

DepEd eyes 'flexi' implementation of Matatag Curriculum

MANILA – The Department of Education (DepEd) is looking at the possibility of implementing the Matatag Curriculum more flexibly while it addresses the country's learning gap.

In a radio interview, Education Secretary Juan Edgardo Angara clarified that the Matatag Curriculum will stay despite mounting calls to re-

move it. However, the agency wants it to be adjusted so as not to burden the teachers excessively,

he said. "Pinag-aaralan na ho namin. I think, hindi naman sa aalisin, pero gagawing mas flexible para de-

pende sa principal, titingnan niya, kamusta 'yung mga teachers niya,

TURN TO PAGE 8

SUPER HEALTH CENTER IN ALFONSO, CAVITE, INSPECTED BY SENATOR BONG GO

SEE PAGE 4

ISSN 2651-6845

Monday Times Cavite

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AUGUST 19-25, 2024 RE-ENTERED AS SECOND CLASS MAIL NO. 2011-37 AT BACOR POST OFFICE, CAVITE DATED MARCH 31, 2011 VOL 22 NO. 51 P15.00

NU Dasmariñas inks partnership with DTI Cavite to boost its extension services

The National University Dasmariñas inks a Memorandum of Understanding (MOU) with DTI Cavite at a signing ceremony held on August 9, 2024 at NU Dasmariñas, Governor's Drive, City of Dasmariñas, Cavite.

The partnership centers on strengthening the University's extension services, event partnerships, and academic internships while promoting inclusivity and effective resource sharing on the part of DTI.

DTI Cavite OIC Provincial Director Lilibeth Chavez expressed optimism about the collaboration, citing DTI's commitment to empowering more stakeholders by expanding its business development and consumer advocacy services. Particularly, she mentioned the continuous support of DTI in terms of provision of Learning Service Providers (LSPs), participation in the conduct of research, and other DTI interventions that may be relevant to the University.

Despite NU Dasmariñas being four years young, Executive Director Catherine Lagadia emphasized that the University's drive to scale its programs for the community remains a

top priority as it strives to bridge the gap between the academe and the industry. This was evident in the potential NUD Community projects presented by Community Extension OIC Director Manuel Logatoc. Said projects include the NUD ComEx Project U.N.L.A.D, Project N.I.N.G.A.S, Project A.S.E.N.S.O, and Proyektong May Husay at Malasakit.

NU Academic Director Ramon Rodriguez, SBMA OIC Dean Laila Malabanan, Program Chair Josephine Moradoz, AILPO Coordinator Steven Jacson, DTI Cavite BDD Chief Rebecca Tarasona, Trade & Industry Development Analyst Froy Galapon, and Trade & Industry Development Specialist Kristine Diaz were also present to witness the MOU signing.



Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
Branch 130, Trece Martires City
rtc1tmt130@judiciary.gov.ph
09198753023

SP. PROC. NO. TMSP-008-22

For: JUDICIAL RECOGNITION OF
A FOREIGN DIVORCE DECREE

CHRISTINE C. CANDELARIO,
Petitioner,

-versus-
ARIESTEAS AVENDAÑO SIMEON,
Respondent.

x-----x

ORDER

In view of OCA Circular No. 224-2024 regarding the work suspension on July 25, 2024 in all Courts and offices in Region III, Region IV-A and the National Capital Region (NCR) due to projected continuous rainfall and heavy rainfall warning brought about by the Southwest Monsoon and Typhoon Carina, reset the Initial Hearing to September 5, 2024 at 8:30 o'clock in the morning, where any and/or all parties interested may oppose the petition.

Let a copy of this Order be published for three (3) consecutive weeks, at the expenses of the petitioner, in a newspaper of general circulation and copies be furnished to the Civil Registrar General of Sta. Maria, Bulacan, Office of the Solicitor General, petitioners and their counsel.

The petitioner is directed to submit a copy of the petition to the Civil Registrar General of Sta. Maria, Bulacan and the Office of the Solicitor General.

Send a copy of this Order to the Regional Trial Court-Office of the Clerk of Court (OCC), Trece Martires City, Cavite for raffle of the publication.

SO ORDERED.

DONE IN CHAMBER on July 26, 2024 in Trece Martires City, Cavite, Philippines.

