

Unarmed lady cops searching for Quiboloy frisked by KOJC members

MANILA – Unarmed Philippine National Police (PNP) lady personnel were body-searched by members

of the Kingdom of Jesus Christ (KOJC) before they began searching for Pastor Apollo Quiboloy, PNP 11 (Davao

Region) Director Brig. Gen. Nicolas Torre III said on Friday.

During the Senate Com-

mittee on Justice and Human Rights public hearing held in Davao City, Torre said they allowed it to happen after a ne-

gotiation with the lawyers of the KOJC on the first day of the search for Quiboloy and five others

who are accused of qualified human trafficking and violating the

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Monday Times Cavite

crusading militant truthful

SEPTEMBER 9-15, 2024 RE-ENTERED AS SECOND CLASS MAIL NO. 2011-37 AT BACOOR POST OFFICE, CAVITE DATED MARCH 31, 2011 VOL 23 NO. 02 P15.00

Angara lauds teachers' service, brings good news on Teachers' Month

SEE PAGE 8

PBBM to distribute cash aid to fisherfolk affected by oil spill in Cavite

MUS CITY, Cavite (PIA) — President Ferdinand R. Marcos Jr. will lead the distribution of cash aid on Wednesday, August 28, for fisherfolk in nine Cavite coastal towns affected by the oil spill from the sunken MV Terranova.

In a press briefing held Tuesday, Presidential Communications Assistant Secretary Joey Villarama said that around 32,392 fisherfolk from the affected coastal towns will receive ₱5,000 in cash aid under the Presidential Assistance to Farmers and Fisherfolk program.

Villarama added that the beneficiaries will also receive an additional ₱5,000 in cash assistance from the Department of Social Welfare and Development or the Bagong Pilipinas Serbisyo Fair.

Meanwhile, the cash assistance for fisherfolk from other Cavite coastal towns, such as Naic, Kawit, Noveleta, Rosario, Tanza, Maragondon, and Ternate, will be turned over to local chief executives.

These local government units have 30 days to distribute the cash aid to beneficiaries identified by the Bureau of Fisheries and Aquatic Resources. To ensure transparency in the distribution of aid, LGUs have the option to utilize transparency mechanisms, such as

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09198753023

SP. PROC. NO. TMSP-007-24

IN RE: PETITION FOR CORRECTION OF ENTRIES IN THE CERTIFICATE OF LIVE BIRTH IN THE LOCAL CIVIL REGISTRY OF TANZA CAVITE

GLEN TECSON,
Petitioner,

-versus -

THE LOCAL CIVIL REGISTRAR OF TANZA, CAVITE,
Respondent,

X _____ X

NOTICE OF HEARING

Filed before this Court is a verified Petition for the Correction of Entries in the Certificate of Live Birth of Glen Tecson issued by the Local Civil Registrar of Tanza, Cavite, in the name of GLEN TECSON, the petitioner.

After being satisfied that the Petition is sufficient in form and substance, the same is hereby set for initial hearing on January 30, 2025 and March 27, 2025 both at 8:30 o'clock in the morning, where any and/or all interested parties may oppose the Petition.

Let a copy of this Notice of Hearing be published for three (3) consecutive weeks, at the expense of the Petitioner, in a newspaper of general circulation and other copies be furnished to the Local Civil Registrar of Tanza, Cavite, Philippine Statistics Authority, Office of the Solicitor General, petitioner, and his counsel.

The petitioner is directed to submit a copy of the Petition with its annexes to the Local Civil Registrar of Tanza, Cavite, Philippine Statistics Authority, and the Office of the Solicitor General.

Send a copy of this Order to the Office of the Clerk of Court (OCC) for raffle of the publication.

SO ORDERED.

Trece Martires City, Cavite, June 18, 2024.

GAYSOL C. LUNA
Presiding Judge

Copy furnished.
ATTY. YVETTE KATHRYN S. BARRIENTOS
Counsel for Petitioner
Public Attorney's Office (PAO)
Trece Martires City, Cavite

GLEN TECSON ARENAS
Petitioner
311 Brgy. Punta II,
Tanza, Cavite

OFFICE OF THE LOCAL CIVIL REGISTRAR OF TANZA, CAVITE
Tanza, Cavite

PHILIPPINE STATISTICS AUTHORITY
PSA Complex, East Avenue
Diliman, Quezon City

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

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

ATTY. MARICEL LILLED ASUNCION-ROXAS
Clerk of Court
Office of the Clerk of Court
Trece Martires City, Cavite

Cavite Monday Times
Sept. 9, 16 & 23, 2024



The Overseas Workers Welfare Administration (OWWA 4A Calabarzon) encourages Overseas Filipino Workers (OFWs) to take advantage of the government's financial literacy programs to ensure the well-being and future of their families back home. During the Kapihan sa Bagong Pilipinas, OWWA IV-A Program and Services Chief Francisca Lanuza said the contributions of OFWs benefit their families in many ways, including scholarship grants.

Unarmed lady cops searching for Quiboloy frisked by KOJC members...from page 1

Special Protection of Children Against Abuse, Exploitation, and Discrimination Act.

"During the negotiation, the lawyers did not allow the PNP personnel to go immediately. They only agreed to specific conditions: 10 women personnel and they are to be frisked," Torre told the committee while showing a video of KOJC members frisking cops.

"We have to endure that kind of humiliation kasi mag-aaway lang kami, Sir, kapag hindi namin sinunod yan (because we will only quarrel with them if we do not follow)," he added.

Torre also showed a video of how they searched the rooms inside the ACQ College of Ministry Building, saying the 10 policewomen could not do their job properly with KOJC members "swarming, leading, and prohibiting" them from opening some rooms.

KOJC legal counsel Israelito Torreon said the videos presented by Torre to the panel were on the ninth day of the search.

"They have already been conducting searches in that area, your honor. I don't know why they like that area very much, the Bible School. Since Day 1, that has been searched already many times," Torreon said.

Meanwhile, Senator Ronald Dela Rosa criticized Torre for allowing the 10 policewomen to do the search without bringing their firearms.

"If you purpose there in going inside is to arrest Pastor Apollo Quiboloy, you allow only 10 women without firearms, finrisk pa ng mga taga-KOJC, paano ngayon kung may mga armas si Pastor (Quiboloy) doon sa loob at

niratrat yung mga pulis mo? Payag ka na mamatay yung mga sampu mong pulis (who were also frisked by KOJC members, what if Pastor [Quiboloy] had weapons inside and opened fire at your policewomen? Will you allow 10 of your policewomen to die)?" Dela Rosa asked Torre.

Torre responded, "That's one of the risk(s) that we have to take, Sir."

"For me, if I am the commander, that's a very wrong decision kung mag-aresto ka, babae pa ang ginagamit mo, walang armas, sampu lang tapos. Hindi mo na-imagine (it was a very wrong decision to send 10 unarmed policewomen to arrest someone. Did you not imagine that)?" Dela Rosa said.

"I take responsibility for that, Sir," Torre answered.

The public hearing was conducted in response to the privilege speech delivered by Dela Rosa expressing concern over the deployment of 2,000 police officers from various regions across Mindanao and their decision to station themselves inside and outside the KOJC compound in Davao City.

Dela Rosa, a former PNP chief, criticized the excessive deployment of PNP personnel to arrest Quiboloy, disrupting the activities of the KOJC and the Davao City community.

He also noted that KOJC members were claiming that the search of their compound was illegal as no search warrant was issued.

They asserted that the PNP's actions within the compound were unlawful and unconstitutional as the police had no valid search warrant. (PNA)

PBBM to distribute cash aid to fisherfolk affected by oil spill in Cavite...from page 1

publicizing the distribution through Facebook Live, according to Villarama.

He stressed that the assistance is part of the government's whole-of-nation approach to helping fisherfolk affected by the oil spill.

"The President has prioritized the continued distribution of assistance under the socio-civic funds of the government. This is a whole-of-government approach led by the Office of the President, with support from the DSWD, DOLE, TES-DA, and other government agencies," Villarama said.

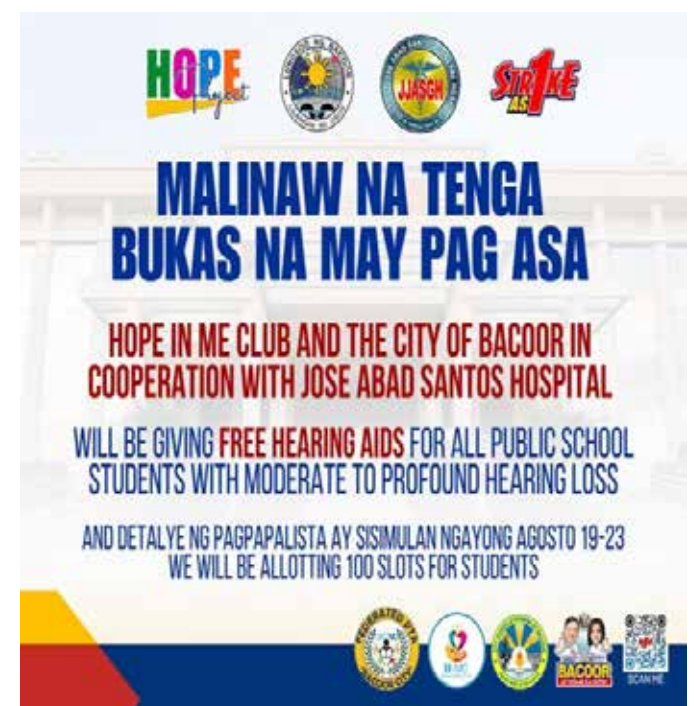
Villarama clarified that while the financial assistance is intended to support the livelihoods of affected fisherfolk, beneficiaries also have the freedom to use the cash for their basic needs.

