

DICT reminds public: Do not over-share personal information on social media

The Department of Information and Communications Technology (DICT) has reminded the public about the

risks of sharing personal information on social media, aiming to prevent online scams, phishing attacks, and other

forms of cyber fraud.

During the Philippine Information Agency Calabarzon's Usapang PIA radio

program, DICT Laguna Provincial Office Cybersecurity Focal Ruth Antonette Mores emphasized the importance

of protecting sensitive personal details, such as birthdates, addresses, contact numbers, and fi-

nancial information, which may be exploited for unscrupulous

TURN TO PAGE 3

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Monday Times Cavite

crusading militant truthful

OCTOBER 21-27, 2024 RE-ENTERED AS SECOND CLASS MAIL NO. 2011-37 AT BACOR POST OFFICE, CAVITE DATED MARCH 31, 2011 VOL 23 NO. 09 P15.00

1st Filipina gets 'Rising Star' Award for advocating food security

SEE PAGE 3

Cavite, Laguna motorists to benefit from MTP South road segments

TRECE MARTIRES CITY, Cavite (PIA) — Motorists from Cavite and Laguna will soon benefit from the completion of several key segments of the Cavite-Laguna Expressway (CALAX) and CAVITEX C5 Link, currently being developed by Metro Pacific Tollways Corporation (MPT South).

In a statement released by MPT South, these segments include the CALAX Governor's Drive Interchange, Open Canal Interchange, and Kawit Interchange, as well as the C5 Link Segment 3B, which will connect the current Sucat Interchange to the C5 Link Flyover Extension, spanning from SLEX-Taguig to E. Rodriguez in C5.

The CAVITEX-CALAX Link, currently under construction, will integrate these two major toll roads, creating a more seamless travel route for motorists.

According to MPT South, traffic growth of more than 30% is expected by the end of 2025, translating to over 340,000 daily motorists, a significant increase from the current 259,815. These road segments are set to be operational before the end of 2025, expanding MPT South's total road network to 67 km.

MPT South anticipates that the new segments, designed to reduce travel time and improve accessibility, will encourage more motorists to utilize the expanded network, boosting traffic flow across the region.

The enhanced expressway network is expected to support regional economic growth by facilitating faster, more efficient transport of goods and services between key industrial and commercial hubs in Southern Luzon.

"Aside from providing an enhanced driving experience for our motorists, our projects also aim to contribute to the region's economic development by improving accessibility

and connectivity," said MPT South President and General Manager, Mr. Raul L. Ignacio.

Shortened travel times will bring additional benefits, such as reduced fuel consumption and lower vehicle emissions, contributing to nation-building and enhancing the quality of life for Filipinos.

MPT South announced it will allocate Php14 billion in capital expenditures in 2025 to support the construction and maintenance of its infrastructure projects.

"Despite the challenges we face in construction, such as the timely delivery of right-of-way and the recent typhoons, we are working around the clock to ensure the completion of these vital infrastructure projects by the end of 2025," Ignacio added. (PIA-Cavite/MPT South)



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Sundays

12:00nn-12:30pm

GAD SEMINAR: Laws on the Protection of Women para sa Kooperatiba sa Imus



Idinaos ang Gender and Development (GAD) Seminar: Laws on the Protection of Women ng City of Imus Cooperative, Livelihood and Entrepreneurial and Enterprise Development Office (CICLEDO) nitong Lunes, Oktubre 14, 2024, sa Cooperative and Livelihood Training Center.

Iपालीवानग nina Prosecutor II Atty. Rex Sustento at Prosecutor I Atty. Rhina May Sayarot – Elicano ng City of Imus Office of the Prosecutor ang mga nilalaman ng iba't ibang batas para sa proteksyon ng mga kababaihan.

Ang mga ito ay ang RA 7877 o Anti-Sexual Harassment Act of 1995, RA 11313 o Safe Spaces Act of 2018, RA 9262 o Anti-Violence Against Women and Their Children Act of 2004, RA 8505 o Rape Victim Assistance and Protection Act of 1998, RA 8353 o The Anti-Rape Law of 1997, RA 11648 o An Act Providing for Stronger Protection Against Rape and Sexual Exploitation and Abuse, Increasing the Age for Determining the Commission of Statutory Rape, at RA 7610 o An Act Providing for Stronger Deterrence and Special Protection Against Child Abuse, Exploitation, and Discrimination, and for Other Purposes.

Nagbigay-suporta rin si dating konsehal Tito Monzon sa pagsusulong ng mga karapatan at pagpapatibay ng mga batas na nagpoprotekta sa mga kababaihan.

