

TOWN in FOCUS

PH Navy chopper crash-lands in Cavite; crew OK p. 5



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POGO workers get separation pay after Cavite firms' closure

By Zen Trinidad

CALAMBA CITY, Laguna – Over 260 employees retrenched from First Orient International Ventures Inc. and K3 Global Services Inc., companies operating as Philippine Offshore Gaming Operators

(POGOs) at Island Cove in Kawit, Cavite, have received their final, 13th-month, and separation payments. The Department of Labor and Employment (DOLE)-Cavite Provincial Office facilitated the payout Continued on page 3...



TIMELY SETTLEMENT. Displaced workers from First Orient International Ventures Inc. and K3 Global Services Inc., companies operating as Philippine Offshore Gaming Operators in Kawit, Cavite, receive their final salary, 13th-month pay, and separation pay at Island Cove on Thursday (Dec. 5, 2024). Department of Labor and Employment-Cavite officials facilitated the payout as part of the comprehensive support for workers affected by the closure of the Internet Gaming Licensees on Nov. 30. (Photo courtesy of DOLE-Cavite)

Evacuation of residents priority amid Kanlaon eruption: OCD

By Priam Nepomuceno

MANILA – Evacuation of residents near Mount Kanlaon in Negros Island is one of the top priorities following the explosive eruption of the volcano, the Office of Civil Defense (OCD) said Monday afternoon.

The OCD said emergency evacuation efforts are underway for the safety of the families.

Officials of the OCD, the Philippine Institute of Volcanology and Seismology and other agencies convened an emergency meeting Monday afternoon even as evacuation is implemented for residents within the volcano's six-kilometer radius. The eruption produced a significant volcanic plume that reached approximately 3,000 meters above the volcano's summit, with pyroclastic density currents observed descending the southeastern slopes.

"Defense Secretary and NDRRMC (National Disaster Risk Reduction and Management Council) Chairman Gilberto Teodoro, Jr. has issued important directives to respond and assist immediately, particularly in evacuating affected residents to avoid casualties. Regional directors from the OCD in Regions 6 (Western Visayas) and 7 (Central Visayas) are actively engaged in these critical efforts," it added.

It is estimated that approximately 12,000 families or 54,000 persons across Western and Central Visayas will be affected.

The OCD's Incident Action Command Center will be reactivated, comprising representatives from the health, social welfare and the local government departments to coordinate response efforts. (PNA)

Multisectoral approach to nutrition, healthier food eyed

By Ruth Abbey Gita-Carlos

MANILA – President Ferdinand R. Marcos Jr. is eyeing an intensified campaign for healthier food options and a multi-sectoral approach to address the prevailing malnutrition in the country. Marcos met with the

Department of Health (DOH) and other concerned agencies at Malacañan Palace in Manila to discuss the strategies, initiatives, challenges and ways forward on the implementation of DOH's First 1,000 Days (F1KD) Program. "We have to educate people to eat healthier options.

Cooperatives empower former rebels to lead productive lives

By Zen Trinidad

CALAMBA CITY, Laguna – Hope and transformation are flourishing as former rebels, supported by the Cooperative Development Authority (CDA) and other government agencies, find new paths to productivity and peace through cooperatives.

During the "Kapihan sa Bagong Pilipinas" forum at the Monte Vista Hotsprings and Conference Resort in this city, Raffy Baylosis, chairperson of the Pinagsamang Lakas at Maunlad na Consumer's Cooperative (PLMCC), shared an inspiring story of change.

A former member of the New People's Army (NPA), Baylosis has transitioned from armed struggle to leadership in cooperative development, through the

government programs aimed at empowering former rebels, now referred to as "friends rescued" (FR).

Baylosis, who once led the Liga ng Southern Tagalog and joined the 2017 labor strike at Coca-Cola Beverage Philippines Inc. in Santa Rosa City, chose to return to a peaceful life in 2020 along with other NPA members.

With the assistance of the 2nd Civil-Military Operations Battalion, Philippine Army, and the CDA, he and 20 other FRs—19 men and two women—established the PLMCC, officially registered in June 2024.

Through the CDA's "Koop Kapatid" program, the PLMCC received a PHP200,000 cash grant from Genesis Transport Multi-Purpose Cooperative to

launch a community "sari-sari" store in Pulong Santa Cruz, Santa Rosa City. This initiative reflects the CDA's commitment to creating robust support systems for cooperative growth and development.

The Department of Labor and Employment (DOLE) Region 4A (Calabarzon) further supported the group by providing PHP479,000 worth of materials and equipment for bread, sardine, and jam production. Alongside, the cooperative's members received specialized training from the Technical Education and Skills Development Authority (TESDA), equipping them with the skills to thrive in their new endeavors.

The PLMCC Continued on page 3...

We go back to the main point [which] I think is how do we consolidate all of these things that we are doing," Marcos said during the sectoral meeting, as quoted by the Presidential Communications Office on December 3, 2024.

Marcos acknowledged that the Philippines is experiencing "a triple burden of malnutrition," Malacañang Press Briefer Daphne Oseña-Paez told Palace reporters after the sectoral meeting. "These include

undernutrition, micronutrient deficiency and over nutrition or obesity. The Department of Health reported that the Philippines is among the countries with the highest prevalence of stunting or Continued on page 3...