Various government agencies are also expected to join the President in providing as-

sistance and services to the beneficiaries. These include PhilHealth's LAB for ALL Caravan, which will offer free laboratory services to beneficiaries.

The Department of Health will provide free medical services and vaccinations, while the Department of Labor and Employment will offer alternative livelihood opportunities to fisherfolk under the Tulong Panghanapbuhay Para sa Ating Disadvantaged/Displaced Workers (TUPAD) program.

On July 25, the MV Teranova carrying 1.4 million liters of industrial fuel oil, capsized and eventually sank off Bataan during inclement weather caused by Super Typhoon Carina and the southwest monsoon. The oil spill, which reached Cavite's shores prompted the Cavite provincial government to declare a state of calamity in its nine coastal towns. (FSC/PIA-Cavite)



Mga Bacooreño, FREE HEARING AID!!!!

Sa pakikipagtulungan ng Strike as 1 Hope Project na makapagbigay ng MALINAW NA TENGA, BUKAS NA MAY PAG ASA sa mga Bacooreño, ang Starkey Foundation mamamahagi muli ng 300 FREE HEARING AIDS. Nakapag pascreened na tayo ng 100 patients at meron pa ulit na 300 na hearing aids na ipapamigay.

Maraming Salamat kay Dra Merle Sacdalan ng Jose Abad Santos Hospital at Chairman Jeff Lau, kay Mayor Strike B. Revilla sa suporta, HOPE volunteers at FPTA.

Tayo po ay makakapag bigay sa Sept 24-26, ng 3 Hearing Aids worth 100k pesos na gagawin sa University of Santo Tomas (UST).

Narito ang paraan upang makapagpalista. Ito po ay LIBRE.

1. Mag message sa Facebook account

<https://www.facebook.com/matinaignacio>

2. Hearing test everyday base sa schedule na ibibigay sa inyo

3. Meet up City Hall Lobby 630 AM.

STRICTLY NO LATE!!

Dadalahin po kayo using Strike Bus sa Jose Abad Santos Hospital for ENT CHECK UP AND HEARING TEST.

Maraming Salamat po.

Monday Times

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

FORECLOSURE CASE NO. F-798-24

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

-versus-

JOSE FRANCISCO,
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, JOSE FRANCISCO, with residence and postal addresses at BLK 110 LOT 16 M.H DEL PILAR ST., GROUP 2, ZONE 14, PEMBO ST., FORT BONIFACIO, MAKATI CITY and LOT 17 BLK 21 PH. 2 CARISSA HOMES-TANZA, BRGY. BAGTAS, TANZA, CAVITE to satisfy the mortgage indebtedness as of April 15, 2024 amounts to ONE HUNDRED EIGHTY TWO THOUSAND SEVEN HUNDRED EIGHTY FIVE PESOS & 52/100 (P182,785.52), inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on 20 SEPTEMBER 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. T-609786

A parcel of land (Lot 17, Blk. 21 of the cons. subd. plan, Pcs-04-010708, being a portion of the cons. of lots 2053-A-Psd-04-079731, & Lot 2052-A-2-Psd-04-079522, LRC Rec. No.), situated in the Bo. of Bagtas, Mun. of Tanza, Prov. of Cavite. Bounded on the SW., along line 1-2 by Lot 18, on the NW., along line 2-3 by Lot 15, both of Blk. 21, on the NE., along line 3-4 by Alley 25, on the SE., along line 4-1 by Lot 19, Blk. 21, all of the cons. subd. plan. Beginning a pt. marked "1" on plan, x x x containing an area of THIRTY-FIVE (35) SQ. M. xxx

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

In the event the public auction should not take place on the said date and time, it shall be held on 04 OCTOBER 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, 16 AUGUST 2024.

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

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

ATTY. 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

JOSE FRANCISCO
BLK 110 LOT 16 M.H DEL PILAR ST., GROUP 2, ZONE 14,
PEMBO ST., FORT BONIFACIO, MAKATI CITY and
LOT 17 BLK 21 PH. 2 CARISSA HOMES-TANZA,
BRGY. BAGTAS, TANZA, CAVITE

Publication: Cavite Monday Times
Dates: Aug. 26, Sept. 2, 9, 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 IMUS, CAVITE

EXTRA-JUDICIAL FORECLOSURE REAL
ESTATE MORTGAGE UNDER ACT 3135
AS AMENDED BY ACT 41

FC Case No. 19124-24

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

-versus-

LENY Z. SELAGO,
Mortgagor.

x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND), mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against LENY Z. SELAGO, mortgagor, with residential and postal address at Lot 28 Block 9 Phase 3 Boston Heights, Brgy. Toolong, Kawit, Cavite, to satisfy the mortgage indebtedness which as of July 3, 2024 amounts to FOUR HUNDRED TWENTY SEVEN THOUSAND EIGHT HUNDRED TWO PESOS AND 95/100 (Php427,802.95), Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on OCTOBER 29, 2024 at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE No. 071-2021002204

"XXX

LOT NO: 28 BLOCK NO: 9 PLAN NO: PSD-04-235990

PORTION OF: LOT B, PSD-04-228250; LRC RECORD NO. N-35907

LOCATION: BARANGAY OF TOOLONG, MUNICIPALITY OF KAWIT, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 27, BLOCK 9, PSD-04-235990
2-3	NE	LOT 30, BLOCK 9, PSD-04-235990
3-4	SE	ROAD 8 (6.50 M. WIDE), PSD-04-235990
4-1	SW	LOT 26, BLOCK 9, PSD-04-235990

XXX
AREA: THIRTY SIX (36) SQ. M.
XXX"

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

In the event the public auction should not take place on the said date and time, it shall be held on NOVEMBER 5, 2024 at 10:00 o'clock in the morning without further notice.

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

City of Imus, Cavite, Philippines, August 15, 2024.

EMMANUEL H. FRANCISCO
Sheriff IV
Branch 4-FC

APPROVED

ARMIE A. FRANCISCO
Clerk of Court VI

COPY FURNISHED:

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

ATTY. MELANIO A. BADENAS JR
Attorney-in-Fact, GCCS & Associates Corp.
RM. 209 Megastate Bldg.,
No. 737 G. Araneta Ave., Tatalon, Quezon City

LENY Z. SELAGO
Lot 28 Block 9 Phase 3 Boston Heights,
Brgy. Toolong, Kawit, Cavite

Publication: Cavite Monday Times
Dates: September 2, 9 & 16, 2024

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

File No. FC-DC-1443-24

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-

JANE L. TURREDA MARRIED TO
ROSALINDA C. TURREDA,
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, JANE L. TURREDA MARRIED TO ROSALINDA C. TURREDA with postal address at (1) Blk 58 Lot 2, Teacher Vill., Brgy. Sto. Cristo DBB, Cavite, and 2) Lot 35 Blk 16, Villa Luisa Homes, Brgy. Langkaan, Dasmariñas, Cavite and for the satisfaction of the mortgaged debt which as of June 25, 2024 amounts to THREE HUNDRED FIFTY ONE THOUSAND FOUR HUNDRED FIFTY NINE PESOS AND 73/100 (Php 351,459.73), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on OCTOBER 08, 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-535670

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 35 of the cons. -subd. plan, Pcs-042106-006321, being a portion of the cons. of Lots 1 to 30, Blk. 16, Pcs-04-005337 L.R.C. Rec. No.), situated in the Brgy. of Langkaan, Mun. of Dasmariñas, Prov. of Cavite. Bounded on the NW., along line 1-2 by Lot 34; on the NE., along line 2-3 by Lot 37, both of the cons.-subd. plan; on the SE., along line 3-4 by Road Lot 15, Pcs-04-005337 (6.50 m. wide); on the SW., along line 4-1 by Lot 33, of the cons.-subd. plan. Beginning at a pt. marked "1" on plan being S. 36 deg, 11'W., 561.56 m. from Mon. No. 146, Imus Estate, thence N. 66 deg, 10'E., 6.50 m. to pt. 2; thence S. 23 deg. 50'E., 10.50 m. to pt. 3; thence S. 66 deg. 10'W., 6.50 m. to pt. 4; thence N. 23 deg 50'W., 10.50 m. to the pt. of beginning, containing an area of SIXTY EIGHT SQ. METERS AND TWENTY SQ. DECIMETERS (68.20). All pts. referred to are indicated on the plan and are marked on the ground by P.S. cyl. conc. mons. 15x60 cm. bearings true; Date of orig. survey, July 27, 1905-June 11, 1908 and that of the subd. survey, Oct. 17, 1991 & Feb. 1-3, 1992, and was approved on Feb. 28, 1992 is registered in accordance with the provisions of the Property Registration Decree by the name of JANE L. TURREDA, married to Rosalinda C. Turreda, both of legal age, Filipinos.