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 Telephone No. 09273707489

Foreclosure No. 2024-181
 For: Extra-Judicial Foreclosure of Real Estate Mortgage

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

-versus-

MARY SIERRA CAROLINE M. BAYBAYON, Mortgagors.
 X-----X

NOTICE OF EXTRA JUDICIAL FORECLOSURE

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund), at The Petron Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City and against the mortgagors MARY SIERRA CAROLINE M. BAYBAYON at Lot 5 Block 12, Daisy St., Cherry Homes II, Brgy. Mambog, Bacoor, Cavite and Lot 5 Pcs-042103-009250, Blk. 8, Cherry Homes I, Brgy. Mambog, Bacoor, Cavite, to satisfy the mortgagee indebtedness which as of September 24, 2024, amounts to ONE MILLION SIX HUNDRED FIFTY FOUR THOUSAND FIVE HUNDRED FIFTEEN PESOS & 21/100 (P1,654,515.21), Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fee incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on November 19, 2024 at 10:00 o'clock in the morning or soon thereafter, at the main entrance of the Hall of Justice of Bacoor City, Cavite, to the highest bidder for CASH and In Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2017010170

" A PARCEL OF LAND (LOT 5, OF THE SUBD. PLAN, PCS-042103-009250, BEING A PORTION OF THE CONS. OF LOTS 5, 7, 9, 11, 13, 15, BLK. 8, PCS-042103-008650, L.R.C. REC. NO.), SITUATED IN THE BRGY. OF MAMBOG, MUN. OF BACOR, PROV. OF CAVITE. X X X, CONTAINING AN AREA OF ONE HUNDRED (100) SQ. METERS."

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

"In the event the public auction should not take place on the said date, it shall be held on November 24, 2024, without further notice."

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

City of Bacoor, October 8, 2024.

MELY C. HERMOSURA-VISTA
 Clerk of Court VI

By:

DEMETRIO T. VILLANUEVA
 Sheriff IV

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

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

MARY SIERRA CAROLINE M. BAYBAYON
 Lot 5 Block 12, Daisy St., Cherry Homes II, Brgy. Mambog, Bacoor, Cavite and Lot 5 Pcs-042103-009250, Blk. 8, Cherry Homes I, Brgy. Mambog, Bacoor, Cavite

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

Publisher: Cavite Monday Times email: arnelreyes878.apr@gmail.com. contact #09163094087

Dates: October 14, 21, 28, 2024

AFFIDAVIT OF SELF ADJUDICATION

NOTICE IS HEREBY GIVEN THE PUBLIC THAT THE LATE JOEL JOSUE PASCUA WHO DIED INTESTATE WITHOUT WILL AND TESTAMENT ON AUGUST 17, 2024 AT PASIQUIN, ILOCOS NORTE, LEAVING A BANK ACCOUNT AT BANCO DE ORO, CAVITE CITY WITH ACCOUNT NUMBER 004770265754 WITH A BALANCE OF TWO HUNDRED EIGHTY-FIVE THOUSAND FIVE HUNDRED FIFTY-FIVE POINT SEVENTEEN (P285,555.17) WHICH IS THE SUBJECT FOR SELF ADJUDICATION EXECUTED ON OCTOBER 4, 2024 UNDER DOC. NO. 135, PAGE NO. 28, BOOK NO. XC, SERIES OF 2024 BEFORE NOTARY PUBLIC ATTY. ANDRES JOSE M. ALBA.

CAVITE MONDAY TIMES
 OCT. 14, 21 & 28, 2024

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

FORECLOSURE CASE NO. F-974-24

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

-versus-

JHONNY D. NAVIDAD married to LIZA H. NAVIDAD, 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, JHONNY D. NAVIDAD married to LIZA H. NAVIDAD, with residence and postal address at PHASE 2, BLOCK 18, LOT 11, GREENVILLE HOMES, SAHUD-ULAN, TANZA, CAVITE to satisfy the mortgage indebtedness as of 15 July 2024 amounts to FOUR HUNDRED THIRTY ONE THOUSAND TWO HUNDRED SEVENTY SIX PESOS & 43/100 (P431,276.43), including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on 29 OCTOBER 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. 057-2019030857

A PARCEL OF LAND (LOT 11 BLK. 18 OF THE CONS./SUBD. PLAN PCS-04-15389 BEING A PORTION OF THE CONS. OF LOTS 2-B, PSD-042120-074481, LOT 1962 & 1963 PLAN II-12784, LOT 1632 (RS-04-002105 OF STA. CRUZ DE MALABON ESTATE, SITUATED IN THE BO. OF AMAYA, MUN. OF TANZA, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY RD. LOT 10 (6.5 M. WIDE); ON THE NE., ALONG LINE 2-3 BY LOT 12 BLK. 18; ON THE SE., ALONG LINE 3-4 BY LOT 2475, STA. CRUZ DE MALABON; ON THE SW., ALONG LINE 4-1 BY LOT 10 BLK. 18, ALL OF THE CONS. SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, X X X CONTAINING AN AREA OF THIRTY SIX (36) SQ. METERS. X X X

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

In the event the public auction should not take place on the said date and time, it shall be held on 12 NOVEMBER 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, 25 SEPTEMBER 2024.