PBBM's Marawi recovery initiatives fulfill promise to city, BARMM



MARAWI REHAB. A view of the permanent shelter project site in Marawi City in this undated photo. President Ferdinand R. Marcos Jr. on Nov. 28, 2024 created the Office of the Presidential Adviser for Marawi Rehabilitation and Development (OPAMRD) to oversee and ensure "efficient, effective, and timely" implementation of the programs, activities, and projects under the Bangon Marawi Comprehensive Rehabilitation and Recovery Program. (Photo courtesy of DHSUD)

By Jose Cielito Reganit

MANILA – House of Representatives Speaker Ferdinand Martin Romualdez on Friday lauded the Marawi recovery initiatives of President Ferdinand R. Marcos Jr., the latest of which is the creation of the Office of the Presidential Adviser for Marawi Rehabilitation and Development (OPAMRD)

under Executive Order (EO) 78. Marcos created the OPAMRD to oversee and ensure "efficient, effective, and timely" implementation of the programs, activities, and projects (PAPs) under the Bangon Marawi Comprehensive Rehabilitation and Recovery Program (CRRP).

"President Marcos Jr.'s efforts reflect the

administration's deep commitment to addressing the long-standing issues that have delayed the full recovery of Marawi City and its surrounding communities," Romualdez said in a news release.

He said the creation of the OPAMRD is a "significant step forward" in ensuring that Marawi's recovery and rehabilitation

efforts are not only sustained but further streamlined and accelerated.

"It is a demonstration of President Marcos' sincerity in delivering on his promise to the people of Marawi and the entire Bangsamoro Autonomous Region in Muslim Mindanao (BARMM)," Romualdez said.

He noted that while progress has been made, challenges remain, including delays in the completion of key infrastructure projects, the provision of permanent housing, and the restoration of livelihoods.

"The establishment of OPAMRD addresses these issues by creating a central authority to harmonize government efforts and ensure that all programs align with the needs of affected communities," he said.

"The people of Marawi deserve a rehabilitation process that is efficient, transparent, and inclusive. By creating OPAMRD, President Marcos has ensured that these objectives are prioritized."

Romualdez called for the participation of local stakeholders, the private sector, and civil society, which he said is critical to the success of the OPAMRD.

"We must involve the people of Marawi every step of the way. Their voices, their aspirations, and their experiences must shape the path forward," he said.

"The rehabilitation of Marawi is not just about rebuilding structures – it is about restoring dignity, hope, and opportunity to our fellow

Filipinos. Let us work together to ensure that Marawi's story becomes one of resilience and triumph over adversity."

He committed that the House would allocate the necessary resources and enact any needed legislation to bolster the OPAMRD's efforts.

He also pledged to work closely with the executive branch and BARMM leadership to ensure the rehabilitation program addresses the needs of the people of Marawi.

At the same time, Romualdez highlighted the measures taken by the House to speed up Marawi City's rehabilitation from the devastation caused by the 2017 siege to ensure that it is supported by sufficient funding and institutionalized oversight mechanisms.

The measures taken by the House included annual allocation in the national budget of at least PHP1 billion for reconstruction programs and projects; increased Oversight on Rehabilitation Funds; and support for BARMM's Local Development Projects.

Romualdez noted that the House has conducted multiple hearings and inquiries to ensure that funds allocated for Marawi's rehabilitation are used effectively, and prevent delays, mismanagement, or corruption.

"Congress has also worked to harmonize national and regional efforts, particularly in infrastructure development, social services, and peace building programs," he said. (PNA)

DMW...

from page 8

entitled to overtime pay for any hours worked beyond the standard eight-hour workday, in line with Saudi labor laws.

Additionally, they will receive health insurance and have access to free emergency medical and dental services, as well as medicines in case of illness or injury during their employment.

The MRCs will be responsible for providing workers with appropriate accommodation and

transportation to and from their workplace.

The guidelines also mandate that workers retain their passports, residency permits (iqama) and other personal documents.

Furthermore, the DMW has emphasized that residential support workers will not be required to pay placement or recruitment fees.

To ensure the welfare of the workers, MRC employers must appoint welfare desk officers to

monitor their conditions and address any employment related issues.

With this new system, Undersecretary Patricia Yvonne Caunan believed that labor-related issues will drop.

"We expect fewer problems with this new system, as the workers will only deal with one employer, the MRC, unlike in the past, when domestic workers had to handle multiple employers," she said. (PNA)

LTO...

from page 8

next year.

Senate Majority Leader Francis Tolentino said the LTO's decision was a

victory for motorcycle riders.

"The suspension of its December 31 deadline by LTO 'until further notice' provides relief for motorcycle

riders affected by the massive license plate backlog. It will allow them to go about earning a living without the threat of being apprehended and fined," Tolentino said in a news release.

Tolentino earlier questioned the LTO's controversial VDM-2024-2721 and called out the LTO regional office in Cebu for charging riders a PHP40 fee to secure a permit.

"In my inquiries, the LTO admitted that even with their plate manufacturing machines working at full capacity, the agency won't be able to meet its production backlog for license plates until July 2025," he said.

Tolentino is the principal author of the approved Senate Bill 2555, which seeks

federation to draft by-laws and policies aimed at sustaining the program's objectives.

Martinez stressed the importance of integrating the Family Welfare Program into organizational policies to ensure long-term success.

"DOLE remains steadfast in its mandate to embed family-centric programs into workplace policies," she said. "This commitment ensures the

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development of workplaces that prioritize the well-being of employees and their families, contributing to overall productivity and sustainability."

The initiative reflects DOLE's ongoing efforts to promote balanced and family-friendly work environments, underscoring its dedication to improving the quality of life for Filipino workers. (PNA)

to amend discriminatory provisions of the Republic Act 11235, or the Doble Plaka (Double Plate) Law, against motorcycle riders.

During their meeting on Tuesday, the Motorcycle Taxi Community Alliance (MTCA) informed Tolentino that some of them had already been waiting for their plates for years.