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 22, 2024, at the same time and place without further notice.
Dasmariñas City, Cavite, August 28, 2024.

ARLYN P. BARCELON
Sheriff IV

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

PUBLICATION: Cavite Monday Times
DATES: September 2, 9 & 16, 2024
Raffle Date of Judicial Notices: August 22, 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. SIMEON P. MADRID
S.P. Madrid
5th Floor Bedrock Building, Kayumanggi Center,
Commonwealth Ave., Matandang Balara, Quezon City

JANE L. TURREDA MARRIED TO ROSALINDA C. TURREDA
1) Blk 58 Lot 2, Teacher Vill., Brgy. Sto. Cristo DBB, Cavite;
2) Lot 35 Block 16, Villa Luisa Homes, Brgy. Langkaan, 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



ERRATUM

IN FC CASE NO. 19124-24, HOME DEVELOPMENT MUTUAL FUND VS. LENY Z. SELAGO PUBLISHED AT CAVITE MONDAY TIMES DATED SEPTEMBER 2, 2024. THE FOLLOWING WORD SHOULD BE CORRECTED; ROAD LOT 8, (6.50 M. WIDE), IT SHOULD BE ROAD 8, (6.50 M. WIDE)

Cavite Monday Times
Sept. 9, 2024

ERRATUM

IN FILE NO. FC-DC 1443-24, HOME DEVELOPMENT MUTUAL FUND VS. JANE L. TURREDA MARRIED TO ROSALINDA C. TURREDA PUBLISHED AT CAVITE MONDAY TIMES DATED SEPT. 2, 2024. THE FOLLOWING WORDS ARE TO BE CORRECTED; Dasmariñas, it should be Dasmariñas., Beginning at a pt. marked "1" on plan being , 36 deg, 1'W., it should be Beginning a pt. marked "1" on plan being S, 36 deg, 11'W.,

Cavite Monday Times
Sept. 9, 2024

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

FORECLOSURE CASE NO. F-680-24

ELENA LOAN & CREDIT CO., INC.,
Mortgagee,
-versus-
Spouses DONNY C. RAYMUNDO and GERALDINE P. RAYMUNDO,
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, ELENA LOAN & CREDIT CO., INC., with business address at Unit B 2204 Taft Ave., Malate, Manila against the Mortgagor/s, Spouses DONNY C. RAYMUNDO and GERALDINE P. RAYMUNDO, with residence and postal address at Blk. 3 Lot 20 Somerset Phase II, Brgy. Navarro, General Trias, Cavite to satisfy the mortgage indebtedness as of 16 May 2024 amounts to ONE MILLION SEVEN HUNDRED FIFTY ONE THOUSAND SEVEN HUNDRED THIRTY NINE & 02/100 ONLY (PHP1,751,739.02), exclusive of interest, penalties and other charges of foreclosure, the undersigned Sheriff will set at public auction on 20 SEP 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 Curreney the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2019048291
LOT NO: 20
BLOCK NO: 3
PLAN NO: PCS-04-028597

PORTION OF: LOT 2451-N, (RS-04-004515), LOT 2461, (RS-04-002445), LOT 2462, (RS-04-002445), LOT 2463, (FRS-04-005172), LOT 2464, (RS-04-002484), BLOCK 9 & BLOCK 10, PCS-04-02846, ALL OF SAN FRANCISCO DE MALABON ESTATE, DECREED NO. 4270; LRC REC. NO. 5934
LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GEN. TRIAS, ROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 18, BLOCK 3, PCS-04-028597
2-3	SE	LOT 22, BLOCK 3, PCS-04-028597
3-4	SE	LOT 21, BLOCK 3, PCS-04-028597
4-5-6-1	SW, NW	ROAD LOT 7, PCS-04-028597

AREA: ONE HUNDRED FORTY EIGHT SQUARE METERS (148), 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 04 DCT 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, 16 AUG 2024

ANDRES B. ESPINA
Sheriff IV

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

Spouses DONNY C. RAYMUNDO and
GERALDINE P. RAYMUNDO
Blk. 3 Lot 20 Somerset Phase II, Brgy. Navarro,
General Trias, Cavite

Publication: Cavite Monday Times
Dates: AUG. 26, SEPT.. 2,9,2024

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-713-24

BDO UNIBANK, INC.,
Mortgagee,
-Versus-
Spouses DAN SANTOS VIRATA
and DONNA BALDEO VIRATA;
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, BDO UNIBANK, INC., with business address at 11th Floor, BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City against the Mortgagor/s, Spouses DAN SANTOS VIRATA and DONNA BALDEO VIRATA; Donna Baldeo Virata, for herself and as Attorney-In-Fact of her husband, Dan Santos Virata, with residence and postal address at (1) #549 4th St., Salinas, Bacoor, Cavite; and (2) Bik. 9 Lot 27 Kensington 6, Navarro, General Trias, Cavite to satisfy the mortgage indebtedness as of 31 May 2024 amounts to ONE MILLION TWO HUNDRED FIFTY SEVEN THOUSAND EIGHT HUNDRED FIFTY SEVEN PESOS AND 98/100 (PHP1,257,857.98), exclusive of interest, penalties and other charges of foreclosure, the undersigned Sheriff will sell at public auction on 20 SEP 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. 057-2019035335

LOT NO: 27 BLOCK NO: 9
PLAN NO: PCS-04-027966

PORTION OF: LOT 1666, SAN FRANCISCO DE MALABON ESTATE (RS-04-002133) & LOT 1667-A, PSD-04-224902;
LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 28, BLOCK 9, PCS-04-027966
2-3	NW	ROAD LOT 19, PCS-04-027966
3-4-5	NE	ROAD LOT 13, PCS-04-027966
5-1	SE	LOT 25, BLOCK 9, PCS-04-027966

AREA: SEVENTY EIGHT SQUARE METERS (78), 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 04 OCT 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, 16 AUG 2024

ANDRES B. ESPINA
Sheriff IV

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

Spouses DAN SANTOS VIRATA and DONNA BALDEO VIRATA
#549 4th St, Salinas, Bacoor, Cavite; and
Bik. 9 Lot 27 Kensington 6, Navarro, General Trias, Cavite

Publication: Cavite Monday Times
Dates: AUG. 26, SEPT. 2 & 9, 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-739-24

BDO UNIBANK, INC.,
Mortgagee,
-versus-
SPS. CHRISTIAN C. JAIME AND RHOJANE B. JAIME,
Debtor/Mortgagor,
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, 8741 Paseo de Roxas Makati City, against the Debtors/Mortgagors, SPS. CHRISTIAN C. JAIME AND RHOJANE B. JAIME with residence and postal address at (1) Block 3 Lot 12 Glenbrook 2 Brgy. Pasong Camachile Gen Trias Cavite; and (2) #2504 Unida St. Extension Airport Road Brgy. Baclaran Paranaque City 1702 to satisfy the mortgage indebtedness as of May 31, 2024 amounts to SIX MILLION SIX HUNDRED THIRTY FIVE THOUSAND NINE HUNDRED NINETY AND 13/100 (Php6,635,990.13), including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on 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. 057-2021022561
LOT NO: 12, BLOCK NO: 3,
PLAN NO: PCS-04-030060

PORTION OF: LOT 1837-C, (LRC) PSD-105017, LOTS 1943-A & 1943-B, (LRC) PSD-155964, LOT 1836-NEW (FRS-04-005697) LOTS 1950 (FRS-04-005717) & 3421, ALL OF SAN FRANCISCO DE MALABON ESTATE DECREED NO. 4270, LRC REC. NO. 5964
LOCATION: BARANGAY OF PASONG CAMACHILE, CITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOTS
1-2	SW	LOT 11, BLOCK 3, PCS-04-030060
2-3	NW	ROAD LOT 1, PCS-04-030060
3-4	NE	LOT 13, BLOCK 3, PCS-04-030060
4-1	SE	LOT 30, BLOCK 3, PCS-04-030060

AREA: ONE HUNDRED SIXTY SIX (166) 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 04 OCT 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, 16 AUG 2024

ANDRES B. ESPINA
Sheriff IV
Copy Furnished:
BDO UNIBANK, INC
RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT
11th Floor BDO Towers Valero, 8741 Pasco de Roxas Makati City

SPS. CHRISTIAN C. JAIME AND RHOJANE B. JAIME
Block 3 Lot 12 Glenbrook 2 Brgy. Pasong Camachile Gen Trias Cavite, and
#2504 Unida St. Extension Airport Road Brgy. Baclaran Paranaque City 1702

Publication: Cavite Monday Times
Dates AUG, 26, SEPT. 2, 9, 2024

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

PAGASA: 2 more tropical cyclones likely in September

MANILA – The country is likely to experience two more tropical cyclones this month following destructive Severe Tropical Storm Enteng which left the Philippine Area of Responsibility (PAR) midweek, the weather bureau said Friday.