JOSELITO L. ARANDA
 Sheriff IV

Copy Furnished:

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

JHONNY D. NAVIDAD married to LIZA H. NAVIDAD
 PHASE 2, BLOCK 18, LOT 11, GREENVILLE HOMES, SAHUD-ULAN, TANZA, CAVITE

Publication: CAVITE MONDAY TIMES
 Dates: Sept. 30, Oct. 7, 14, 2024

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

ERRATUM

IN FORECLOSURE CASE NO. F-974-24, HOME DEVELOPMENT MUTUAL FUND VS. JHONNY H. NAVIDA married to LIZA H. NAVIDA, PUBLISHED AT CAVITE MONDAY TIMES DATED SEPT. 30, OCT. 7 & 14, 2024. THE NAME OF THE SHERIFF ENCODED AS JOSELITO L. ARANDA, IT SHOULD BE JOSELITO L. ARANDA.

CAVITE MONDAY TIMES
 OCT. 21, 2024



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

FORECLOSURE CASE NO. F-934-24

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

-versus-

EDUARDO D. TORRES married to IMELDA N. TORRES
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, EDUARDO D. TORRES married to IMELDA N. TORRES with residence and postal address at 218 KABULUSAN I-A, CALOOCAN CITY and LOT 34, BLOCK 17, CIUDAD ADELINA, BUENAVISTA, TRECE MARTIRES CITY, CAVITE to satisfy the mortgage indebtedness as of June 25, 2024 amounts to FIVE HUNDRED SEVENTY ONE THOUSAND FOUR HUNDRED TWO PESOS AND 53/100 (P 571,402.53), including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on 29 OCTOBER 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-18066-

A parcel of land (Lot 34 Blk 17 of the subd. plan Psd-042108-063910, being a portion of Lot 5-A, Psd-042108-062989, LRC Rec. No.), situated in the Bo. of Buenavista, Mun. of Gen. Trias, Prov. of Cavite. Bounded on the E., along line 1-2 by Lot 33, Blk. 17; on the S., along lines 2-3-4 by Rd. Lot 14; on the SW., along line 4 to 7 by Rd. Lot 20; on the N., along line 7-8 by Lot 1; & along line 8-1 by Lot 2, both of Blk. 17, all of the subd. plan. Beginning at a pt. marked "1" on plan X X X containing an area of ONE HUNDRED FIFTEEN (115) SQ. METERS. X X X

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

In the event the public auction should not take place on the said date and time, it shall be held on 12 NOVEMBER 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, 25 SEPTEMBER 2024.

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
c/o PAULINO E. CASES, JR.
CASES COLLECTION MANAGEMENT, INC.
Attorney-In-Fact c/o Cases Chun & Associates Law Offices
6TH Floor JELP Business Solutions Building,
409 Addition Hills, Shaw Boulevard, Mandaluyong City

EDUARDO D. TORRES married to IMELDA N. TORRES
218 KABULUSAN I-A, CALOOCAN CITY and
LOT 34, BLOCK 17, CIUDAD ADELINA,
BUENAVISTA, TRECE MARTIRES CITY, CAVITE

Publication: CAVITE MONDAY TIMES
Dates: Sept. 30, Oct. 7, 14, 2024

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

ERRATUM

IN FORECLOSURE CASE NO. F-934-24, HOME DEVELOPMENT MUTUAL FUND VS. EDUARDO D. TORRES married to IMELDA N. TORRES, PUBLISHED AT CAVITE MONDAY TIMES DATED SEPT. 30, OCT. 7 & 14, 2024. THE NAME OF THE MORTGAGORS ENCODED AS EDUARDO D. TORRES married to IMELDA N. IT SHOULD BE EDUARDO D. TORRES married to IMELDA N. TORRES.

CAVITE MONDAY TIMES
OCT. 21, 2024

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
NAIC, CAVITE
rteinacocc@judiciary.gov.ph
0915-620-0438

FNC-2024-134

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-

RICHARD B. ALIM
married to MYLEN S. ALIM,
Mortgagors.

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 (PAG-IBIG FUND), a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679 with principal office and place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, pursuant to the terms and conditions of the Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on January 09, 2017 by Mortgagors, RICHARD B. ALIM married to MYLEN S. ALIM, both of legal age, Filipino citizens, with residence and postal address at LOT 20 BLOCK 17 HILLSVIEW ROYALE, TIMALAN, NAIC, CAVITE, in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by TRANSFER CERTIFICATE OF TITLE NO. 057-2017051961 of the Registry of Deeds for Province of Cavite, in order to satisfy the outstanding loan obligation of the Mortgagors in the amount of THREE HUNDRED THIRTY TWO THOUSAND TWO HUNDRED SEVENTY FIVE PESOS & 85/100 (P332,275.85) inclusive of interest, penalties and other charges, as of July 30, 2024, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru his deputy, Leonelle E. Mendoza, will sell at public auction on November 13, 2024 at 10:00 o'clock in the morning or soon thereafter, at 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 or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2017051961
Registry of Deeds for Province of Cavite

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:

A PARCEL OF LAND (LOT 41. BLK 17 F THE SUBD. PLAN, PSD-04-216489, BEING A PORTION OF PCN-04-001969, LRC REC. NO. 8340), SITUATED IN BRGY. OF TIMALAN, MUN OF NAIC, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 12; ON THE NE.. ALONG LINE 2-3 BY LOT 40 BOTH OF BLK. 17, ON THE SE., ALONG LINE 3-4 BY ROAD LOT 19 (6.50 M. WIDE); AND ON THE SW., ALONG LINE 4-1 BY LOT 42. BLK. 17. ALL OF THE SUBD. PLAN, BEGINNING AT A PT. MARKED "1" ON PLAN BEING S. 62-35'E., 1832.37 M. FROM MON. NO. 17. NAIC ESTATE; THENCE N 57-47"E., 3.50 M. TO PT. 2; THENCE S. 32-13, 10.00 M. TO PT. 3: THENCE S. 57-47"W., 3.50 M. TO PT. 4; THENCE N. 32-13"W., 10.00 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF THIRTY FIVE (35) SQ. METERS, MORE OR LESS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S., CYL CONC. MONS. 15X40 CM; BEARINGS TRUE; DATE OF ORIGINAL SURVEY; AUG. 1906- NOV. 1907, AND THAT OF THE SUBD. SURVEY; MAY 5-14, 2010 & WAS APPROVED ON JULY 28, 2010.

In the event the public auction should not take place on the said date, it shall be held on November 20, 2024 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE NO. 057-2017051961, the encumbrances thereon, if any there be.

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

Naic, Cavite, Philippines, October 08, 2024.

REUEL SANTOS JIMENEZ
Clerk of Court & Ex-Officio Sheriff

LEONELLE E. 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
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Copy Furnished:
MARIA VICTORIA D. CAPIRAL
c/o POMPEYO P. MAYNIGO
Attorney-In-Fact,
Vision Credit & Collection Services Incorporated
JRDC Building 117 Sen Gil. J. Puyat Ave. Pasay City

RICHARD B. ALIM married to MYLEN S. ALIM
Lot 20 Block 17 Hillsview Royale,
Timalan, Naic, Cavite and/or
Lot 41 Block 17 Hillsview Royale 2,
Brgy., Timalan Naic, Cavite

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-24-086

FOR: Application for Extra-Judicial
Foreclosure of Real Estate Mortgage
Under Act No. 3135, As
Amended

LANDBANK OF THE PHILIPPINES,
Creditor-Mortgagee,

-versus-

SPOUSES ESTELITA O. & JOSEPH
S. VILLADELREY (Represented by
their Attorney-In-Fact, Luzviminda S.
Villadelrey),
Borrowers-Mortgagors.

x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act No. 3135, as Amended, filed by Creditor-Mortgagee, LAND BANK OF THE PHILIPPINES (LBP), a government banking institution created under Republic Act No. 3844, as amended, with principal office address at LANDBANK Plaza, No. 1598 M.H. Del Pilar corner J. Quintos Streets, Malate, Manila, pursuant to the terms and conditions of the Real Estate Mortgage Contract ("MORTGAGE") executed and notarized on June 30, 2020 by Borrowers-Mortgagors, SPOUSES ESTELITA O. VILLADELREY AND JOSEPH S. VILLADELREY, both of legal age, Filipino citizens, with residence and postal addresses at (1) 577 San Isidro, Caldera Bacolor, Pampanga and (2) Unit No. H322 Unit Type Belleza 1, Third Floor of La Bella Hotel, La Bella @ Tagaytay Project located at Barrio Anuling, City of Mendez-Nunez/Tagaytay, Province of Cavite, represented by LUZVIMINDA S. VILLADELREY as per Special Power of Attorney executed and notarized on March 30, 2017, in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2019000765 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Borrowers-Mortgagors in the amount of ONE MILLION NINE HUNDRED THIRTY-ONE THOUSAND NINE HUNDRED THIRTY-EIGHT PESOS AND 35/100 (Php1,931,938.35) including interests, penalties, advances, costs and expenses, as of April 03, 2024, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Sheriff Ryan M. Genova, will sell at public auction on December 05, 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. 076-2019000765
Registry of Deeds for Tagaytay City
"IT IS HEREBY CERTIFIED that the unit identified and described as:

PROJECT NAME : LA BELLA TAGAYTAY
DESCRIPTION : HOTEL TYPE UNIT, THIRD FLOOR OF
UNIT NO. : H322
UNIT TYPE : BELLEZA 1
UNIT AREA : 16.50 SQ. M.

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on TRANSFER CERTIFICATE OF TITLE 2014005521 which embraces and describes the land located at BARRIO OF ANULING, CITY OF MENDEZ-NUNEZ/TAGAYTAY, PROVINCE OF CAVITE ISLAND OF LUZON with an area of TWO THOUSAND FOUR HUNDRED FORTY-FIVE (2445) Square Meter, is registered in the name of
Owner: SPOUSES ESTELITA O. VILLADELREY AND JOSEPH S. VILLADELREY,
FILIPINOS

Address: No. 57 SAN ISIDRO CALDERA, PAMPANGA
In the event the public auction should not take place on the said date, it shall be held on December 12, 2024 without further notice. Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2019000765, 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, October 08, 2024.