GAYSOL C. LUNA
Presiding Judge

Copy Furnished:

PROS. REINER C. LUNA
Office of the Provincial Prosecutor (OPP)
Imus City, Cavite

ATTY. ARVIDSSON MONTERDE
Dagsaan, Monterde and Castillo
Unit 301 Redeemer Condominium
Redeemer St., New Era, Quezon City

CHRISTINE CANDELARIO
B1 L39 MS6 Lancaster New City
Brgy. Navarro, General Trias City, Cavite

ARIESTEAS AVENDAÑO SIMEON
Unit 6S Manhattan Parkway
Araneta Center, Quezon City

OFFICE OF THE CIVIL REGISTRAR
OF STA. MARIA BULACAN
Sta. Maria, Bulacan

OFFICE OF THE SOLICITOR GENERAL (OSG)
134 Amorsolo Street, Legaspi Village, 1229
Makati City, Metro Manila
efile@osg.gov.ph

RTC-OFFICE OF THE CLERK OF COURT (OCC),
TRECE MARTIRES CITY, CAVITE
Trece Martires City, Cavite

Publication: CAVITE MONDAY TIMES
Dates: August 19, 26 & September 2, 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-24-026
FOR: Application for Extra-Judicial
Foreclosure of Mortgage
(Under Act No. 3135, As
Amended)

BDO UNIBANK, INC.,
Mortgagee,

-versus-

SPOUSES EVELYN O. ROZUL AND
GLENN R. ROZUL,
Debtor/Mortgagee.

x-----x

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 formerly Citibank Tower, 8741 Paseo de Roxas, Makati City 1226, Metro Manila pursuant to the terms and conditions of the Real Estate Mortgage executed and notarized on December 29, 2017 by Debtor/Mortgagor, SPOUSES EVELYN O. ROZUL AND GLENN R. ROZUL, of legal age, Filipino, with postal addresses at (1) Blk 36, Lot 5, Roxaco Landing Subd., Ph. 2 Nasugbu Batangas; and (2) Unit 1119, Tower 1, Wind Residences Condominium, Emilio Aguinaldo Highway, Brgy. Maharlika West, Tagaytay City in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2016001019 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Borrower/Mortgagor in the amount of FOUR MILLION SEVEN HUNDRED THIRTY-TWO THOUSAND TWO HUNDRED FORTY-TWO PESOS AND 95/100 (Php4,732,242.95), as of January 15, 2024 the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Sheriff Rhiz Sañel C. Toledo, will sell at public auction on November 12, 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. 076-2016001019
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that the unit identified and described as:
TOWER I-11TH FLOOR -
UNIT-1119
RESORT RESIDENTIAL UNIT-2
UNIT AREA - 34.81 SQ. METERS

In the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on TRANSFER CERTIFICATE OF TITLE 2012004157; 2012004158; 2012004159 which embraces and describes the land located at MAHARLIKA WEST, TAGAYTAY CITY with an area of SEVENTEEN THOUSAND SIX HUNDRED SIXTY-TWO (17,662) Square Meter, is registered in the name of:

Owner: SPOUSES EVELYN O. ROZUL AND GLENN R. ROZUL, FILIPINOS

Address: BLOCK 36 LOT 5 ROXACO SUBDIVISION,
NASUGBU, BATANGAS, PHILIPPINES

In the event the public auction should not take place on the said date, it shall be held on on November 19, 2024 at 10:00 o'clock in the morning without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2016001019, 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, August 7, 2024.

ATTY. VARBRA ANN 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: August 19, 26 & September 2, 2024

Copy Furnished:

BDO UNIBANK, INC.
Mortgagee
BDO Towers Valero formerly Citibank Tower,
8741 Paseo de Roxas, Makati City

SPOUSES EVELYN O. ROZUL AND GLENN R. ROZUL
Mortgagor
(1) Blk 36 Lot 5 Roxaco Landing Subd., Ph. 2, Nasugbu Batangas
(2) Unit 1119, Tower 1, Wind Residences Condominium
Emilio Aguinaldo Highway Brgy. Maharlika West,
Tagaytay City

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-23-099
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),
Mortgagee,
-versus-
ROSALIE C. MAGLINTE,
Mortgagor,

x-----x

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 the laws of the Philippines, 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 October 27, 1998 by Mortgagor/Borrower, ROSALIE C. MAGLINTE, single, of legal age, Filipino citizen, with residence and postal addresses at (1) Lot 19 Block 40, San Lorenzo South, PH. 1-C, Sta. Rosa, Laguna and (2) Lot 12 Blk. 33, Rancho Imperial De Silang, Brgy. Tartaria, Silang, Cavite in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by TRANSFER CERTIFICATE OF TITLE NO. (T-828689) 26918 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagor/Borrower in the amount of TWO HUNDRED SEVENTY-SIX THOUSAND THREE HUNDRED SIXTY PESOS & 43/100 (PHP 276,360.43) inclusive of interest, penalties and other charges, as of September 5, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Oliver N. Mendoza, will sell at public auction on September 26, 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-828689) 26918
Registry of Deeds for Tagaytay City