"The indefinite suspension is clearly a victory

for millions of motorcycle riders. But deferring the memorandum is not enough. The LTO must be definite about its pronouncements on when it could finally resolve its backlog. It's a disservice to keep the public always guessing, and to keep setting unrealistic deadlines for motorists' compliance when the agency itself cannot meet its own targets," Tolentino said. (with Leonel Abasola/PNA)



LICENSE PLATES. Workers from the Land Transportation Office (LTO) distribute license plates to Quezon City tricycle operators and drivers associations at the city hall grounds on May 22, 2024. The LTO on Wednesday (Dec. 4, 2024) reassured vehicle owners that two memorandum circulars that would ban the use of improvised or temporary plates have been deferred indefinitely. (PNA photo by Joan Bondoc)

AFP assured of budget support, P350 allowance hike



FULL SUPPORT. Speaker Ferdinand Martin Romualdez (standing, center) receives 17 generals and senior flag officers of the Armed Forces of the Philippines (AFP) at the House of Representatives on Tuesday (Dec. 3, 2024). Romualdez reaffirmed the House's full support for the AFP, emphasizing provisions for modernization programs, soldiers' welfare, capacity-building initiatives, and the proposed additional PHP350 daily allowance for soldiers to improve their living conditions and morale. (Photo courtesy of House Press and Public Affairs Bureau)

Cooperatives...

from page 1

is also exploring future opportunities, including a bid to manage the employee canteen at Coca-Cola.

Baylosis expressed optimism for the future and encouraged others still involved in armed conflict to consider similar opportunities.

"I urge my former colleagues in the underground movement to abandon the futile struggle and embrace the abundant opportunities provided by the government to lead peaceful and productive lives with their families," Baylosis said.

Meanwhile, CDA Calabarzon Regional Director Salvador Valeroso highlighted the broader impact of these initiatives.

He said four cooperatives, comprising indigenous peoples, former

rebels, and other marginalized communities, have been formed under the CDA's program across the region. These groups have received technical and financial support from relevant agencies to foster socio-economic recovery.

"These efforts integrate former rebels and indigenous peoples into the cooperative movement, empowering them to contribute meaningfully to local development," Valeroso said.

Through these transformative programs, he said, cooperatives are proving to be a beacon of hope and a driving force for inclusive growth, helping former rebels and marginalized communities rebuild their lives and contribute to a brighter future. (PNA)

Multisectoral...

from page 1

malnutrition in the East Asia Pacific Region," Paez said.

"The consequences of this include low performance at school, economic cost due to mortality and productivity losses and increased infant mortality," she added.

Stunting in children under five years old is at 26.7 percent and wasting at 5.5 percent, according to DOH data.

Micronutrient deficiency, particularly in Vitamin A, iron, and iodine, significantly affects children below five years of age and lactating and pregnant women.

Data from the DOH also showed that the country is facing overnutrition, with childhood obesity at 14 percent (5 to 10 years of age) and adult obesity at 40 percent.

DOH Secretary Teodoro Herbosa, who joined the Palace press briefing, said the contributing factors include behavior toward food consumption.

Paez said Marcos has directed the DOH,

Department of Education (DepEd), Department of Agriculture (DA) and other relevant agencies to consolidate the ongoing feeding efforts into a *"strong and impactful"* National Nutrition Program.

During the sectoral meeting, there was also an instruction from Marcos to strengthen the National Nutrition Council's (NNC) role in the interventions.

The NNC can institutionalize the multi-sectoral approach to nutrition, Herbosa said, adding that the national government wants to assist the local government units (LGUs) in addressing malnutrition.

"It (NNC) is a multiagency strategic council composed of [different agencies]. The DOH is now the chair and the vice chair is the Department of Agriculture and the other vice chair is the Department of the Interior and Local Government and other agencies are represented," Herbosa said.

By Filane Mikee Cervantes

MANILA – House of Representatives Speaker Martin Romualdez on December 3, assured the Armed Forces of the Philippines (AFP) of budgetary support, including the proposed PHP350 daily subsistence allowance increase for soldiers, in line with the Marcos administration's commitment to improving the living conditions of uniformed personnel.

Romualdez gave the assurance during a courtesy call made by 17 generals and senior flag officers at the Speaker's Office.

He said the proposed 2025 national budget includes provisions to address the needs of soldiers.

"Our soldiers are the backbone of our nation's security and defense. We must ensure they have the resources they need to serve with honor and dedication," he said.

Romualdez pledged the House's continued collaboration with the AFP

leadership to secure sufficient funding for operations, modernization efforts, and the welfare of those in uniform.

AFP Deputy Chief of Staff, Lt. Gen. Jimmy D. Larida, expressed gratitude for Romualdez's proactive efforts, describing the proposed allowance increase as a significant morale booster for soldiers.

"We are very, very thankful sa confirmation na ibinigay po sa atin ng (given by the) Speaker ng House that they will provide the promised increase of our subsistence allowance," Larida said.

Commitment to the Constitution

Larida also lauded the House's backing for the AFP's modernization programs and other initiatives aimed at maintaining national security, as he reaffirmed the military's commitment to the Constitution.

"Maraming salamat po sa ating (Thank you very much to our) Speaker of the House and again, on behalf of the Chief of Staff of the Armed

Forces of the Philippines, we always remain loyal to our Constitution," he said.

The Speaker, meanwhile, cited the need to fast-track the implementation of programs aimed at uplifting soldiers' morale, particularly those deployed to remote and high-risk areas.

Other high-ranking officials in the AFP delegation were Lt. Gen. Augustine Malinit, AFP inspector general; Rear Adm. Jose Ma. Ambrosio Ezpeleta, Philippine Navy chief; Rear Adm. Alan M. Javier, chief of naval staff; and Maj. Gen. Adonis Ariel Orio, commander of the 8th Infantry Division.

The House leaders who joined the short meeting were House Majority Leader Manuel Jose Dalipe, Deputy Speaker David Suarez, Senior Deputy Majority Leader Ferdinand Alexander Marcos, Surigao del Sur Rep. Johnny Pimentel, Cavite Rep. Lani Mercado Revilla, 1-Pacman Party-list Rep. Mikee Romero, and Pangasinan Rep. Ramon Guico Jr., among others. (PNA)

POGO...

from page 1

as part of its comprehensive support for workers affected by the closure of the Internet Gaming Licensees.