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

Ryan M. Genova
Sheriff-In-Charge

WARNING:

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


Note:
Publication was awarded to: CAVITE MONDAY TIMES
Date of Publication: October 21, 28 & November 4, 2024

Copy Furnished:
LANDBANK OF THE PHILIPPINES
Creditor-Mortgagee
No. 1598 M.H. Del Pilar coner J. Quintos Streets, Malate, Manila

SPOUSES ESTELITA O. VILLADELREY AND JOSEPH S. VILLADELREY
Borrowers Mortgagors
(1) 577 San Isidro, Caldera, Bacolor Pampanga
(2) Unit No. H322 Unit Type Beleza 1, Third Floor of La Bella Hotel La Bella
@ Tagaytay Project located at Barrio Anuling, City of Mendez-Nunez/
Tagaytay, Province of Cavite
LUZVIMINDA S. VILLADELREY
Attorney in-Fact of the Borrowers Mortgagors
26-A General Bautista St. Brgy Batis, San Juan, Manila

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DA: Refine protocols to expedite ASF vaccination

MANILA – Department of Agriculture (DA) Secretary Francisco Tiu Laurel Jr. on Friday ordered the refinement of protocols to speed up the government-controlled vaccination against African swine fever (ASF) in Batangas province.

“We’re hopeful that impending changes to the vaccination protocol will finally fast-track the vaccine rollout and finally address our problem with this stubborn virus,” he said in a statement.

The rollout in Batangas of 10,000 emergency-procured AVAC live vaccines from Vietnam is ongoing, with initial results from two farms in Lobo town showing higher antibodies in some of the vaccinated hogs.

There are no detail yet on the refinements protocols to speed up the vaccination process.

The DA earlier stressed the



ASF VACCINATION. Bureau of Animal Industry staff conduct the first government-controlled vaccination against African swine fever in Lobo, Batangas on Aug. 30, 2024. Agriculture Secretary Francisco Tiu Laurel Jr. on Friday (Oct. 18) ordered the refinement of protocols to fast-track the ASF vaccination. (Photo courtesy of PTV)

urgency to secure approval for the vaccine’s commercial use, alongside stringent biosecurity measures to help prevent further spread of ASF nationwide.

As of Oct. 2, red (infected) zones in 122 municipalities in 14 regions rose to 534, from 524 barangays on Sept. 20.

The areas with the highest number of red zones are North

Cotabato with 131, Quezon with 98, Batangas with 72, Camarines Sur with 43, and La Union with 35. (PNA)

DepEd enhance MATATAG curriculum with new, high quality textbooks

The Department of Education (DepEd) in Calabarzon has been distributing additional instructional materials to supplement its current textbooks in support of the MATATAG curriculum.

In the latest episode of Philippine Information Agency Calabarzon’s Kapihan sa Bagong Pilipinas, Atty. Alberto Escobarte, DepEd IV-A regional director, highlighted that the Education department has been procuring new, high-quality textbooks for students.

“Textbook procurement has been prompted by revisions in the curriculum, as the previous textbooks are no longer fully applicable,” Escobarte explained. The MATATAG curriculum focuses on students’ foundational learning and holistic development, aiming to cultivate well-rounded individuals by emphasizing lifelong skills such as ICT, Agriculture and Fishery Arts, Family and Consumer Science, and Industrial Arts.

DepEd has also compiled learning competencies from previous materials that remain relevant to the current industry setup.

“We have identified the most essential learning competencies extracted from previous books to provide students with relevant content. We also have modules to address gaps in the textbooks,” the director added.



All textbooks used by DepEd undergo quality assurance mechanisms to ensure their content meets industry demands.

Loida Nidea, Assistant Regional Director, assured that textbooks are reviewed to flag errors and ensure that flawed materials are not published or distributed to schools.

“As much as possible, we will not print materials with numerous errors. However, we acknowledge that nothing is perfect,” she noted.

DepEd has also been proactive in correcting errors in content before textbooks are distributed for classroom instruction. “There may be some minor errors, but before these books are distributed to the field, we try our best to rectify them to ensure they are ready for student use.”

For School Year 2024-2025, over 43,362 educators have been trained to implement the new curriculum, reinforcing the commitment to continu-

ous professional development and the effective rollout of the MATATAG curriculum. (PB/PIA-4A)

The Kapihan sa Bagong Pilipinas is a weekly media forum program of the Philippine Information Agency, in partnership with the Presidential Communications Office, highlighting the programs, projects, and policies of the national government under the Bagong Pilipinas governance agenda of President Ferdinand R. Marcos Jr.’s administration.