"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 12 Blk. 33 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 lot 38 of Blk. 33; on the SW., along line 2-3 by Lot 13 of Blk. 33; on the NW., along line 3-4 by Rd. lot 26 (8.00 m. wide); and on the NE., along line 4-1 by Lot 11, of Blk. 33, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan being S. 64 deg. 55' E., 5078.01 m. from BLLM No. 1, Cad. 452-D, Silang Cad.; thence S. 68 deg. 26' E., 4.50 m. to pt. 2; thence N. 21 deg. 34' W., 10.00 m. to pt. 3; thence N. 68 deg. 26' E., 4.50 m. to pt. 4; thence S. 21 deg. 34' E., 10.00 m. to pt. 1; beginning, containing an area of FORTY FIVE (45) 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, Dec. 7, 1973-Dec. 4, 1975, & that of the subd. survey, Aug. 1-30, 1997, & was approved on Dec. 5, 1997.
is registered in accordance with the provisions of the Property Registration Decree in the name of"

ROSALIE C. MAGLINTE, single, of legal age, Filipino.

In the event the public auction should not take place on the said date, it shall be held on October 3, 2024 without further notice. Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE NO. (T-828689) 26918 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, August 6, 2024.

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

OLIVER N. MENDOZA
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: August 19, 26 & September 2, 2024

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)
Mortgagee
The Petron Mega Plaza Building,
No. 358 Sen Gil Puyat Avenue, Makati City
MARIA VICTORIA D. CAPIRAL
c/o ATTY. RIZALDY F. DE LEON
Attorney-in-Fact, Bernales & Associates
Suite 6 Third Floor, A. Francisco Gold Condominium I,
784 EDSA West Kamias District, Quezon City

ROSALIE C. MAGLINTE
Mortgagor-Borrower
(1) Lot 19 Block 40, San Lorenzo South, PH. 1-C,
Sta. Rosa, Laguna
(2) Lot 12 Block. 33, Rancho Imperial De Silang,
Tartaria, Silang, Cavite

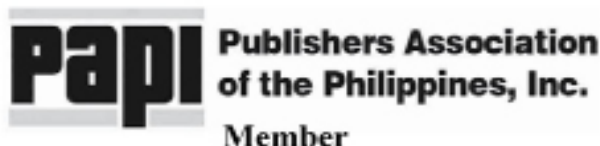


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Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT, Branch 19
for
REGIONAL TRIAL COURT, Branch 114
City of Bacoor, Cavite
Email: rtc1bcr114@judiciary.gov.ph

LRC CASE NO. 8843-2024-73

IN THE MATTER OF THE RECONSTITUTION OF THE ORIGINAL COPY OF TCT NO. T-300237 UNDER SEC. 110 P.D. 1529 REGISTERED TO SPS. JESUS AND LEONILA UMALI OF THE REGISTRY OF DEEDS OF THE PROVINCE OF CAVITE

JONALYN DY DELIMA,
Petitioner,
-Versus-
The Register of Deeds of the Province of Cavite, Office of the Solicitor General, Land Registration Authority.
Respondent.

x-----x

ORDER

On July 9, 2024, petitioner through counsel filed this instant petition alleging among others that: (a) the property involved in this petition is a foreclosed property covered by TCT No. T-300237 registered to Spouses Jesus B. Umali and Leonila B. Umali; (b) the petitioner acquired the foreclosed property from Balikatan Financing Services; (c) when the petitioner applied for a certified true copy of the Original copy of the title for transfer purposes, she was issued a Certification dated June 27, 2024 stating that the Original copy of the said certificate of title was destroyed and mutilated; (d) the subject property has been declared for taxation purposes; and (e) the subject property has not been sold or encumbered to anyone. Petitioner is praying that the court, after due notice and hearing, render judgment directing the Register of Deeds for the Province of Cavite to issue a reconstituted Original Transfer Certificate of Title No. T-300237 under the same terms and condition as the original destroyed one after payment of the proper fees.

Finding the petition to be sufficient in form and substance, NOTICE IS HEREBY GIVEN that the petition is set for initial hearing on November 8, 2024 at 2:00 in the afternoon at 2nd floor, New Hall of Justice, Evangelista St., Brgy. Poblacion, City of Bacoor, Cavite at which date, place and hour, any interested person may appear and show cause why the said petition should not be granted.

Petitioner is directed to cause the publication of the copies of this Order, at his expense, twice in successive issues in the Official Gazette and once a week for three (3) consecutive weeks in a newspaper of general circulation in the Cities and Province of Cavite at least thirty (30) days prior to the scheduled date of hearing.

Let copies of this Order be posted in three (3) conspicuous places in the City of Bacoor, where the subject property is situated at least one (1) month prior to the aforesaid date of hearing, particularly at the bulletin boards of the following: (1) the main entrance of the City Hall Building of Bacoor; (2) the Hall of Justice of Bacoor City; and (3) the Barangay Hall where the property is situated.

The Branch Clerk of Court is directed to furnish with copies of this order the Office of the Solicitor General, the Office of the Prosecutor of Bacoor City, the Register of Deeds of Bacoor City, the Register of Deeds for the Province of Cavite and the Land Registration Authority.