The companies shut down on Nov. 30.

"We worked closely together with Provincial Director Marivic Martinez to verify the computations of the separation pay and assist workers in claiming their SSS (Social Security System) unemployment benefits," Ruth Terrible, Senior Labor and Employment Officer of DOLE-Cavite, said in a statement.

"This initiative underscores DOLE's dedication to prioritizing the welfare of displaced workers and ensuring they receive what is due to them."

Some workers,

especially those with five years of employment, received amounts ranging from PHP170,000 to PHP180,000, while payouts for others varied based on their length of service.

Terrible also shared that six workers who were not able to attend the payout will receive their claims in February next year.

Approximately 400 employees already received their separation pay in an earlier distribution.

In addition to financial claims, DOLE provided support through livelihood programs and issued certifications for SSS unemployment benefits.

"Many who processed their SSS applications early have already received

PHP10,000 to PHP15,000 in benefits," she noted.

Despite the challenges of the company closures, Terrible emphasized the positive reception among the workers.

"While the closure saddened many, they expressed gratitude for the timely settlement of their financial claims and the support extended to them," she said.

DOLE continues to advocate for displaced workers, encouraging them to participate in job fairs and take advantage of initiatives under its Special Action Plan and Transition Jobs Program, which aims to connect affected workers with new employment opportunities, providing a pathway to recovery and stability. (PNA)

Helping LGUs

Marcos emphasized the need for national-level intervention to support LGUs through an invigorated NNC in addressing the multi-faceted problems on nutrition.

Marcos noted that LGUs are *"highly inconsistent."*

"Well, I think Ted, (Secretary Herbosa) is doing many things already. Pero may gaps sa coordination and may (But there are gaps in coordination and there is) overlap. I'm sure there's some wasted effort and funding there. So, I think that's where we can focus on," he said.

"That's why, we actually have to do it ourselves

at the national level. That's why, I think we should put a little more activity under NNC. And, hopefully we will find local government executives that are good and have this as a priority. But those that do not, we can come in and assist them," he added.

Priority areas
Marcos instructed the DOH to focus on 34 Philippine Plan for Action for Nutrition (PPAN) priority areas with high cases of stunting and malnutrition.

He said well-off provinces and localities still post high numbers of malnourished and stunted children.

Among the priority

areas in Luzon are Pangasinan, Isabela, Bulacan, Nueva Ecija, Pampanga, Quezon, Cavite, Rizal, Palawan, Oriental Mindoro, Masbate, Camarines Sur and Sorsogon.

In Visayas, Negros Occidental, Iloilo, Antique, Negros Oriental, Cebu, Leyte, Samar, Eastern Samar, and Northern Samar are top priorities.

Zamboanga del Norte, Zamboanga del Sur, Zamboanga Sibugay, Lanao del Norte, Bukidnon, Davao del Sur, Cotabato, Surigao del Sur, Bangsamoro, Sulu, Basilan, Maguindanao and Tawi-Tawi are among the priorities in Mindanao. (PNA)

EDITORIAL

Missing the point

AKBAYAN Partylist Rep. Percival Cendaña endorsed the 50-page complaint brought to the house by the complainants who were accompanied by former Senator Leila de Lima.

Saying the ball is now in the hands of the Speaker, 17 complainants from various civil society groups on Monday filed the first impeachment complaint against Vice President Sara Duterte at the Office of the Secretary General of the House of Representatives.

Akbayan Partylist Rep. Percival Cendaña endorsed the 50-page complaint brought to the house by the complainants who were accompanied by former Senator Leila de Lima.

The first nominee of Mamamayang Liberal Partylist and the group's spokesperson, De Lima stated the basic motivation for the impeachment complaint against the Vice President: "Public office is not a throne of privilege, it is a position of trust, and Sara Duterte has desecrated that trust with her blatant abuses of power."

For former presidential peace adviser Ging Deles, "the VP has reduced public office to a platform for violent rhetoric, personal enrichment, elitist entitlement and a shield for impunity; her actions desecrate our institutions and her continued grip on power insults every Filipino who stands for good governance and the rule of law."

Earlier, House members took to the podium at the Batasan, delivering statements of outrage specifically with regard to the death threats made by the VP against President Ferdinand R. Marcos Jr., his wife First Lady Liza Araneta-Marcos, and cousin Speaker Martin Romualdez.

On 23 November, angered by the move of lawmakers to transfer her chief of staff from House detention to a jail for obstructing the HoR's probe into the VP's alleged misuse of public funds, Duterte took to Zoom, and spewing profanities, revealed that she had contracted an assassin to kill the President, his wife, and the Speaker if she herself were liquidated.

"This is an admission by the second highest official of the land of a premeditated intent to harm the highest leaders of our government; it's a direct attack on the presidency, on this House, on the very foundation of our democracy. This is treachery of

the highest order," said House Deputy Speaker David C. Suarez of the 2nd District of Quezon.

Suarez continued, "How can someone sworn to uphold the Constitution and protect the people conspire to commit such an act of unthinkable violence? How can the Vice President who is expected to be a unifying figure admit to plotting an act that could destabilize the entire nation?"

His turn to speak, Bataan 2nd District Rep. Albert Garcia asked, "How can we as representatives of the Filipino people stand silent in the face of such a heinous admission? If someone in her position feels emboldened to admit to such acts, what message does this send to the public? That power can be wielded without accountability? That the rule of law can be disregarded with impunity?"

For all these impassioned statements of indignation, the honest truth is that there is little likelihood the impeachment of the VP would prosper because, for one thing, the campaign period for the May 2025 midterm election starts in February and there is simply no time for the President's allies in Congress to go through the tedious exercise.