Paggawa ng makukulay at malilikhaing kandila ang natutunan ng mga residente ng Treelane 2-A, Brgy. Bayan Luma 3 sa Livelihood Skills Training ng City of Imus Cooperative, Livelihood and Entrepreneurial and Enterprise Development Office (CICLEDO) noong Huwebes, Oktubre 11, 2024.

Itinuro ni Rachel Roxas kung paano gumawa ng mahalimuyak na kandila sa 40 residente. Ang Livelihood Skills Training ay isa sa mga programa ng CICLEDO na layuning matulungan ang mga Imuseñong makapagsimula ng sarili nilang negosyo. #AAngatAngImus #LivelihoodSkillsTraining

Comelec completes party-list ballot listing via raffle

MANILA – The Commission on Elections (Comelec) on Friday held an electronic raffle that determined the placements of the 156 party-list organizations in the official ballot for the May 2025 polls.

The top place went to 4PS (Pagtibayin at Palaguin ang Pangkabuhayang Pilipino).

Also included in the top 12 are: PPP (Pwersa ng Pilipinong Pandagat), FPJ Panday Bayanihan (FPJ Panday Bayanihan Partylist), Kabataan (Kabataan Partylist), Duterte Youth (Duty to Energize the Republic through the Youth, Mamamayang Liberal (ML), PBBM (Pilipinas Babangon Muli), P3PWD (Komunidad ng Pamilya Pasyente at Persons with Disabilities), Murang Kuryente (Murang Kuryente Partylist), Bicol Saro (Bicol Saro), Ipatupad (Ipatud for Workers, Inc.), Patrol (Public Safety Alliance for Transformation and Rule of Law, Inc.).

A total of 124 out of 156 accredited organizations attended the raffle.

Comelec Chair George Erwin Garcia said those who did not attend would be provided their slots.

“This is the first time we had a raffle in the presence of the whole en banc. This is what we want to show, that they should not miss this opportunity. The procedure was orderly. We were hoping that the other groups would attend but we will not take it against them,” he said in an interview.

The electronic raffle was first introduced in the 2022 polls to determine the order of listing of party-list groups in the official ballots.

The system was adopted to avoid organizations from jostling for names in alphabetical order or via numbers.

For the May 2025 polls, the poll body has approved the accreditation of 42 new party-list groups while 118 are existing organizations. (PNA)

DICT reminds public: Do not over-share personal information on social media..from page 1

activities.

“The common online threats that netizens face include hacking of their social media accounts and online identity theft. This is why we urge the public not to share excessive information on social media; over-sharing provides hackers with enough details to commit identity theft,” Mores said

Mores added that, as social media becomes an integral part of daily life, many users unknowingly expose themselves to cyber threats by oversharing personal data. She noted that hackers and cybercriminals exploit this information for identity theft, account hacking, and fraudulent transactions.

Mores highlighted that cybercriminals often employ tactics such as phishing, where attackers disguise themselves as legitimate entities to deceive individuals into revealing personal information.

“These attacks usually come in the form of fake emails, direct messages, or links that appear to originate from trusted sources. Once this information is obtained, it can be used to access social media profiles, email accounts, or even banking information,” Mores explained.

In response to this cybersecurity concern, the DICT is launching a public awareness campaign featuring webinars, infographics, and advisories aimed at educating the public about cybersecurity. These initiatives are part of the gov-



ernment’s effort to create a safer online environment for all Filipinos in celebration of the National Cybersecurity Awareness Month this October.

Mores elaborated: “We are continuously conducting seminars and training sessions for various sectors of our community, including schools, local governments, and private companies. These programs aim to provide accurate knowledge about cybersecurity

threats and how to avoid them. We also train local government units (LGUs) and other organizations on using the Philippine National Public Key Infrastructure (PNPKI) to enhance the security of their digital transactions.”

The DICT Laguna Provincial Office encourages individuals to report any suspected cybercrime activity to the Cybercrime Investigation and Coordinating Center (CICC) through its hotline number 1-3-2-6 or their online platforms. This will aid the government in tracking down cy-

bercriminals and ensuring the safety of online users. (AM/PIA-4A)

Usapang PIA is a weekly radio program hosted by the Philippine Information Agency Laguna. It airs every Friday from 11:00 AM to 11:30 AM on DZJV 1458 kHz Radyo Calabarzon and is streamed live on the Philippine Information Agency CALABARZON and PIA Laguna Facebook pages.

1st Filipina gets ‘Rising Star’ Award for advocating food security



RISING STAR. Robyn Mijares (center) is presented the WIN DRR Rising Star Award during the Asia-Pacific Ministerial Conference on Disaster Risk Reduction (APMCDRR) at the PICC in Pasay City on Oct. 16, 2024. Mijares said more than the recognition of her initiatives for food security, the award serves as a call for young people like her to ignite change. (Photo courtesy of the APMCDRR)

MANILA – Young Filipina Robyn Mijares, whose advocate focuses on food security, received this year’s Women’s International Network for Disaster Risk Reduction (WIN DRR) Rising Star award.