Petitioner is directed to furnish with copies of the verified petition and all its attachments the Office of the Solicitor General, the Office of the Prosecutor of Bacoor City, the Register of Deeds of Bacoor City, the Register of Deeds for the Province of Cavite and the Land Registration Authority.

The Land Registration Authority is required to submit to the court its REPORT and the Register of Deeds of Bacoor City/ Register of Deeds for the Province of Cavite to submit its written FINDINGS on the status of the title sought to be reconstituted in this petition on or before the date of the hearing set on November 8, 2024.

SO ORDERED.

IN CHAMBER. City of Bacoor, Cavite. July 16, 2024.
NIKKI ROSE DELA PEÑA ESPERANZA
Assisting Judge

Copy Furnished:

JONALYN DY DELIMA (Petitioner)
1787 Estrada St., San Andres Bukid, Malate, Manila

ATTY. LUISITO GAUDIER (Counsel for Petitioner)
Ester Baquir Bldg., L. Castro,
Tabing Dagat, Bacoor City, Cavite

SPS. JESUS B. UMALI and LEONILA C. UMALI
02 Primrose St., Manuela Subd., Las Piñas City and/or
Lot 34 Blk. 1, Wensdale St., Parkdale Subd. 1,
Malumot, Bacoor City, Cavite

BALIKATAN PROPERTY HOLDINGS, INC.
24th Floor, BPI Buendia Center,
Sen. Gil Puyat Avenue, Makati City

REGISTRY OF DEEDS - Bacoor City, Cavite

REGISTRY OF DEEDS - Trece Martires, Cavite

OFFICE OF THE SOLICITOR GENERAL
134 Amorsolo St., Legaspi Village, Makati City

LAND REGISTRATION AUTHORITY
East Avenue, Quezon City

OFFICE OF THE CITY PROSECUTOR

OCC RTC Bacoor Cavite

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

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

File No. FC-DC-1414-24

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-

ALFREDO REYES represented by
MARILOU CAPUYAN, Attorney-In-Fact,
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/mortgagors, ALFREDO REYES represented by MARILOU CAPUYAN, Attorney-In-Fact with postal address at (1) PNR Side, Biga-A, Cabuyao, Laguna; and 2) Lot 37 Block 14, San Marino South 2, Bo. Salawag, Dasmariñas, Cavite 4114 and for the satisfaction of the mortgaged debt which as of May 07, 2024 amounts to THREE HUNDRED TWENTY ONE THOUSAND THREE HUNDRED SIXTY THREE PESOS AND 04/100 (Php 321,363.04), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on SEPTEMBER 17, 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. T-559582

IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Dasmariñas, Province of Cavite, bounded and described as follows: A parcel of land (Lot 37 Blk. 14 of the subd. plan Psd-042106-075975,

being a portion of Blk. 20, Pcs-042106-008537, L.R.C. Rec. No.), situated in the Brgy. of Salawag, Mun. of Dasmariñas, Prov. of Cavite, Is. of Luzon. Bounded on the SW., along line 1-2 by Lot 38 Blk. 14 of the subd. plan; on the NW., along line 2-3 by Blk. 16 Pcs-042106-008537; on the NE., along line 3-4 by Lot 36 Blk. 14 and on the SE., along line 4-1 by Rd. Lot 4; both of the subd. plan. Beginning at a pt. marked "1" on plan being N. 07 deg. 16'W 407.68 m. from Mon. No. 164, Imus Estate, thence N. 21 deg. 04'W 10.00 m. to pt. 2; thence N. 68 deg. 56'E., 9.00 m to pt. 3; thence S. 21 deg. 04'E., 10.00 m. to pt. 4; thence S. 68 deg. 56'W 7.00 m. to the pt. of 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 July 27, 1905-June 11, 1908 and that of the subd. survey April 4-16, 1994 and was approved on Nov. 11, 1994, is registered in accordance with the provisions of the Property Registration Decree in the name of ALFREDO REYES, of legal age, Filipino, single.

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

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

In the event that the public auction should not take place on the said date and time, it shall be held on OCTOBER 01, 2024, at the same time and place without further notice.

Dasmariñas City, Cavite, July 22, 2024.