In that regard, President Marcos may actually have a valid, judicious point in urging his congressional allies not to waste their time impeaching the VP because she is "unimportant," and it would not "benefit a single Filipino."

Analysts say the President discouraging the impeachment of the VP dismisses the Dutertes' political power drama in favor of his giving priority to the more important task of running the affairs of state.

Political pundits also point out that lawmakers allied with the administration should perhaps consider concentrating on a criminal prosecution rather than an impeachment.

An impeachment conviction only removes an unfit politician from office, and perpetually bars them from public office. But a criminal conviction can throw the official in jail.

Thus, wondered one pundit, perhaps aren't those who perceive the President to be a softie for appealing to Congress to forgo impeaching Sara Duterte at this particular time missing the point?



Photo courtesy of tribune.net.ph

KAPIRASONG Kritika

Ni Teo S. Marasigan

Mahusay pa rin ang Buwan at Baril

PART 1

Madalas mabanggit ang "Buwan at Baril" ni Chris Millado bilang isa sa mga klasikong dula na kontra sa diktadurang US-Marcos at isa sa mga klasikong dulang makabayan.

Nang ipalabas ito ngayong taon, may mga kaibigang nagsabi sa aking manood, dahil maganda raw at nakakaiyak pa nga.

Kaya naman nanood ako, at hindi ako nabigo.

Binubuo ang "Buwan at Baril" ng limang istorya ng mga taong lumaban sa diktadura, partikular noong umigting ang pakikibaka nang paslangin si Sen. Ninoy Aquino petsa Agosto 21, 1983.

Sa mensahe niya sa souvenir program ng dula, sinabi ni Millado na isinulat niya ito noong 1984, panahong kahit ang UP School of Economics ay nagsasabing binabayo ng matinding krisis ang bansa.

Nasa iba't ibang bahagi ng dula ang mga palatandan ng panahon: Lakbayan, August Twenty-One Movement, dilaw na confetti sa Makati, mga kamisetang may laman ng panawagang boykoteo sa eleksyon at larawan ni Ninoy, at iba pa.

Pero ang mainam sa dula, makabuluhan ang mga kwento lampas sa partikular na panahon na inilalarawan nila.

Ang una, tungkol sa pagtatagpo ng magkapatid na magsasakang aktibista at manggagawang unyonista't

welgista sa Lakbayan nang dumating ang huli sa Metro Manila.

Ang ikalawa, ang pagkukwento ng babaeng Itawis, isang pambansang minorya, sa tulong ng isang paring kumukupkop sa kanya tungkol sa pagpatay ng militar sa kanyang ama sa batayan ng akusasyong kasapi ito ng New People's Army o NPA.

Ang ikatlo, ang pakikipag-usap ng isang socialite sa kanyang kasambahay tungkol sa kanyang pakikisangkot sa pakikibakang anti-Marcos.

Ang ikaapat, ang pagsundo ng isang babaeng aktibista sa bangkay ng asawa niyang NPA, ang pagluluksa sa pagkamatay nito, at pagpapaalam dito. At ikaapat, ang pag-aresto, interogasyon at pagtorturyur ng pulisya sa isang estudyanteng aktibista.

Ang kagyat na mapapansing kapuri-puri sa dula ay ang script. Kongkreto at buhay ang mga karakter, ang mga kwento ng buhay nila, at ang kwento ng mga buhay na inilalahad nila.

Sabi ni Millado, "Lahat ng karakter... ay batay sa mga aktwal na taong nakilala ko, nakatrabaho, naengkwentro nang saglit, nabasa at nabalitaan sa mga lihim na pulong, piketlayn, mahabang martsa, demonstrasyon, pakikipamuhay, at barikada."

Makikitang matalas magmasid ng mga tao si Millado at lumubog siya sa kanilang saya, pighati,

pag-ibig, drama, kakwanan, kakengkuyan at iba pang emosyon.

Ito siguro ang aspetong "Buwan" sa titulo.

Pero ang mahusay rin sa dula ay kung paanong nagtutulungan ang bahaging personal na ito at ang pulitikal – ang komitment hindi lang sa pakikibakang anti-diktadura, kundi sa pakikibaka para sa rebolusyunaryong pagbabago ng lipunan. Ito naman siguro ang aspetong "Baril" sa titulo.

Pinasok ng dula ang personal hindi para magpakaligaw at magpakulong dito, kundi para paglingkurin ang mga nilalaman nito sa personal na katatagan sa kolektibong pakikibaka, at sa pampulitikang pakikibaka mismo.

Kaya dadalhin ka ng dula sa samu't saring emosyon – sa paraang may bahaging marahan at may bahaging todo – para ibalik sa aktibismo at rebolusyon. Dito, mahigpit na magkaugnay, hindi magkabangga, ang buwan ng personal na buhay at ang baril ng pulitikal na pakikibaka.

Pinakamatining ang kakayahang ito sa kwento tungkol sa babaeng kumuha ng bangkay ng asawa niyang NPA.

Dumaan siya sa matinding pagkwestyon sa prinsipyo at pakikibaka, pero humantong sa mas matatag na pagtangan dito; sa pakiramdam ng pagiging mag-isa pero...

ipagpapatuloy...