Philippine Atmospheric, Geophysical and Astronomical Services Administration (PAGASA) weather specialist Ana Clauren-Jorda said a low-pressure area (LPA) is being monitored near PAR.

“This could possibly enter PAR and develop into a tropical cyclone next week,” she said during the Bagong Pilipinas Ngayon briefing over PTV-4.

The possible weather disturbance is forecast to enhance the southwest monsoon, which would bring rains across Luzon, particularly in Metro Manila, and the island’s western section, Jorda added.

She said the other possible

weather disturbance is still far from PAR.

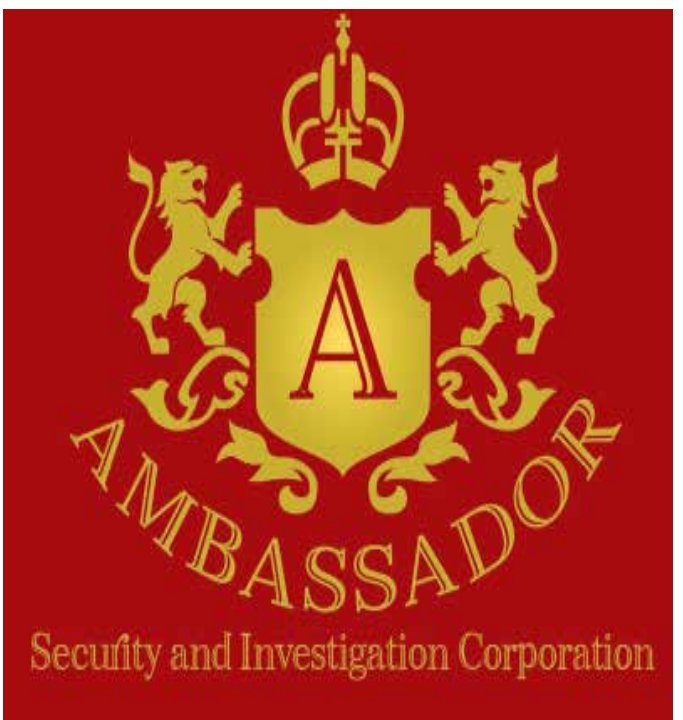
“Currently, cloud clusters are forming. We expect that by mid-September, this would develop into a tropical cyclone and enter PAR,” she said.

PAGASA is expecting this to move northwestward. Although not expected to make a landfall, Jorda said this possible third cyclone for the month will also enhance the southwest monsoon.

Jorda said the southwest monsoon continued to bring heavy rains in some areas of Luzon on Friday.

Earlier, Ipo Dam’s gate was opened at 0.30 meters. As of 4 p.m., its water level was at 100.56 meters, 0.02 meter higher compared to the level as of 8 a.m., but still within its normal high level of 101 meters.

Jorda urged the public to monitor PAGASA’s social media accounts and websites for timely weather information. (PNA)



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

FORECLOSURE CASE NO. F-867-24

PHILIPPINE NATIONAL BANK
Mortgagee,

-versus-

CHRISTINE B. YABUT
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, PHILIPPINE NATIONAL BANK with business address at PNB Financial Center, Pres. Diosdado P. Macapagal Boulevard, Pasay City, against the Mortgagor/s, CHRISTINE B. YABUT, with residence and postal address at (a) NO. 076 BLOCK 050, BEL ALDEA SUBDIVISION ROAD, BARANGAY SAN FRANCISCO, BEL ALDEA SUBDIVISION, GENERAL TRIAS CITY, CAVITE, (6) BLK 4 LOT 10, SAN ISIDRO VILLAGE, ALMANZA 1, LAS PIÑAS CITY, and (c) BLOCK 77 LOT 31, BEL ALDEA SUBD., BRGY. SAN FRANCISCO, GENERAL TRIAS, CAVITE to satisfy the mortgage indebtedness as of June 30, 2024 amounts to FOUR MILLION THREE HUNDRED TWENTY FOUR THOUSAND SEVEN HUNDRED SEVENTY AND 49/100 (P4,324,770.49) inclusive of interest, penalties and other charges of foreclosure, the undersigned Sheriff will sell at public auction on 20 SEP 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. 057-2019031051

A PARCEL OF LAND (LOT 31, BLK. 77 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, 1 & K, ALL OF PSD-33619, L.R.C. REC. NO.), SITUATED IN THE BRGY. OF DE FUEGO, MUN. OF GEN. TRIAS, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 29, BLK. 77; ON THE NW., ALONG LINE 2-3 BY RD. LOT 60; ON THE NE., ALONG LINE 3-4 BY LOT 33, BLK. 77; ON THE SE., ALONG LINE 4-1 BY LOT 32, BLK. 77, ALL OF THE CONS. SUBD. PLAN. BEGINNING AT A PT. MARKED "I" ON PLAN X X X CONTAINING AN AREA OF SIXTY FIVE SQ.METERS AND EIGHTEEN SQ. DECIMETERS (65.18) 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 0 4 OCT 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, 16 AUG 2024

JOSELITO L. ARANDA
Sheriff IV

Copy Furnished:
PHILIPPINE NATIONAL BANK
PNB Financial Center, Pres. Diosdado P. Macapagal Boulevard, Pasay City

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

CHRISTINE B. YABUT
NO. 076 BLOCK 050, BEL ALDEA SUBDIVISION ROAD, BARANGAY SAN FRANCISCO, BEL ALDEA SUBDIVISION, GENERAL TRIAS CITY, CAVITE
BLK 4 LOT 10, SAN ISIDRO VILLAGE, ALMANZA 1, LAS PIÑAS CITY, and
BLOCK 77 LOT 31, BEL ALDEA SUBD., BRGY. SAN FRANCISCO, GENERAL TRIAS, CAVITE

Publication: Cavite Monday Times
Dates: AUG. 26, SEPT. 2, 9, 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-824-24

BDO UNIBANK, INC.,
Mortgagee,

-versus-

JED MOLLY AGUSTIN ALEJO
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, 8741 Paseo de Roxas Makati City, against the Debtors/Mortgagors, EDNALYN AGUSTIN ALEJO, as Attorney-in-fact of JED MOLLY AGUSTIN ALEJO, with residence and postal address at 1) #232 Cabanangan St., Barangay II Jones Isabela and 2) Blk 23 Lot 24 Brgy Tapia, Gen. Trias, Cavite to satisfy the mortgage indebtedness as of May 20, 2024 amounts to ONE MILLION THREE HUNDRED FIFTY EIGHT THOUSAND EIGHT HUNDRED EIGHTY NINE AND 18/100 (Php1,358,889.18) including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on 2 0 SEP 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. 057-2021060700
LOT NO: 24.
BLOCK NO: 23.
PLAN NO: PCS-04-032361

PORTION OF: LOTS 1912 (FRS-04-005438); 1918 (RS-04-004387), 1913, 1914, 1985 (FRS-04-006221); 3263 (FRS-04-006218) & 1915, SFDM ESTATE, LRC RECORD NO. 5964, DE-CREE NO. 4270
LOCATION: BARANGAY OF TAPIA, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOTS
1-2	NW	LOT 22, BLOCK 23, PCS-04-032361
2-3	NE	ROAD LOT 26, PCS-04-032361
3-4	SE	LOT 26, BLOCK 23, PCS-04-032361
4-1	SW	LOT 23, BLOCK 23, PCS-04-032361

AREA: FORTY (40) 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 0 4 OCT 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, 16 AUG 2024

JOSELITO L. ARANDA
Sheriff IV

Copy Furnished:
BDO UNIBANK, INC
RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT
11th Floor BDO Towers Valero, 8741 Pasco de Roxas Makati City

EDNALYN AGUSTIN ALEJO, as Attorney-in-fact of JED MOLLY AGUSTIN ALEJO
#232 Cabanangan St., Barangay II Jones Isabela and
Blk 23 Lot 24 Brgy Tapia, Gen. Trias, Cavite
Publication: Cavite Monday Times
Dates: AUG. 26, SEPT. 2, 9, 2024

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

ANNOUNCEMENT

THE PROPERTY LOCATED AT MALAGASANG II, IMUS CAVITE WITH TRANSFER CERTIFICATE OF TITLE NO. 3303 IS CURRENTLY ON THE PROCESS OF A SALE BETWEEN MR. ALBERTO LOC SIN AND MS. CHERRY BALDEO. SHOULD THERE BE ANYONE WHO HAS LEGAL INTEREST ON THIS PROPERTY, PLEASE LET US KNOW. YOU CAN CONTACT OUR LAWYER, ATTY. MARJUNE MERCADO THROUGH 0968-850-8850 OR info@themercadolaw.com.