ARLYN P. BARCELON
Sheriff IV

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

PUBLICATION: Cavite Monday Times
DATES: August 5, 12, 19, 2024
Raffle Date of Judicial Notices: July 19, 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
PAULINO E. CASES, JR.
Cases Collection & Associates Law Offices
6th Floor, JELP Business Solutions Building,
409 Addition Hills, Shaw Boulevard, Mandaluyong City

ALFREDO REYES represented by
MARILOU CAPUYAN, Attorney-In-Fact
(1) PNR Side, Biga-A, Cabuyao, Laguna;
2) Lot 37 Block 14, San Marino South 2,
Bo. Salawag, 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

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-22-037
FOR: Extra-Judicial
Foreclosure of Real Estate
Mortgage under Act 3135as
amended by Act 4118

HOME DEVELOPMENT MUTUAL FUND,
Petitioner/Mortgagee,

-versus-
ZENAIDA S. SORIANO,
Petitioners/Mortgagors,

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, HOME DEVELOPMENT MUTUAL FUND., a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679 with principal office 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 executed and notarized on November 19, 1998 by Respondents/Mortgagors, ZENAIDA S. SORIANO, single, of legal age, Filipino citizen, with postal address at (1) 72-A Boni St., Makati City, Metro Manila and (2) Lot 10, Block 24, 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-828699) 26928, of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Respondents/Mortgagors in the amount of TWO HUNDRED SIXTY-FOUR THOUSAND TWO HUNDRED FIFTY- SEVEN PESOS & 83/100 ONLY (Php264,257.83) inclusive of interest and other charges, as of April 22, 2022, 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 OCTOBER 10, 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-828699) 26928
Registry of Deeds for Province of Cavite

"IT IS HEREBY CERTIFIED that certain land situated in MUN. OF SILANG, PROVINCE OF CAVITE, hounded and described as follows:

A PARCEL OF LAND (LOT 10 BLOCK 24 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 BLOCK 71, PCS- 04-011250, LRC REC NO.), SITUATED IN THE BRGY. OF TARTARIA, MUN. OF SILANG, PROV. OF CAVITE. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 9; ON THE NE, ALONG LINES 2-3 BY LOT 34; ON THE SE., ALONG LINE 3-4 BY LOT 11; ALL OF BLK. 24; AND ON THE SW., ALONG LINE 4-1 BY RD. LOT 27 (6.50 M. WIDE), ALL OF THE CONS./SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 66 DEG. 05'E., 5091.42 M. FROM BLLM NO. 1, CAD. 452-D, SILANG CAD; THENCE N. 73 DEG. 58'E., 10.05 M. TO PT. 2; THENCE S. 15 DEG. 52'E., 5.00 M. TO PT. 3; THENCE S. 76 DEG. 46'W., 10.16 M. TO PT. 4; THENCE N. 14 DEG. 39'W., 41.51 M. TO PT. 1; BEGINNING, CONTAINING AN AREA OF FORTY EIGHT (48) 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 DEC. 7, 1973 DEC. 4, 1975 AND THAT OF THE SUBD. SURVEY ON 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

Owner: ZENAIDA S. SORIANO, single, of legal age, Filipino
In the event the public auction should not take place on the said date, it shall be held on OCTOBER 17, 2024 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the CERTIFICATE OF TITLE NO. (T-828699) 26928, 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, July 30, 2024.

ATTY. VARBRA ANN 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: August 12, 19, 26, 2024

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HOME DEVELOPMENTAL MUTUAL FUND
Petitioner/Mortgagee
The Petron Mega Plaza Bldg.,
No. 358 Sen. Gil Puyat Avenue, Makati City

CRISTINA A. ESTEPA c/o PAULINO E. CASES, JR.
Petitioner/Mortgagee

Unit 408 Cityland Condominium 10 Tower II,
154 H.V dela Costa Street, Salcedo Village Makati City

ZENAIDA S. SORIANO
Respondent/Mortgagor
(1) 72-A Boni St., Makati City, Metro Manila
(2) Lot 10, Block 24, Rancho Imperial De Silang,
Brgy. Tartaria, Silang, Cavite

SUPER HEALTH CENTER IN ALFONSO, CAVITE, INSPECTED BY SENATOR BONG GO



By Roselle R. Aquino

Alfonso, Cavite - As the Chairperson of Senate Committee on Health, Senator Bong Go inspected the nearly-completed Super Health Center in this town Alfonso, Monday, August 12, 2024.

The main purpose of building Super Health Centers in the whole country is to have the citizen easy access to primary

healthcare services especially those living in far-flung areas and far from provincial hospitals.

Sen Go commends the barangay health workers of Alfonso for their unwavering service to the community. He distributed grocery packs as a token of appreciation.

Senator Bong Go also thanked Alfonso Mayor Randy A.

Salamat, Vice Mayor Madona Mojica-Pel, and the councilors who partnered in this project which was also supported by Governor Jonvic Remulla, Vice Governor Athena Tolentino, and Congresswoman Aniela Tolentino.

With Go is his friend #Mr-PEktibo Philip Salvador.