Ang
CAVITENO
NEWSWEEKLY

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OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

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

FORECLOSURE CASE NO. F-1331-24

-versus-

ESTRELLA G. GUTIERREZ married to RAFAEL G. GUTIERREZ,
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, ESTRELLA G. GUTIERREZ married to RAFAEL G. GUTIERREZ, with residence and postal address at 361 LOPEZ JAENA ST., LIBID, BINANGONAN, RIZAL and LOT 5 BLK 25 LA PAZ HOMES II BRGY. CABEZAS, TRECE MARTIRES CITY, CAVITE to satisfy the mortgage indebtedness as of August 20, 2024 amounts to THREE HUNDRED FOURTEEN THOUSAND SEVEN HUNDRED FORTY NINE PESOS & 56/100 (P314,749.56), inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on December 20, 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-24682

A parcel of land (Lot 5, of the cons./subd. plan, Psd-042122-009156, being a portion of the cons. of Lots 67 & 82, Blk. 25, Psd-042122-053619, LRC Rec. No.), situated in the Brgy. of Cabezas, Trece Martires City, Prov. of Cavite. Bounded on

the SE., along line 1-2 by Lot 7, (Parks & Playground), of the cons./subd. plan; on the SW., along line 2-3 by Rd. Lot 22, Psd-042122-053619; on the NW., along line 3-4 by Lot 3; on the NE., along line 4-1 by Lot 6, both of the cons./subd. plan. Beginning at a pt. marked "1" on plan X X X containing an area of EIGHTY (80) SQUARE METERS. X X X

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

In the event the public auction should not take place on the said date and time, it shall be held on January 10, 2025 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, November 20, 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

ESTRELLA G. GUTIERREZ married to RAFAEL G. GUTIERREZ
361 LOPEZ JAENA ST., LIBID, BINANGONAN, RIZAL and LOT 5 BLK 25 LA PAZ HOMES II BRGY. CABEZAS, TRECE MARTIRES CITY, CAVITE

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE

Ang Caviteño Newsweekly
November 25, December 02 & 09, 2024

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

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

FORECLOSURE CASE NO. F-1143-24

-versus-

SPS. RONIE O. ADORNA and CONSUELO O. ADORNA,
Mortgagor/s.

x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, SPS. RONIE O. ADORNA and CONSUELO O. ADORNA, with residence and postal address at BLK 1, LOT 11, ROSAS STREET, SAV-17, TALON, LAS PIÑAS and LOT 27 BLK 11 SUMMERCREST VILLAGE BRGY. SAHUD ULAN, TANZA, CAVITE to satisfy the mortgage indebtedness as of August 12, 2024 amounts to ONE HUNDRED SEVENTY FOUR THOUSAND FIVE HUNDRED FORTY EIGHT PESOS & 78/100 (P174,548.78), inclusive of interest and other charges, the undersigned Sheriff will set at public auction on December 19, 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-639311

A parcel of land (Lot 27, Blk. 11 of the subd. plan, Psd-04-077610, being a portion of Lot 2690, Sta. Cruz de Malabon Estate, LRC Rec. No.), situated in the Mun. of Tanza, Prov. of

Cavite, Is. of Luzon. Bounded on the SE., along line 1-2 by Lot 25, Blk. 11; on the SW., along line 2-3 by Road Lot 8; on the W., along line 3-4 by Lot 29; & on the NE., along line 4-1 by Lot 32, both of Blk. 11, all of the subd. plan. Beginning at a pt. marked "1" on plan X X X containing an area of THIRTY FIVE (35) 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 January 09, 2025 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, November 20, 2024.

ANDRES B. ESPINA

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

SPS. RONIE O. ADORNA and CONSUELO O. ADORNA
BLK 1, LOT 11, ROSAS STREET, SAV-17, TALON, LAS PIÑAS and LOT 27 BLK 11 SUMMERCREST VILLAGE BRGY. SAHUD ULAN, TANZA, CAVITE

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE

Ang Caviteño Newsweekly
November 25, December 02 & 09, 2024

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

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

FORECLOSURE CASE NO. F-1150-24

-versus-

REYNANTE DELA CRUZ MAYO, married to ROSALIE MELCHOR MAYO,
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, REYNANTE DELA CRUZ MAYO, married to ROSALIE MELCHOR MAYO, with residence and postal address at MB22 UNIT III, BCDA, USUSAN, TAGUIG CITY and LOT 26 BLOCK 10, BRISAS DE TANZA, BRGY. SAHUD ULAN, TANZA, CAVITE to satisfy the mortgage indebtedness as of August 12, 2024 amounts to FOUR HUNDRED TWO THOUSAND NINE HUNDRED SEVENTY FOUR PESOS AND 86/100 (P402,974.86), inclusive of interest and other charges, the undersigned Sheriff will set at public auction on December 19, 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. 057-2021017384

LOT NO: 26 BLOCK NO: 10 PLAN NO: PCS-04-029606
PORTION OF: LOT 1530-A, PSD-042120-075221, LOT 1531-A, PSD-042120-
LOCATION: SAHUD ULAN, TANZA, CAVITE
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	ROAD LOT 11, PCS-04-029606
2-3	NE	LOT 27, BLOCK 10, PCS-04-029606
3-4	SE	LOT 45, BLOCK 10, PCS-04-029606
4-5	SE	LOT 46, BLOCK 10, PCS-04-029606
5-1	SW	LOT 25, BLOCK 10, PCS-04-029606

AREA: FIFTY FOUR SQUARE METERS (54), 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 January 09, 2025 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, November 20, 2024.

JOSELITO L. ARANDA

Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
c/o ATTY. KEVIN T. TANINGCO
Attorney-in-Fact, Summit Collection & Allied Services, Inc.
Suites 301-303 Summit One Tower, 530 Shaw Boulevard, Mandaluyong City

REYNANTE DELA CRUZ MAYO, married to ROSALIE MELCHOR MAYO
MB22 UNIT III, BCDA, USUSAN, TAGUIG CITY and LOT 26 BLOCK 10, BRISAS DE TANZA, BRGY. SAHUD ULAN, TANZA, CAVITE