CAVITE MONDAY TIMES
SEPT, 2, 9 & 16, 2024

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

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

FORECLOSURE CASE NO. F-698-24

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

-Versus-

LUTH R. CALIM married to ALICIA R. CALIM,
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, LUTH R. CALIM married to ALICIA R. CALIM, with residence and postal addresses at PANAPAAN BACOR, CAVITE and LOT 7 BLK 38 PH 1A CARISSA HOMES-TANZA BRGY. BAGTAS TANZA, CAVITE to satisfy the mortgage indebtedness as of April 15, 2024 amounts to TWO HUNDRED THIRTEEN THOUSAND SIX HUNDRED EIGHTY THREE PESOS & 37/100 (P213,683.37), inclusive of interest and other charges of foreclosure, the undersigned sheriff will set at public auction 20 SEPT. 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. T-729574

A parcel of Land (Lot 7 Blk. 38 of the subd, plan, Psd-04-090395, being a portion of Lot 4, Pes-04-011472, LRC. Rec. No.), situated in the Brgy. of Bagtas, Mun. of Tanza, Prov. of Cavite, Island of Luzon. Bounded on the NE., along line 1-2 by Lot 8; on the SE., along line 2-3 by Lot 9 both Blk: 38; on the SW., along line 3-4 by Alley 34; & on the NW., along line 4-1 by Lot 5, Blk. 38 of the subd. plan. Beginning at a pt. marked "I" on plan, xxx containing an area of THIRTY FIVE (35) SQUARE METERS. xxx

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

In the event the public auction should not take place on the said date and time, it shall be held on 04 OCT 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, 16 AUG 2024

JOSELITO L. ARANDA
Sheriff IV

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

ATTY. 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

LUTH R. CALIM married to ALICIA R. CALIM PANAPAAN BACOR, CAVITE and
LOT 7 BLK 38 PH 1A CARISSA HOMES-TANZA BRGY. BAGTAS TANZA, CAVITE

Publication: Cavite Monday Times
Dates AuG, 26, SEPT. 2, 9, 2024

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



The Department of Migrant Workers (DMW) in Calabarzon has intensified its campaign against online scams and illegal recruitment targeting overseas Filipino workers (OFWs). During the Kapihan sa Bagong Pilipinas on Tuesday, September 3, DMW IV-A Regional Director Karen Quilao said their office has integrated anti-scam sessions into its pre-employment seminars for OFWs, equipping them with the tools and knowledge to protect themselves from online scams and fraudulent activities.

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

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
Branch 114
City of Bacoor, Cavite
Email: rtc1bcr114@judiciary.gov.ph
Phone No.: 0908-499-0181

LRC CASE NO. 8843-2024-83

IN RE: PETITION FOR REISSUANCE OF OWNER'S
DUPLICATE COPY OF TCT NO. T-851024,
REGISTRY OF DEEDS FOR THE PROVINCE OF
CAVITE,

HOUSEHOLD DEVELOPMENT CORPORATION,
Petitioner,

-versus-

REGISTRY OF DEEDS FOR THE PROVINCE OF
CAVITE
Respondent.
x-----x

ORDER

On July 19, 2024, petitioner through counsel filed this instant petition alleging among others that (a) the petitioner is the registered owner of a parcel of land covered by Transfer Certificate of Title No. T-851024; (b) on January 8, 2022, a fire incident occurred at Starmall Alabang affecting the extension office of Household Development Corporation; (c) the fire destroyed the owner's duplicate original copy of TCT No. T-851024; (d) an Affidavit of Loss dated February 2, 2022 was executed and subsequently annotated in the title under Entry No. 2022008757; (e) the subject real property has been declared for taxation purposes and taxes has been paid; (f) there are no transactions or documents pertaining to the owner's duplicate copy of the title that have been submitted for or are awaiting registration at the Registry of Deeds for the Province of Cavite; and (g) the subject real property is free from all liens and encumbrances. 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 another owner's duplicate copy of Transfer Certificate of Title No. T-851024 in the same terms and condition as the original on file with the Registry of Deeds in the Province of Cavite.

Finding the petition to be sufficient in form and substance, the same is set for initial hearing on November 29, 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 copy of this Order at his expense 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.

Considering that this court has no appointed sheriff, the sheriff of the Office of the Clerk of Court RTC Bacoor City, Cavite, is ordered to post this Order 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.

SO ORDERED.

IN CHAMBER. City of Bacoor, Cavite. August 2, 2024.

NIKKI ROSE DELA PEÑA ESPERANZA
Presiding Judge

Copy Furnished:

Household Development Corporation (Petitioner)
Lower Ground Floor, Building B, Evia Lifestyle Center, Vista City,
Daanghari, Almanza Dos, Las Piñas City

Chua Lim and Associates (Counsel for Petitioner)
Unit 304 3rd Floor, The Orient Square Bbuilding,
F. Ortigas, Hr. Road, Ortigas Center, Pasig City

Registry of Deeds Bacoor City, Cavite

Registry of Deeds Trece Martires, Cavite

OCC RTC Bacoor, Cavite

Sheriff - OCC RTC Bacoor, Cavite

Publication: CAVITE MONDAY TIMES
Dates: August 26, September 2, 9, 2024

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

FNC-2024-94

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

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

-versus-
LUCYLYN B. ROSALITA, single,
Mortgagor.

x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial petition for sale under Act 3135, as amended by Act 4118 filed by HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND), mortgagee, with principal office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against LUCYLYN B. ROSALITA, single, with postal address at SITIO TIBAG, PANAPAAN III, BACOR, CAVITE and LOT 43, BLOCK 34, PH. 1, PASINAYA HOMES NORTH TIMALAN, NAIC, CAVITE 4110, to satisfy the mortgage indebtedness which as of April 30, 2024 amounts to FOUR HUNDRED FIFTY NINE THOUSAND SIX HUNDRED SIXTY NINE PESOS and 54/100 (P459,669.54) Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on September 24, 2024 at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2019013357

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

Lot No: 43, Block No: 34, Plan No: PCS-04-031172

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

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

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 44, BLOCK 34, PCS-04-031172
2-4	SE,SW	PATHWALK 28, PCS-04-031172
4-5	NW	LOT 42, BLOCK 34, PCS-04-031172
5-1	NE	LOT 28, BLOCK 34, PCS-04-031172

Area: TWENTY-EIGHT (28) SQUARE METERS more or less
Description of Corners: points are referred on the plan by P.S. Cyl.
Conc, Mons. 15x40 CMS.

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

In the event the public auction should not take place on the said date, it shall be held on October 1, 2024 without prior notice. Prospective bidders or buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.
Naic, Cavite, June 25, 2024.

MA. CAROLINA M. POTENTE
Sheriff IV

Copy furnished:

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

LUCYLYN B. ROSALITA, single,
SITIO TIBAG, PANAPAAN III, BACOR CAVITE /
LOT 43, BLOCK 34, PH. 1, PASINAYA HOMES NORTH,
TIMALAN, NAIC, CAVITE 4110

WARNING:

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

Publication: CAVITE MONDAY TIMES
Dates: August 26, September 2, 9, 2024

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

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

FC Case No. 19130-24

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

-versus-

KRISTINE H. FERFAS for herself and as Atty. -in-Fact of her husband, RYAN O. FERFAS, Mortgagors.
x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG Fund), mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against KRISTINE H. FERFAS for herself and as Atty. -in-Fact of her husband, RYAN O. FERFAS, mortgagors, with residence and postal address at 4048 G. Golden Rod St., Purok 4, Mapulang Lupa, Valenzuela City and/or Lot 47 Blk. 10, Hamilton Homes, Bucandala, Imus City, Cavite, 4103, to satisfy the mortgage indebtedness which as of July 23, 2024 amounts to SEVEN HUNDRED FIFTY TWO THOUSAND FOUR HUNDRED EIGHTEEN PESOS & 19/100 (Php 752,418.19), Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on September 17, 2024 at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC - Imus Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2015038778

"A PARCEL OF LAND (LOT 47, BLK 10 OF THE CONSOLIDATION & SUBDIVISION PLAN PCS- 04-024640, BEING A PORTION OF THE CONSOLIDATION OF LOTS 1340-A-1 TO 1340-A-6, PSD-04-188054 & LOT 1334, IMUS ESTATE (RS-04-004306) L.R.C. REC. NO. 8843) SITUATED IN BARANGAY OF BUCANDALA, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY ROAD LOT 14; ON THE NW., ALONG LINE 2-3 BY LOT 46, BLK 10; ON THE NE., ALONG LINE 3-4 BY LOT 58, BLK 10 AND ON THE SE., ALONG LINE 4-1 BY LOT 48, BLK 10 ALL OF THE CONSOLIDATION & SUBDIVISION PLAN. X X X CONTAINING AN AREA OF FIFTY (50) SQUARE METERS, MORE OR LESS. X X X"

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

In the event the public auction should not take place on the said date, it shall be held on September 24, 2024 at 10:00 o'clock in the morning without further notice.