Mijares, founder and executive director of Youth Uprising, a non-profit organization that provides free accessible environmental and agricultural education to marginalized Filipino youth in public schools, was the first Filipino to win the prestigious award.

The WIN DRR Rising Star winners were announced during the 10th Session of the Asia-Pacific Ministerial Conference on Disaster Risk Reduction (APMCDRR) at the Philippine International Convention Center (PICC) on Oct. 16.

In her acceptance speech, Mijares called on the Filipino youth to ignite change.

“Each story we’ve shared is not just a testament to resilience, it’s a call to action,” she said.

The award was part of the United Nations Office for Disaster Risk Reduction’s (UNDRR) flagship women’s leadership initiative promoting and supporting women’s leadership in disaster risk reduction across the Asia-Pacific region.

The Rising Star Award is awarded to an individual woman who has established capability early

in her career.

Mijares was recognized for her “Oh My, Garden: Grow Your Own Food Contest” initiative as the world battled the coronavirus disease 2019 (Covid-19) pandemic that threatened food security.

The project demonstrated the power of grassroots movements in addressing global challenges.

Her initiative, according to the UNDRR, enabled students to grow their food, addressing both immediate hunger and long-term food security.

To date, Mijares has impacted more than 98,000 public school students in Las Piñas City.

“Robyn’s efforts have not only provided immediate relief but also laid the groundwork for long-term community resilience. Her work with Grow School and the ‘Oh My, GARDEN’ project has empowered marginalized youth and their families to become self-sufficient food producers, significantly enhancing their resilience to future disasters,” the UNDRR said.

Mijares’ work has been recognized internationally, as she was selected as a Fellow in the Youth Southeast Asian Leaders Initiative, expanding her project to Lao PDR, Thailand, and Indonesia. (PNA)

PHLPost resumes issuance of postal ID



MANILA – The Philippine Postal Corporation (PHLPost) has resumed the issuance of the postal functional card (Postal ID) nationwide.

In a news release Thursday, the PHLPost said the Postal ID registration started on Oct. 15 to provide address verification to anyone who needs the card.

Government and private institutions can use the Postal ID to ensure correct delivery of letters and parcels.

“We expect that people will be going to renew or apply for a Postal ID card at the very least, and the public should be aware not to fall from scammers who will try to get money and obtain their personal information via text or messages and through social media sites,” PHLPost Postmaster General Luis Carlos said.

“Do not share personal or financial information, whether it’s via Facebook, e-mail,

phone call, or text message. Apply for a Postal ID only at PHLPost offices,” he added.

Carlos also advised the public to visit PHLPost’s official website and social media accounts for the list of registration sites.

Registration is done onsite where the picture, fingerprints, and signature of the applicants are taken and payments are collected.

Issued Postal IDs will be delivered to the applicant’s home ad-

dress.

Meanwhile, PHLPost will schedule Postal ID mobile enrollment in barangays, business companies, organizations and events.

The Postal ID is a widely-accepted document in postal transactions by the Universal Postal Union, a specialized agency of the United Nations composed of 192 postal administration countries including PHLPost.

It is also honored in different transactions with the government, such as passport application, and financial institutions, as long as it is used within the three-year validity period.

Private companies and government agencies can partner with PHLPost to access the Postal ID Online Verification System, a web portal that allows end users to confirm the authenticity of the Postal ID presented to them. (PNA)



Bahagyang maupang hanggang maupang na kalangitan na may pag-ulang at pag-kidlat ang aasahan sa kalakhang Calabarzon ngayong Biyernes, ika-18 ng Oktubre, batay sa weather forecast ng PAGA-SA.

iACTS4 Smart City 2024 Kicks Off in Cauayan City Driving Innovation and Building Smart Communities



The much-anticipated Industry Academe Congress on Technologies for Smart City (i-ACT4SmartCity) 2024 officially opened yesterday at the Isabela Convention Center (ICON) in Cauayan City. The event brought together key leaders from the academe, industry, and government sectors across the Cagayan Valley Region, united by a common goal: to accelerate the development and integration of Smart City technologies. This collaborative effort seeks to pave the way for more sustainable, resilient, and innovative urban communities, with Cauayan City at the forefront of this transformative vision. i-ACT4SmartCity is a key

platform for driving the region's innovation agenda, aimed at fostering stronger industry-academe connections, addressing skill gaps, and nurturing entrepreneurial mindsets. Attendees will have the opportunity to discuss how academic research can be transformed into impactful innovations and successful entrepreneurial ventures. The objectives of the i-ACT4SmartCity Congress center on building strong industry connections by encouraging partnerships between the academic community and industry players while also identifying and addressing skill gaps to bridge the divide between workforce competen-

cies and industry needs. Additionally, the congress aims to develop entrepreneurial skill sets by equipping individuals with the mindset and tools necessary to thrive in an evolving market. Another key focus is promoting research for innovation, with an emphasis on transforming academic research into viable entrepreneurial ventures. The congress highlights three core themes: fostering Industry-Academe Connect to strengthen ties between educational institutions and businesses; supporting the development of an innovative and startup-driven ecosystem in the Cagayan Valley Region; and turning insights