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE

Ang Caviteño Newsweekly
November 25, December 02 & 09, 2024

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

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

FORECLOSURE CASE NO. F-1206-24

-versus-

JAYVIE NEIL MALICK S. MALICDEM
married to JOSEPHINE L. MALICDEM,
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, JAYVIE NEIL MALICK S. MALICDEM married to JOSEPHINE L. MALICDEM, with residence and postal addresses at 14H CALIFORNIA TOWNHOMES W. LOS ANGELES, SAN BARTOLOME NOVALICHES, QUEZON CITY and LOT 31 BLK 4 PHASE 3 LIORA HOMES SANTIAGO GEN. TRIAS, CAVITE 4107 to satisfy the mortgage indebtedness as of August 12, 2024 amounts to ONE MILLION ONE HUNDRED TWENTY THOUSAND THREE HUNDRED FIFTY FOUR PESOS & 33/100 (P1,120,354.33), inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on December 20, 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. 057-2019037183

LOT NO: 31 BLOCK NO: 4 PLAN NO: PCS-04-027824
PORTION OF: THE CONSOLIDATION OF LOTS 3161-A & 3161-B, PSD-04-004764 & LOT 2529-E, (LRA) PSD-426079; LRC REC. NO. 5964
LOCATION: BARANGAY OF SANTIAGO, MUNICIPALITY OF GEN. TRIAS, PROV. OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 32, BLOCK 4, PCS-04-027824
2-3	SE	LOT 33, BLOCK 4, PCS-04-027824
3-4	SW	ROAD LOT 2 (12.00 M. WIDE), PCS-04-027824
4-1	NW	LOT 29, BLOCK 4, PCS-04-027824

AREA: SEVENTY TWO (72) SQUARE METERS.
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 January 10, 2025 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, November 20, 2024.

JOANNAH AVIGAIL C. TIMKANG

Sheriff IV

Copy Furnished:

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

JAYVIE NEIL MALICK S. MALICDEM married to JOSEPHINE L. MALICDEM
14H CALIFORNIA TOWNHOMES W. LOS ANGELES, SAN BARTOLOME NOVALICHES, QUEZON CITY and LOT 31 BLK 4 PHASE 3 LIORA HOMES SANTIAGO GEN. TRIAS, CAVITE 4107

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE

Ang Caviteño Newsweekly
November 25, December 02 & 09, 2024

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

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

FORECLOSURE CASE NO. F-1323-24

-versus-

NOVIELYN A. MACARAEG,
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, NOVIELYN A. MACARAEG, with residence and postal addresses at 23 INT B 3RD WEST CRAME SAN JUAN CITY METRO MANILA and LOT 7 BLOCK 17 PH 2 LUMINA TANZA, BARANGAY BAGTAS, TANZA, CAVITE to satisfy the mortgage indebtedness as of August 21, 2024 amounts to FIVE HUNDRED FOUR THOUSAND NINETY PESOS & 94/100 (P504,090.94), inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on December 20, 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. 057-2020045886

LOT NO: 7 BLOCK NO: 17 PLAN NO: PCS-04-239057
PORTION OF: THE CONS/SUBD OF LOT 2-B, PSD-04-239718 ; LRC RECORD NO. 5832
LOCATION: BARANGAY OF BAGTAS, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	ALLEY LOT 51, PCS-04-239057
2-3	SE	LOT 8, BLOCK 17, PCS-04-239057
3-4	SW	LOT 22, BLOCK 17, PCS-04-239057
4-1	NW	LOT 6, BLOCK 17, PCS-04-239057

AREA: THIRTY SIX SQUARE METERS (36), MORE OR LESS
All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event the public auction should not take place on the said date and time, it shall be held on January 10, 2025 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, November 20, 2024.

RICARDO A. TOLEDO

Sheriff IV

Copy Furnished:

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

NOVIELYN A. MACARAEG
23 INT B 3RD WEST CRAME SAN JUAN CITY METRO MANILA and LOT 7 BLOCK 17 PH 2 LUMINA TANZA, BARANGAY BAGTAS, TANZA, CAVITE

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE

Ang Caviteño Newsweekly
November 25, December 02 & 09, 2024

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

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

FORECLOSURE CASE NO. F-1188-24

-versus-

JAZEL CATHERINE N. ABIOG,
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, JAZEL CATHERINE N. ABIOG, with residence and postal addresses at B28, L28, NEON ST., GOLDEN PH10, SALAWAG DASMARIÑAS, CAVITE 4114 and LOT 37, BLOCK 75, GOLDEN HORIZON VILLAS, BARANGAY HUGO PEREZ (FORMERLY: BUENAVISTA), TRECE MARTIRES (FORMERLY: GEN. TRIAS), CAVITE 4109 to satisfy the mortgage indebtedness as of August 12, 2024 amounts to FOUR HUNDRED THIRTY SIX THOUSAND EIGHT HUNDRED ELEVEN PESOS AND 13/100 (P436,811.13), inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on December 20, 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. 077-2021002281

LOT NO: 37 BLOCK NO: 75 PLAN NO: PCS-04-028989
PORTION OF: LOT 2841, SAN FRANCISCO DE MALABON ESTATE AND LOT 1, BLOCK 109, PSD-04-228808
LOCATION: BARANGAY OF HUGO PEREZ (FORMERLY: BUENAVISTA), MUNICIPALITY OF TRECE MARTIRES (FORMERLY: GEN. TRIAS) PROVINCE OF CAVITE

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 38, BLOCK 75, PCS-04-028989
2-3	SW	LOT 35, BLOCK 75, PCS-04-028989
3-4	NW	ALLEY LOT 45, PCS-04-028989
4-1	NE	LOT 39, BLOCK 75, PCS-04-028989

AREA: FORTY SQUARE METERS (40), MORE OR LESS
All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event the public auction should not take place on the said date and time, it shall be held on January 10, 2025 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, November 20, 2024.