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

Imus, Cavite, Philippines, August 14, 2024.

DWIGHT ALDWIN S. GERONIMO, JD
Sheriff IV, RTC Branch 121

APPROVED

ARMIE A. FRANCISCO
Clerk of Court VI

COPY FURNISHED:

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

KRISTINE H. FERFAS married to RYAN O. FERFAS
4048 G. Golden Rod St., Purok 4,
Mapulang Lupa, Valenzuela City and/or
Lot 47 Blk. 10, Hamilton Homes,
Bucadala, Imus City, Cavite, 4103

ATTY. CAESAR S. EUROPA
24K ACCOUNTS COSULTANT, INC.
3F Fass Inteli College Bldg., No.11, Pittsburgh St.
Brgy. Silangan, Cubao, Quezon City

Publication: Cavite Monday Times
Dates: August 26, September 2, 9, 2024

Angara lauds teachers' service, brings good news on Teachers' Month

MANILA – Education Chief Sonny Angara on Thursday lauded the efforts and services of all teachers as the Department of Education (DepEd) led the kick-off celebration of Teachers' Month.

"They are the foundation of our nation and no progress is possible without our teachers. So, thank you for all your service and commitment," he said in a

pre-recorded video posted at the DepEd's Facebook page.

Angara also brought more "good news" to improve the welfare of all teachers in adherence to the directives of President Ferdinand R. Marcos Jr.

"Marami tayong magandang balita sa mga (We have many good news for our) teachers. First of all, we are releasing the salary differential under

the Salary Standardization Law which our President has announced," Angara said.

The DepEd earlier disclosed its target release of PHP26.9 billion worth for salary differential of all eligible teaching and non-teaching staff in public schools nationwide within the month.

Besides the salary differential, Angara also cited the increase in teaching al-

lowance to PHP10,000 from the previous PHP5,000, a PHP7,000 medical allowance, and the implementation of expanded career progression for additional positions, including the teaching track with Teachers IV, Teacher V, and Teacher VI, as well as streamlining of administrative items including School Principal I, II, III, and IV, among others.

"Ire-release na rin po iyong (We will also release the)

performance-based bonus for 2023-2024. And we are also preparing flexibility for the implementation of (the) MATATAG schedule for our teachers, depending on the conditions in their schools. So, ire-relax po ito para makapahinga po ang ating teachers (we will be relaxing this so that our teachers can rest)," Angara said. The education chief also assured that they will act on

other challenges to realize a better teaching and learning situation in the sector.

"Nakikinig po kami sa inyo at nakakarating po sa amin ang mga hinaing ninyo (We are listening to you and your complaints are reaching us). And in the coming days, months, and years, we will be addressing some of these problems," he said. (PNA)

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

FORECLOSURE CASE NO. F-847-24

BDO UNIBANK INC.,
Mortgagee,

-versus-

SPS. EDERWIN REY JANDUSAY AND
LORIEDEL FRANCO JANDUSAY,
Mortgagor.

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, 8741 Paseo de Roxas Makati City, against the Debtors/Mortgagors, LORIEDEL FRANCO JANDUSAY, for herself and as Attorney-in-fact of EDERWIN REY JANDUSAY, with residence and postal address at 1) Lot 41, Blk 5, Phase 3 Glenbrook, Brgy. of Pasong Camachile II, Gen. Trias, Cavite and 2) Block 27 Lot 49 Eagle St., Southcrest Vill., Barangay San Agustin, Il Dasmariñas, Cavite to satisfy the mortgage indebtedness as of April 15, 2024 amounts to FOUR MILLION ONE HUNDRED THIRTY NINE THOUSAND FOUR HUNDRED FORTY FOUR AND 90/100 (Php4,139,444.90) including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on 20 SEPTEMBER 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. 057-2020025934

LOT NO: 41, BLOCK NO: 5, PLAN NO: PCS-04-030836

PORTION OF: LOT 2088, 2092, 2093, 2094, & 2095 (COVERED BY FRS-04-005881, FRS-04-005882, FRS-04-005879, FRS-04-005883 & FRS-04-005880, RESPECTIVELY) ALL OF SAN FRANCISCO DE MALABON ESTATE, DECREE NO. 4270, LRC REC. NO. 5964

LOCATION: BARANGAY OF PASONG CAMACHILE II, CITY OF GEN. TRIAS, PROVINCE: OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

Table with 3 columns: LINE, DIRECTION, ADJOINING LOT(S). Rows include 1-2 NW LOT 43, 2-3 NW LOT 48, 3-4 NE LOT 40, 4-5 SE ROAD LOT 17, 5-1 SW LOT 42.

AREA: ONE HUNDRED (100) 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 04 OCTOBER 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, 16 August 2024.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.

RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT
11th Floor BDO Towers Valero, 8741 Paseo de Roxas Makati City

LORIEDEL FRANCO JANDUSAY, for herself and as Attorney-in-fact of EDERWIN REY JANDUSAY

- 1) Lot 41, Blk 5, Phase 3 Glenbrook, Brgy. of Pasong Camachile II Gen. Trias Cavite and
2) Block 27 Lot 49 Eagle St., Southcrest Vill., Barangay San Agustin Il Dasmariñas Cavite

Publication: Cavite Monday Times
Dates: August 26, September 2, 9, 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-657-24

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

-versus-

JASMIN S. DACANAY,
Mortgagor.

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, JASMIN S. DACANAY, with residence and postal addresses at BLOCK 19, LOT 27, RED DOOR ST., MOLINO HOMES SUBD., BACOR, CAVITE and LOT 12, BLOCK 10, PHASE 2, WEST GOVERNOR HEIGHTS, CABUCO, TRECE MARTIRES CITY, CAVITE to satisfy the mortgage indebtedness as of April 15, 2024 amounts to SEVEN HUNDRED TWELVE THOUSAND FIVE HUNDRED THIRTY EIGHT PESOS AND 09/100 (P712,538.09) inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on 20 SEPTEMBER 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. 077-2013000393

A PARCEL OF LAND (LOT 12, BLK 10 OF THE CONS. SUBD PLAN PCS-04-023167, BEING A PORTION OF LOTS 2455-N, 3615 & 3619-B, FLS-1839 STA. CRUZ DE MALABON ESTATE) SITUATED IN BRGY. CABUCO, TRECE MARTIRES CITY, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 10, BLK 10; ON THE NE., ALONG LINE 2-3 BY RD. LOT 15; ON THE SE., ALONG LINE 3-4 BY LOT 14, BLK 10 AND ON THE SW., ALONG LINE 4-1 BY LOT 7, BLK 10 ALL OF THE CONS. SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, X X X CONTAINING AN AREA OF FIFTY (50) SQ. M. 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 04 OCTOBER 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, 16 AUGUST 2024.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

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

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

JASMIN S. DACANAY
BLOCK 19, LOT 27, RED DOOR ST.,
MOLINO HOMES SUBD., BACOR, CAVITE and
LOT 12, BLOCK 10, PHASE 2, WEST GOVERNOR HEIGHTS,
CABUCO, TRECE MARTIRES CITY, CAVITE

Publication: Cavite Monday Times
Dates: Aug. 26, Sept. 2, 9, 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-819-24

BDO UNIBANK INC.,
Mortgagee,

-versus-

JOEL DIONEDA, AS REPRESENTED BY HIS
ATTY-IN-FACT, ELISA P. ESTEVES
Mortgagor.

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 Mortgagor/s, JOEL DIONEDA, AS REPRESENTED BY HIS ATTORNEY-IN-FACT, ELISA P. ESTEVES, with residence and postal address at (1) #17 Albatross Street, Saint Francis Pandayan, Meycauayan, Bulacan; and (2) Lot 3, Blk. 8A, Manchester 8, Brgy. Navarro, Gen. Trias, Cavite to satisfy the mortgage indebtedness as of 31 May 2024 amounts to THREE MILLION ONE HUNDRED SEVENTY THOUSAND FOUR HUNDRED SEVENTY EIGHT PESOS AND 09/100 (PHP3,170,478.09), exclusive of interest, penalties and other charges of foreclosure, the undersigned Sheriff will set at public auction on 20 SEPTEMBER 2024 12ht 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. 057-2022000067

LOT NO: 3 BLOCK NO: 8 PLAN NO: PCS-04-028616

PORTION OF: LOT 1959 (RS-04-005159), LOT 3055 (FRS-04-005315) & LOT 1968, ALL OF SAN FRANCISCO DE MALABON ESTATE, DECREE NO. 4270; LRC REC. NO. 5964

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

BOUNDARIES:

Table with 3 columns: LINE, DIRECTION, ADJOINING LOT(S). Rows include 1-2 SW LOT 5, 2-3 NW ROAD LOT 1, 3-4 NE LOT 1, 4-1 SE LOT 61.