LIBRENG SAKAY NG OVP, UMARANGKADA NA

Opisyal nang binuksan ang Libreng Sakay ng Office of the Vice President of the Philippines para sa mga biyahero sa PITX - Naic, Cavite. Ayon sa OVP, layon nitong makapagbigay ng mas madali, libre, at accessible na biyahe para sa mga commuter sa lalawigan. Narito ang mga Pick-Up at

Drop-off point, at schedule ng mga biyahe:
Zeus
Gahak 7/11
Villa Ramirez
Kalayaan
Epza
Tejero
Tanza
Amaya
Sahud Ulan

Postema
Calibuyo
Capipisa
Hills View
Schedule:
Lunes hanggang Sabado
Morning trip: 5:00 AM - 9:00 AM
Afternoon trip: 5:00 PM - 9:00 PM



P.O.W.E.R. Services

PNP LAUNCHES MOBILE APP TO IMPROVE VISIBILITY, EFFICIENCY



Help is just a tap away as the Philippine National Police Regional Office 4A launches a new mobile application which aims to enhance public safety and service efficiency in Calabarzon. During the Kapihan sa Bagong Pilipinas on August 6, PRO IV-A Regional Director Police Brig. Gen. I Paul Kenneth Lucas discussed the app, dubbed as the Protect Our Community's Well-being through Effective Services and Response or P.O.W.E.R. Services App, emphasizing its role in improving police services, enhancing transparency, and promoting public safety across the region.

LONG WEEKEND ALERT!

PBBM MOVES NINOY AQUINO DAY TO FRIDAY, AUGUST 23, 2024, DECLARING IT A SPECIAL (NON-WORKING) DAY THROUGHOUT THE COUNTRY



Idineklara ng pamahalaan na special (non-working) day sa buong bansa ang Agosto 23, 2024, araw ng Biyernes, para sa obserbasyon ng Ninoy Aquino Day. Read: <https://www.officialgazette.gov.ph/LlbhWK>

Dr. Raquel S. Buban at Dr. Dolores R. Taylan, Gagawaran sa KWF Dangal ng Wikang Filipino 2024



Gagawaran ng Komisyon sa Wikang Filipino (KWF) ng Dangal ng Wikang Filipino 2024, sina Dr. Raquel E. Sison-Buban, isang edukador, tagasalin, mananaliksik, tagapanayam, manunulat at alagad ng wika at Dr. Dolores R. Taylan, isang edukador, tagasalin, manunulat, at mananaliksik.

Si Dr. Buban ay nagbigay ng iba't ibang panayam at lektura sa iba't ibang akademikong institusyon para sa iba't ibang paksa kabilang ang: Espesyal na Maikling Kurso ng Pagsasalina; Pagbasag sa mga Mito ng Pagsasalina at Pagsasalina ng Metapora; Pagbuo ng Programa para sa Pagsasanay sa Pagsasalina: Estado, Proseso at Disenyo; Isyu, Bugso, at Direksiyon ng/sa Pagsasalina sa Ika-21 Siglong Edukasyon; Lipat, Danas, Lapat: Praktika at Estratehiya sa Pagsasalina

Teknikal; at Mga Teorya at Praktika sa Pagsasalina.

Si Dr. Taylan ang isa mga haligi ng Departamento ng Filipino at ng Pamantasang De La Salle sa pagsusulong at pagpapaulad ng wikang Filipino. Sa mahigit dalawang dekada niyang pagtuturo sa pamantasan, ipinakita niya ang kaniyang dedikasyon at adbokasiya sa pagpapaulad sa mga Lasalyanong mag-aaral ng kahalagahan at kapangyarihan ng wikang Filipino sa pagbabagong panlipunan. Malaki ang kaniyang ambag sa pagsusulong ng intelektuwalisasyon ng wikang Filipino sa buong bansa. Aktibo siya sa iba't ibang pambansang organisasyon tulad ng Propesyonal na Asosasyon ng mga Tagasalin at Tagapagtaguyod ng Salin (PATAS) at ng Pambansang Samahan ng mga Dalubguro (PASADO).

Siya rin ang tumatayong Tagapamahalang Editor ng Malay, isang international refereed at abstracted na journal sa Araling Pilipinas at ang pinakabiblisitang akademikong journal sa Philippine E-Journals.

Ang Dangal ng Wikang Filipino ay kumikilala sa mga nagtaguyod, nagpaunlad, at nagpalaganap ng wikang pambansa, ang Dangal ng Wikang Filipino ay parangal na ibinigay lamang sa mga piling-piling indibidwal na may angking kontribusyon sa lipunan para higit na umangat ang Filipino sa iba't ibang larang at dominyo ng kapangyarihan, gaya ng, ngunit hindi limitado sa, agham at teknolohiya, batas, edukasyon, inhenyeriya, kawanggawa, negosyo, pamamahala, sandatahang lakas, sining, at ugnayang panlabas.###



TULONG PARA SA MGA MANGINGISDA NG BACCOOR

Hindi bababa na 1,334 mangingisda mula sa lungsod ng Bacoor ang tumanggap ng tulong pinansyal at relief goods mula sa pamahalaang panlalawigan at pamahalaang lungsod noong Miyerkules, Agosto 14.