into impact by transforming research into real-world applications that have the potential to transform industries and communities. Dr. Virginia G. Bilgera, Regional Director of DOST R02 and one of the preliminary speakers at the event, delivered a message of support and inspiration to the attendees. Let us be inspired to break down silos share knowledge and

leverage our collective expertise. The challenges may be daunting but together we can innovate and implement solutions that truly enhance the quality of life in our cities. Let us commit to fostering an environment of collaboration creativity and action. Dr. Bilgera as she emphasized the importance of collaboration beyond technol-

ogy. The i-ACT4SmartCity 2024 Congress is a vital step forward for the Cagayan Valley Region as it aims to create a thriving ecosystem where innovation, research, and entrepreneurship work hand in hand to build a smarter, more sustainable future for all.

[DOST Region 02](#) region2.dost.gov.ph

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ABDUCTED CHINESE SURVIVES SLAY TRY

ABDUCTED CHINESE SURVIVES SLAY TRY

by Roselle R. Aquino

Cabuyao City - A Chinese executive survived a slay attempt after he was abducted by fellow Chinese and dump in this city at 4:00 PM of October 15, 2024.

Lt Col Rex Gaoiran said that victim Ling Yu Bin, Chinese, 34 years old, a hotel sales executive was abducted by four still unidentified fellow Chinese suspects in Mandaluyong City.

The suspects dropped him along Diezno Road in Barangay Diezmo and shot him several times before fleeing driving the victims SUV.

Responding policemen rushed the victim to First Cabuyao Medical Center for medical treatment due to several gunshot wounds in different parts of his body.

Investigators are looking into CCTV footages in the area for the possible identification of the suspects.

MANILA – Customs authorities apprehended a tanker and four trucks caught transferring unmarked fuel at the Port of Batangas.

In a news release Thursday, Bureau of Customs (BOC) Commissioner Bienvenido Rubio said the joint operation carried out by the Customs Intelligence and Investigation Service and the Enforcement and Security Service (ESS) on Tuesday night led to the apprehension of the MTKR Cassandra.

He said the subsequent fuel marking testing on the subject fuel yielded failed results, which meant that the fuel did not have proper markings indicating payment of duties and taxes.

This prompted the BOC Port of Batangas to issue a warrant of seizure and detention against the subject fuel, vessel, and the trucks.

“Our operation against these individuals and groups is not a one-time thing. We have been monitoring them for months and finally, they are now on our hands. It’s the relentless efforts and the commitment of our officers to their mandate that led to the seizure of this tanker and the lorries,” he

added.

The value of the seized vessel is estimated at PHP300 million while the cargo contains 1.8 million liters at PHP50 per liter, estimated to be worth PHP90 million. The value of the trucks is PHP3 million each or PHP12 million.

On the other hand, CIIS Director Verne Enciso noted they were keeping a close watch on this scheme commonly known as “paihi”.

“When we received the information about the illegal activities at the Port of Batangas, we immediately verified it through our sources and made plans to inspect the said port. Our coordination with the local port officers and enforcement units led us to MTKR Cassandra, which we caught in the act of transferring fuel products into the lorries (trucks) on Tuesday night,” he said.

Enciso added that the team immediately asked the ship’s captain, who was not identified to show the crew list and documents to prove the legality of the berthing and discharge.

However, the captain failed



‘PAIHI’ MODUS. Oil tanker MTKR Cassandra and four fuel trucks are impounded at the Port of Batangas after these were seized by Customs authorities on Tuesday (Oct. 15, 2024). The BOC on Thursday (Oct. 17) said the tanker and the trucks were caught engaging in “paihi” or transferring unmarked fuel. (Photo courtesy of BOC)

to provide documents, except for the crew’s seaman’s books.

This led to the seizure of the ship and trucks on Wednesday, which are now docked at the breakwater in the vicinity

of Batangas Port and being guarded by BOC personnel.

The owners, ship captain, and crew of the seized vessels, fuel, and trucks will face possible charges for violating Sections 117 and

1113 about Section 1401 of Republic Act (RA) 10863, or the Customs Modernization and Tariff Act (CMTA), as well as Section 80 of RA 10963, or the Tax Reform for Acceleration and Inclusion (TRAIN) Law. (PNA)

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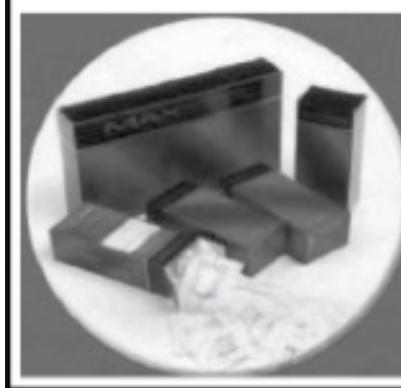
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