AREA: ONE HUNDRED THIRTY EIGHT (138) 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 04 OCTOBER 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, 16 August 2024.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

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

JOEL DIONEDA, AS REPRESENTED BY HIS
ATTORNEY-IN-FACT, ELISA P. ESTEVES

- (1) #17 Albatross Street, Saint Francis Pandayan, Meycauayan, Bulacan; and
(2) Lot 3, Blk. 8A, Manchester 8, Brgy. Navarro, Gen. Trias, Cavite

Publication: Cavite Monday Times
Dates: August 26, September 2, 9, 2024

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

DOLE: No report yet on displaced POGO workers

MANILA – The Department of Labor and Employment (DOLE) said it has yet to receive reports of displaced workers of Philippine Offshore Gaming Operators (POGOs), now known as Internet Gaming Licensees (IGLs). “Wala pa naman. Wala pang nareport na may nadisplace so far. Pero minomonitor ng DOLE-National Capital Region (NCR) kasi ang NCR,

nariyan ‘yung majority ng IGLs (We have not yet received reports of displaced workers so far. However, the DOLE-NCR is currently monitoring the region because this is where the majority of IGLs are),” Labor Secretary Bienvenido Laguesma said during Thursday’s Malacañang Insider episode. At the same time, Laguesma said initially they profiled some 20,000 POGO workers. Citing initial data from the DOLE-NCR, the labor chief said

most of these workers are fit for jobs related to administration, finance, human resources, and encoding. “Natutuwa kami, nagko-cooperate ang kaniilang kumpanya, binibigay listahan ng mga manggagawa na maapektuhan sa closure ng IGL sa huling buwan ng taon. Tuloy tuloy yan at gusto natin makita na makapagkaloob tayo ng tamang assistance (We are

happy. Their company is cooperative. They are providing the list of workers that might be affected by the closure of IGLs by the last month of the year. This is ongoing and we would like to see that we are able to provide proper assistance)” he added. Laguesma, meanwhile, urged affected workers to visit PhilJobNet, an automated job and applicant matching system that fast-tracks the jobseekers’ search and the employers’ hunt

for manpower. “Sa (In the) IT-BPO (information technology-business process outsourcing) sector, nandun pangangailangan nila para sa mga manggagawa na may kasanayan sa IT o yung (their demand for workers with skills in IT or those who are) techie or tech savvy. Our assistance, employment facilitation, orientation sa livelihood program, upskilling or reskilling are ongoing,” he

added. Laguesma said they plan to hold the job fair for affected IGL workers “within the month”. In his third State of the Nation Address in July, President Ferdinand R. Marcos Jr. announced a total ban on all POGOs and ordered them to cease operation by yearend. (PNA)

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

FNC - 2024-119
For: Extra-Judicial Foreclosure of Real Estate
Mortgage under Act 3135, as Amended by Act 4118

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

-versus-

MICHELLE ANN DEITZ CANTA, single,
Mortgagor
x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial petition for sale under Act 3135, as amended by Act 4118 filed by HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND), mortgagee, with principal office address at The Petron Mega Plaza Building, No.358 Sen. Gil Puyat Avenue, Makati City against MICHELLE ANN DEITZ CANTA, single, with postal address at NO. 254 SAMPAGUITA ST., BANCAL, MEYCAUAYAN, BULACAN and LOT 6, BLOCK 4, PAGESIBOL VILLAGE SOUTH, BRGY. TIMALAN, NAIC, CAVITE to satisfy the mortgage indebtedness which as of June 25, 2024 amounts to NINE HUNDRED THIRTY ONE THOUSAND ONE HUNDRED FIFTY FIVE PESOS AND 48/100 (P931,155.48) Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on September 24, 2024 at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2022008021

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

Lot No: 6, Block No. 4, Plan No: PCS-04-031665
Portion of: 3038, 3039, 3040, 3041 & 3042 ALL OF NAIC ESTATE (VS-04-000597)
Location: BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON.

Table with 3 columns: LINE, DIRECTION, ADJOINING LOT (S). Rows 1-4 describing boundaries.

Area: FIFTY FOUR (54) SQUARE METERS, MORE OR LESS
Description of Corners: All points referred to are indicated on the plan and are marked on the ground by P.S. Cyl. Conc. Mons. 15x40 CMS.

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

In the event the public auction should not take place on the said date, it shall be held on October 1, 2024 without prior notice.

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

Naic, Cavite, August 20, 2024.

MA. CAROLINA M. POTENTE
Sheriff IV

Copy furnished:

MARIA VICTORIA D. CAPIRAL
c/o Atty. POMPEYO P. MAYNIGO
Counsel for the Mortgagee
Attorney-in-Fact, Vision Credit & Collection Services Incorporated
JRDC Building 117 Sen. Gil Puyat Ave., Pasay City

MICHELLE ANN DEITZ CANTA, single
NO. 254 SAMPAGUITA ST., BANCAL
MEYCAUAYAN, BULACAN
LOT 6, BLOCK 4, PAGESIBOL VILLAGE SOUTH
BRGY. TIMALAN, NAIC, CAVITE

WARNING: It is absolutely prohibited to remove, deface or destroy this notice of Extra Judicial Sale on or before the date of sale.
Publication: CAVITE MONDAY TIMES
September 2, 9 & 16, 2024

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

FNC - 2024-120
For: Extra-Judicial Foreclosure of Real Estate Mortgage under Act 3135, as Amended by Act 4118

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

-versus-

FE CAROLYN SALVADOR MANIBA
married to ERNESTO PAHILGA MANIBA JR.,
Mortgagor.
x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial petition for sale under Act 3135, as amended by Act 4118 filed by HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND), mortgagee, with principal office address at The Petron Mega Plaza Building, No.358 Sen. Gil Puyat Avenue, Makati City against FE CAROLYN SALVADOR MANIBA married to ERNESTO PAHILGA MANIBA JR., with postal address at LOT 18 BLOCK 2 ALDEBARAN ST., ZAPOTE, LAS PIÑAS CITY and LOT 37, BLOCK 8, PAGESIBOL VILLAGE SOUTH, TIMALAN, NAIC, CAVITE to satisfy the mortgage indebtedness which as of July 17, 2024 amounts to ONE MILLION ONE HUNDRED FIFTY FIVE THOUSAND SEVEN HUNDRED EIGHTY PESOS AND 57/100 (P1,155,780.57) Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on September 24, 2024 at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2023039684

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

Lot No: 37, Block No. 8, Plan No: PCS-04-031665
Portion of: 3038, 3039, 3040, 3041 & 3042 ALL NAIC ESTATE (VS-04-000597)
Location: BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON.

Table with 3 columns: LINE, DIRECTION, ADJOINING LOT (S). Rows 1-4 describing boundaries.

Area: FIFTY FOUR SQUARE METERS (54), more or less
Description of Corners: All points referred to are indicated on the plan and are marked on the ground by P.S. Cyl. Conc. Mons. 15x40 CMS.

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

In the event the public auction should not take place on the said date, it shall be held on October 1, 2024 without prior notice.

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

Naic, Cavite, August 20, 2024.

MA. CAROLINA M. POTENTE
Sheriff IV

Copy furnished:

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

FE CAROLYN SALVADOR MANIBA
married to ERNESTO PAHILGA MANIBA JR.
LOT 18 BLOCK 2 ALDEBARAN ST.,
ZAPOTE, LAS PIÑAS CITY /
LOT 37, BLOCK 8, PAGESIBOL VILLAGE SOUTH
TIMALAN, NAIC, CAVITE

WARNING: It is absolutely prohibited to remove, deface or destroy this notice of Extra Judicial Sale on or before the date of sale.
Publication: CAVITE MONDAY TIMES
September 2, 9 & 16, 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-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, bounded 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., 4.51 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

Copy Furnished:

HOME DEVELOPMENTAL MUTUAL FUND
Petitioner/Mortgagee
The Petron Mega Plaza Bldng,
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

ERRATUM

IN FNC NO. 2024-119, HOME DEVELOPMENT MUTUAL FUND VS. MICHELLE ANN DEITZ CANTA PUBLISHED AT CAVITE MONDAY TIMES DATED SEPT. 2,2024. THE AREA IS ENCODED AS FIFTY FOUR SQUARE METERS (54), more or less. IT SHOULD BE FIFTY FOUR (54) SQUARE METERS, MORE OR LESS.