Pinangunahan nina Gobernador Jonvic Remulla at Mayor Strike Revilla ang pamamahagi ng financial assistance bilang bahagi ng nagkakaisang tugon ng lokal na pamahalaan para sa mga pangangailangan ng mga mangingisda.

Ayon kay Remulla, patuloy na nakikipagtulungan ang lalawigan sa mga apektadong bayan at lungsod sa pagtugon sa problema ng oil spill. Gayundin, siniguro ni Revilla na gumagawa ng paraan ang pamahalaang lungsod upang mabigyang solusyon ang naantalang hanapbuhay ng mga apektadong mangingisda. | via City Government of Bacoor #BagongPilipinas



P29 BIGAS NG NIA, SINIMULAN SA CALABARZON

Abot kayang presyo ng bigas ang hatid ng paglulunsad ng programang Murang Bigas @ P29/kg ng National Irrigation Administration Calabarzon sa Naic, Cavite ngayong araw, Agosto 15.

Pinangunahan nina Regional Manager Roberto Dela Cruz NIA Cavite-Batangas Irrigation Management Office (IMO) Manager Edwin Nazareno ang nasabing aktibidad kung saan nasa 1,000 sako ng 10 kilo na bigas ang mabibili ng publiko.

Ayon sa NIA, bibigyang prayoridad sa bentahan ng murang bigas ang mga senior citizen, miyembro ng 4Ps, solo parent, at

PWD. Naging posible ang abot-kayang presyo ng bigas dahil sa programang Rice Contract Farming kung saan sinusuportahan ng ahensiya ang mga magsasaka na kasapi ng Irrigators Association (IA) mula sa pagtatanim hanggang sa pag-harvest ng mga palay. Maliban sa bigas, ibinenta rin ng mga Irrigators Association (IA) sa murang halaga ang kani-kanilang produkto gaya ng mga gulay at ibang high-value crops.



DepEd eyes 'flexi' implementation of Matatag Curriculum..from page 1

napapagod ba sila (We are studying it. I think, it will not be removed, but it will be made more flexible, it will depend on the principal, they will check how the teachers are doing, if they are burdened)," he said. Angara said that based on the school principal's assessment, he or she could make proper adjustments to the schedule of the classes.

"Bibigyan namin 'yung flexibility 'yung kada paaralan at saka 'yung kada principal na i-set 'yung policy sa kanyang eskwelahan (We will give the flexibility to each school and then to each principal to set the policy in their schools)," he added.

It would also depend on the capacity of the teachers and students.

On Thursday, several teachers' groups made the call to scrap or suspend the implementation of the Matatag Curriculum as it has become very burdensome for most teachers.

The integration of national learning recovery programs in the curriculum only added workloads for teachers, with some of them already handling seven to eight classes with a minimum of 55 students per

class, considering the shortage of public school teachers. They urged the DepEd to consult other key stakeholders about it and the problem of the learning gap.

A study made by the Programme for International Student Assessment (PISA) in 2022 reveals that the Philippine education system lags five to six years behind in learning competencies ranking 77th out of 81 countries worldwide, according to DepEd.

Angara said the learning gap deteriorated during the coronavirus disease 2019 (Covid-19) pandemic.

"Yung learning gap natin, parang lumawak siya nung panahon ng pandemya (Our learning gap further widened during the pandemic) at we're trying to recover that," he said.

On Tuesday, Angara said there is a need to review the country's learning recovery program and interventions should focus on the learners' needs, while the government should dip into science-based data gathering. (PNA)

The Natural Dyes Hub in Abra is coming soon !

The Department of Science and Technology - Philippine Textile Research Institute (DOST-PTRI) inked a Memorandum of Agreement with the University of Abra (UAbra), formerly Abra State Institute of Sciences and Technology (ASIST) and the Department of Science and Technology - Cordillera Administrative Region (DOST-CAR) to establish the second Natural Dyes Hub in CAR and the 14th in La Paz, Abra.

This is the 3rd NatDyes Hub in CAR and the 14th in the country. This agreement was formalized during the opening ceremony of the 2024 Regional Science, Technology, and Innovation Week (RSTW) in Cordillera Administrative Region (CAR) held at the Heritage Convention Center in Ifugao State University on August 7, 2024. The collaboration aims to develop and promote natural dyes in the textile in-



dustry, reflecting a commitment to sustainable practices and the use of indigenous resources.

The new hub will focus on improving extraction methods, color standardization, and creating value-added textile products. It also aims to boost the

economic prospects of local communities by integrating natural dye production into their supply and value chains. Furthermore, DOST-PTRI will bring its expertise in natural dyes research and development, UAbra will offer ac-

ademic resources and training, and DOST-CAR will oversee the establishment of the Abra NatDyes Hub and its integration into the local textile innovation ecosystem and economy.

