing an area of FORTY THRER (43) Sq.M. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mon. 15x60 cm; bearings true; date of original survey, July 27, 1905-June 11, 1908 & that of the consol./subd. survey Sept. 2-28, 1995 & was approved on Dec. 22, 1995.

is registered in accordance with the provisions of the Property Registration Decree in the name of MA. LUISA C. BARAL, Filipino, of legal age, married to Rey P. Baral.

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 AUGUST 27, 2024, at the same time and place without further notice.

Dasmariñas City, Cavite, June 25, 2024.

ARLYN P. BARCELON
Sheriff IV

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

PUBLICATION: Cavite Monday Times
DATES: July 8, 15 & 22, 2024
Raffle Date of Judicial Notices: June 21, 2024

Copy furnished:

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

MARIA VICTORIA D. CAPIRAL
ATTY. MELANIO BADENAS
GCCS & Associates Corp.,
Rm. 209 Megastate Bldg.,
No. 737, G. Araneta Ave., Tatalon Quezon City

MA. LUISA C. BARAL MARRIED TO REY P. BARAL
1) 1008 Adelina St., Sampaloc, Manila;
2) Lot 7 Block 50, Mabuhay Homes 2000,
Paliparan, Dasmariñas, 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

Marcos: DepEd to focus on improving employability of K-12 grads

MANILA – President Ferdinand R. Marcos Jr. said Friday the Department of Education (DepEd), under the helm of incoming Secretary Juan Edgardo “Sonny” Angara, would focus on improving the employability of Kinder to Grade 12 (K to 12) program graduates.

In an interview on the sidelines of the distribution of financial assistance in Sulu, Marcos said with Angara’s appointment as the new education chief, changes will be made to the K to 12 curricula to make Filipino students more employable after graduation, such as the introduction of “mini-courses” or short-term courses for students who will be taking specialty courses.

The President emphasized the need for closer coordination between the government and the private sector to ensure a steady supply of skilled workers coming into an industry.

“So, tinitiyak namin na paglabas na may magandang pag-asa magkatrabaho (we guarantee that after [the students] graduate, they would have greater chances of finding employment), if not directly already to an industry employer,” he said.

He noted that the K to 12 program failed to deliver its promise of increased employability for Filipino graduates.

“If you remember, ginawa natin ‘yung K to 12 dahil hinahanap ang years of training sa ating mga nag-a-apply. At sinasabi dito sa Pilipinas, kulang dahil 10 years lang, kailangang 12 years. Okay. So that was the reason we did it, para employable ‘yung mga graduate natin (If you remember, we implemented the K to 12 because we are looking for more years of training from our [job] applicants. In the Philippines, the years were insufficient because there were only 10, instead of the required, 12 years. Okay. So that was the reason we did it so that our graduates will be more employable),” Marcos said.

“Pero kung titingnan natin ang naging resulta, hindi naging – hindi tumaas, hindi gumaganda ang employability nila (But if we look at the results, their employability did not improve). So, we have to do something else.”

Marcos said DepEd also needs to work on improving Filipino students’ global learning assessments, especially on Science, Engineering, Technology and

Mathematics (STEM) subjects where most Filipino students are falling behind.

Angara earlier said he would wait for the result of the ongoing K to 12 curriculum review to identify the needed revisions and address the skills mismatch and employability challenges.

Angara also called for a holistic approach in terms of improving the education system, including a more flexible option, such as ladderized education.

Take care of the teachers

Marcos said his marching order to Angara as the new DepEd secretary is to “take care of the teachers” and ensure that they can sufficiently feed their families.

“We see them just as teachers. They have families and they have to take care of their families. And they

cannot teach properly kung inaalala nila ‘yung lagay ng pamilya nila (if they have to worry about their families) so we have to make sure that they are in a good place so that the teachers can concentrate on actual teaching,” he added.

The President also ordered the retraining of teachers so they could adapt to the recent developments and technological advancements.

He said the government would beef up feeding programs in schools to address stunting problems in the country.

During the 17th Cabinet Meeting at Malacañan Palace on Tuesday, Marcos said Angara accepted the DepEd Secretary position, which will be vacated by Vice President Sara Duterte on July 19, after her resignation. (PNA)

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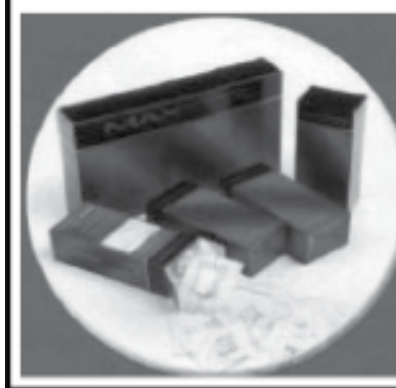
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JULY 8-14, 2024

VOL. 22 NO. 45 P15. 00



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