Cavite Monday Times
Sept. 9,2024

ERRATUM

IN FNC-2024-120, HOME DEVELOPMENT MUTUAL FUND VS. FE CAROLYN SALVADOR MANIBA married to ERNESTO PAHILGA MANIBA JR., PUBLISHED AT CAVITE MONDAY TIMES DATED SEPTEMBER 2,2024, THE WORD ALL OF NAIC ESTATE, IT SHOULD BE ALL NAIC ESTATE.

Cavite Monday Times
Sept. 2,2024

ERRATUM

IN EJF NO. TG-22-037, HOME DEVELOPMENT MUTUAL FUND VS. ZENAIDA S. SORIANO, PUBLISHED AT CAVITE MONDAY TIMES DATED AUGUST 12, 19 & 26, 2024. IN THE ORDER THE FOLLOWING WORDS ARE TO BE CORRECTED; hounded,it should be bounded, 41.51 M TO PT. 1, it should be 4.51 M TO PT. 1

CAVITE MONDAY TIMES
SEPT. 9, 2024

SEN BONG GO PROVIDES SERVICES IN BIÑAN CITY



by Roselle R. Aquino

Biñan City - Despite the rains due to Typhoon Enteng, Senator Bong Go was able to provide assistance to the people of Biñan City at Alonte Arena Monday morning.

Although Sen Go was unable to be physically present because of the storm, he was able to connect with the beneficiaries through a video call and provide assistance to the senior citizens thru the Local

Government Support Fund (LGSF).

Go offered words of encouragement and advised them to stay home due to the weather disturbance.

He reassured the people of the city that he will continue to look for their welfare and provide needed services thru LGSF

Also present at the event was Senator Go's best

friend, Philip Salvador who represented him, Vice Governor Karen Agapay, Mayor Arman Dimaguila, and Vice Mayor Gel Alonte, each delivering messages of encouragement and support to the people of Biñan.

Senator Go's message though virtually showed his dedication to public service even from a distance. His commitment to serving the people of Laguna, especially during challenging times like these, continues to strengthen the trust and confidence of his constituents.

BAGONG BAYANI, KAAGAPAY NG BAGONG PILIPINAS



Sa Kapihan sa Bagong Pilipinas ngayong Martes, Setyembre 3, iniladad nina Department of Migrant Workers (DMW) IV-A OIC-Regional Director Karen M. Quilao at Overseas Workers Welfare Administration (OWWA) IV-A Program and Services Division Chief Francisca Lanuza ang mga napagtagumpayang programa ng pamahalaan upang masiguro ang kapakanan ng

mga bagong bayani ng bansa, ang mga Overseas Filipino Workers o OFWs. Ilan sa mga programang tinalakay sa Kapihan ang Balik-Pinay Hanapbuhay Program (BPPHP) ng DMW na layong tulungan ang mga distressed na babaeng OFW. Tinalakay rin ang mga tulong ng pamahalaan sa ilalim ng OFW Dependent Scholarship Program (OSDP) at Single Entry Ap-

proach (SEnA) na ilan lamang sa mga programang nagbibigay-benepisyo sa mga OFW at kanilang pamilya. Tinalakay rin sa programa ang planong pagpapa-suspende o pag-regulate sa Seasonal Workers Program ng mga lokal na pamahalaan dahil sa mga reklamo ng pang-aabuso sa mga ipinapadalang manggagawang Pilipino.

'Enteng,' 'habagat' affect over 14K farmers; agri damage now at P360M



MANILA – Severe tropical storm Enteng and the southwest monsoon (habagat) have affected 14,605 farmers in the country, and caused PHP360.18 million in losses to agriculture, based on the latest report from the Department of Agriculture-Disaster Risk Reduction Management (DA-DRRM) Operations Center.

“Ang pinakamalaking damage ay reported sa (The highest damage was reported in) Camarines Sur at PHP342 million, so, karamihan halos

nasa kanila (majority of damage was reported there),” DA Assistant Secretary Arnel de Mesa said in an interview on Thursday.

He said agricultural damage was also reported in Catanduanes, Albay, Negros Occidental, Northern Samar, and Bulacan.

The DA-DRRM is yet to get situation reports from the Cordillera Administrative Region (CAR), Ilocos Region, Cagayan Valley, Calabarzon, and Mimaropa.

Rice production, meanwhile, incurred the highest volume loss at 14,177 metric tons (MT) worth PHP340.06 million.

Production loss in corn remained at 739 MT amounting to PHP14.01 million, high-value crops (HVC) damage rose to 200 MT worth PHP4.33 million, and an addition of 89 MT production loss in cassava amounting to PHP1.77 million.

The DA, earlier, assured the distribution of PHP202.86 million worth of seeds, bio-control measures, and farm tools, as well as the availability of up to PHP25,000 loan under the Survival and Recovery Loan Program from the Agricultural Credit Policy Council; and indemnification funds under the Philippine Crop Insurance Corp. (PNA)

Masakit ang Balik Payo ni Doc Willie Ong

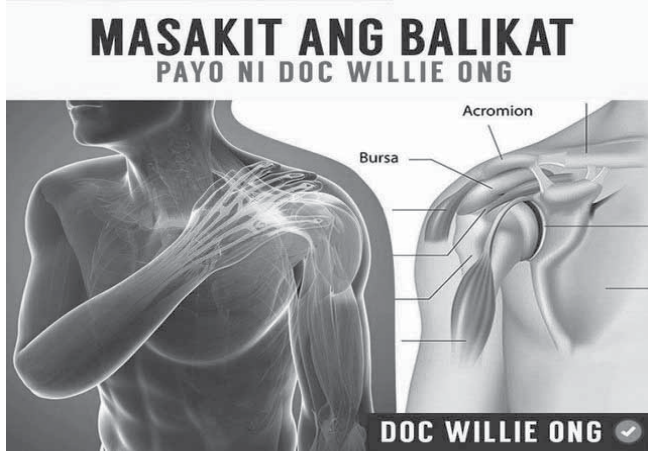
Ang sakit ay maaaring manggaling sa loob ng mga joints ng balik at sa paligid ng muscle, ligaments at tendons. Karaniwang lumalala ang sakit kapag ginagalaw ang braso at balik.

Ang sobrang pananakit ng balik ay nakasentro sa itaas na bahagi ng braso, likod at leeg. Ito ay maaaring napakasakit kapag magsusuot ng baro.

Ang Rotator cuff injury ay isang pinsala mula sa paulit-ulit ng sobrang paggalaw ng balik tulad ng pag-pinta, paglangoy, pagbato ng bola, at aksidente. Para makaramdam ng ginawa:

1. Ipahinga ang balik. Ihinto ang dahilan ng pananakit. Limitahan ang pagbubuhay ng mabibigat o mga gawaing na ginagamitan ng paibabaw o paitaas na galaw ng 4 hanggang 7 araw.

2. Lagyan ng cold pack ng 2-3 araw, pagkatapos ay hot pack naman. Gumamit ng cold pack o towel na mayroong nakabalot na yelo na 15 hanggang 20 minutos kada oras para mabawasan ang pamamaga. Gawin ito kada oras. Pagtapos ng 2 o 3 araw, kung ang sakit at pamamaga ay bumuti, maaari naman mag-apply ng hot packs



3. Gumamit ng mga over-the-counter na pain medication tulad ng pamahid sa kirot, at tableta tulad ng ibuprofen at paracetamol. Panandalian lang ang paggamit nito.

4. Mag-strething. Pagkatapos ng 1 o 2 araw, gumawa ng mga magagaang exercise para mapanatili ang muscle ng balik na maging malambot. Kung maaari ay palakasin ang iyong balik. Kung hindi ito igagalaw maaari itong maging dahilan ng paninigang ng mga joints.

5. Maghinay-hinay. Maghintay hanggang sa mawala ang pananakit

bago unti-unting bumalik sa mga gawain na naging dahilan ng pagkapinsala. Minsan, kailangan ng 3 hanggang 6 na linggo para tuluyang gumaling.

6. Suriin ang sports na ginagawa. Kung ang mga gawain gaya ng tennis, baseball, golf o iba pang sports ang dahilan ng pananakit, kinakailangan mong magpalit muna ng sports o magpahinga.

Kumonsulta sa doktor kung:

1. Ang iyong balik ay hindi pantay, o hindi mai-angat ang apektadong kamay.
2. Sobrang panlalambot ng iyong balik.
3. Mayroong pamumula, pamamaga o lagnat.
4. Ang iyong balik ay hindi bumuti pagkatapos ng mga ilang linggo na pagaalaga sa sarili.

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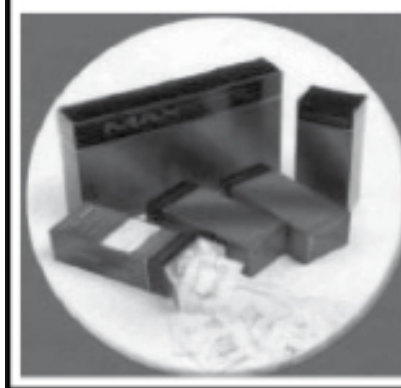
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