Herbosa seeks DepEd help to educate kids about rainy season diseases

MANILA – Health Secretary Teodoro Herbosa on Friday said he would pitch to Education Secretary Sonny Angara his proposal to promote health literacy among Filipino children to keep

them safe from rainy season infections.

During the "Malacañang Insider" program aired over state-run PTV-4, Herbosa stressed the importance of educating children about common illnesses during the rainy season, including leptospirosis and dengue.

"I'll be going to Secretary Angara and start to talk to him about a convergence of health education or health literacy. It is very important to educate kids not to swim in floodwaters," Herbosa said. "All floodwaters are dirty and we get many diseases [from them], not only leptospirosis."

Herbosa said the DOH is monitoring W.I.L.D (water-borne, influenza, leptospirosis and dengue) diseases during rainy days.

He noted a surge in leptospirosis cases after the onslaught of Super Typhoon Carina and the enhanced southwest monsoon.



The DOH on Thursday reported 523 new cases of leptospirosis in its hospitals from Aug. 8 to 13, in addition to the 255 cases recorded nationwide from July 25 to Aug. 7.

The DOH also logged 43 deaths because of leptospirosis in the past three week.

About 81 percent or 423 of individuals with leptospirosis are adults and 19 percent or

100 of them are from the youth age group.

Herbosa emphasized the importance of local governments' interventions to make people stay at home when there is typhoon or flood.

Herbosa said there is also a need to control rodent population by reducing their access to places that can serve as breeding sites and for a solid waste management before the rainy season. (PNA)

HEALTH TIPS

Magpapayat ng Tamang Paraan Payo ni Doc Willie Ong

1. Sa mga nanay, sa palengke pa lamang piliin ang mga karne na konti lang ang taba. Ihiwalay ang taba sa laman bago pa ito iluto.
2. Mas healthy ang pag-ihaw at pag-steam ng pagkain kaysa sa laging pag-prito sa mantika. Puwede mag-ihaw ng karne o mag-steam ng mga gulay tulad ng talong, okra at talbos. Kung gusto ng healthy na sawsawan sa gulay, subukan ang suka, na nakapapayat pa.
3. Sa paggamit naman ng mantika, konti lang ang ilagay. Tandaan natin na may calories ang mantika at puwede itong magpataas ng inyong kolesterol.
4. Sa pagtimpla ng pagkain, hinay-hinay lang sa pag-

- agay ng asin. Ang asin ang kalaban ng mga may altapresyon at may sakit sa puso. Kapag sobra ka sa asin puwede kang mag-high blood at magmamanas pa ang inyong paa.
5. Kapag naghahanda ng pagkain, bumili nitong maliit na plato. Ito iyung 9 inches na plato at huwag bumili ng 12 inches. Kailangan masanay ang ating pag-iisip na konti lang ang iyong isasandok na pagkain.
6. At kung ano ang inilagay mo sa plato, iyon lang ang kainin. Bawal ang dukut-dukot o second serving. Mga nanay, huwag piloting ubusin ang tirang pagkain. Tataba kayo niyan.
7. Bago mag-umpisa kumain, puwede ka munang uminom

- ng 1 basong tubig para mabusog ka ng kaunti. Puwede ding uminom ng clear soup. Kapag umiinom tayo ng mga likido, medyo nakukumbinsi natin ang ating utak na nabubusog na tayo.
8. Magbawas sa pagkain ng kanin. Kung dati at 2 cups ng kanin ang kinakain, gawin na lang 1 cup rice.
9. Huling payo. Dahan-dahanin lang ang pagpapapayat. Huwag gutumin ang sarili. Kumain ng pakontikonti sa buong araw, tulad ng mansanas, saging o pandesal, para laging may lamang ang inyong tiyan. Good luck po.

Magpapayat ng Tamang Paraan



DOC WILLIE ONG

HEALTH TIPS FOR RAINY DAYS

- Eat fresh fruits
- Do not eat street food
- Drink boiled water
- Keep your home clean
- Eat healthy & balanced diet
- Avoid getting wet in rain
- Don't play in rain water

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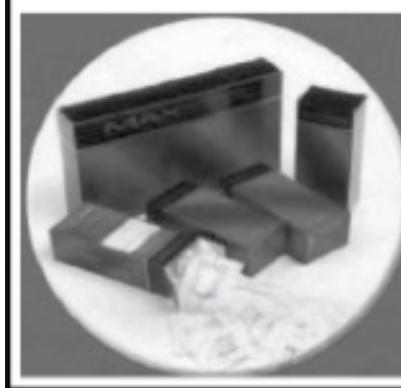
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