ANDRES B. ESPINA

Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
c/o ATTY. JEFFREY A. RAMIENTAS, C.P.A.
GREATSOURCE CORPORATION
2546 A. Bonifacio St., Bangkal, Makati City

JAZEL CATHERINE N. ABIOG
B28, L28, NEON ST., GOLDEN PH10, SALAWAG DASMARIÑAS, CAVITE 4114 and LOT 37, BLOCK 75, GOLDEN HORIZON VILLAS, BARANGAY HUGO PEREZ (FORMERLY: BUENAVISTA), TRECE MARTIRES (FORMERLY: GEN. TRIAS), CAVITE 4109

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE

Ang Caviteño Newsweekly
November 25, December 02 & 09, 2024

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

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

FORECLOSURE CASE NO. F-1244-24

-versus-

ELVIE FESTIJO ISLETA married to FERDINAND PARADO ISLETA,

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, ELVIE FESTIJO ISLETA married to FERDINAND PARADO ISLETA, with residence and postal addresses at U2022 CITYLAND VITO CRUZ TOWERS P. Ocampo Ave., Malate Manila 1016 and Lot 28 Blk. 2 Ph. 14 Brassia St. (SS14) Lancaster New City Navarros Gen. Trias, Cavite to satisfy the mortgage indebtedness as of August 12, 2024 amounts to TWO MILLION FIVE HUNDRED EIGHT THOUSAND THREE HUNDRED FORTY FOUR PESOS & 55/100 (P2,508,344.55), inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on December 20, 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. 057-2022000423

LOT NO: 28 BLOCK NO: 2 PLAN NO: PCS-04-028981
PORTION OF: THE CONS/SUBD OF LOTS 1, 2 & 3, PCS-04-011336; LOT 2457-B-3, PSD-04-024243; LOT 2469-A, PSD-04-233225; LOT 2457-A, LOT 2457-C, FLS-1228-D; LOT 2458, FRS-04-005325; LOT 2468 ALL OF SAN FRANCISCO, DE MALABON ESTATE, DECREED NO. 4270; LRC REC. NO. 5964
LOCATION: BARANGAY OF : NAVARRO, MUNICIPALITY

OF : GEN. TRIAS, PROVINCE OF : CAVITE
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 29, BLOCK 2, PCS-04-028981
2-3	NW	LOT 66, BLOCK 2, PCS-04-028981
3-4	NE	LOT 27, BLOCK 2, PCS-04-028981
4-1	SE	ROAD LOT 11, PCS-04-028981

AREA: ONE HUNDRED SQUARE METERS (100), 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 January 10, 2025 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, November 20, 2024.

JOANNAH AVIGAIL C. TIMKANG

Sheriff IV

Copy Furnished:

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

ELVIE FESTIJO ISLETA married to FERDINAND PARADO ISLETA
U2022 CITYLAND VITO CRUZ TOWERS P. Ocampo Ave., Malate Manila 1016 and Lot 28 Blk. 2 Ph. 14 Brassia St. (SS14) Lancaster New City Navarros Gen. Trias, Cavite

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE

Ang Caviteño Newsweekly
November 25, December 02 & 09, 2024

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

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

FORECLOSURE CASE NO. F-1229-24

-versus-

LANI ROSE DE LEON ONATES married to BRYAN M. ONATES,

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, LANI ROSE DE LEON ONATES married to BRYAN M. ONATES, with residence and postal address at Blk. 7 Lot 8 Lark St., Ph. 2 Vallejo Place Pasong Buaya Imus Cavite and Lot 48 Blk. 1 Ph. 1A Natania Homes Pasong Kawayan II Gen. Trias, Cavite 4107 to satisfy the mortgage indebtedness as of August 12, 2024 amounts to SEVEN HUNDRED EIGHTY NINE THOUSAND TWO HUNDRED SIXTY THREE PESOS & 50/100 (P789,263.50), inclusive of interest and other charges, the undersigned Sheriff will set at public auction on December 20, 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. 057-2023008393

LOT NO: 48 BLOCK NO: 1 PLAN NO: PCS-04-030153
PORTION OF: THE CONS/SUBD OF LOTS 3232-A TO 3232-E, PSD-04-237708
LOCATION: BARANGAY OF PASONG KAWAYAN 2 MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 47, BLOCK 1, PCS-04-030153
2-3	SW	ROAD LOT 6, PCS-04-030153
3-4	NW	LOT 49, BLOCK 1, PCS-04-030153
4-1	NE	LOT 4 (PARKS & PLAYGROUND), BLOCK 1, PCS-04-030153

AREA: FORTY EIGHT SQUARE METERS (48), 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 January 10, 2025 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, November 20, 2024.

JOANNAH AVIGAIL C. TIMKANG

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

LANI ROSE DE LEON ONATES married to BRYAN M. ONATES
Blk. 7 Lot 8 Lark St., Ph. 2 Vallejo Place Pasong Buaya Imus Cavite and Lot 48 Blk. 1 Ph. 1A Natania Homes Pasong Kawayan II Gen. Trias, Cavite 4107

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE

Ang Caviteño Newsweekly
November 25, December 02 & 09, 2024

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

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

FORECLOSURE CASE NO. F-1279-24

-versus-

JUNIE JARABE SUMAYANG,
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, JUNIE JARABE SUMAYANG, with residence and postal addresses at Lot 5 Block A1 Luzviminda I, Dasmariñas, Cavite and Lot 20 Block 11 Briar Homes, Inocencio, Trece Martires City, Cavite to satisfy the mortgage indebtedness as of August 30, 2024 amounts to FOUR HUNDRED FIFTY FIVE THOUSAND NINE HUNDRED EIGHTY SIX PESOS & 72/100 (P455,986.72), inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on December 20, 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. 077-2022001976

LOT NO: 20 BLOCK NO: 11 PLAN NO: PCS-04-031443
PORTION OF: LOTS 2629, 2632, 2633 AND 2216-N, FLS-290, STA. CRUZ DE MALABON ESTATE
LOCATION: BARANGAY OF INOCENCIO, CITY OF TRECE MARTIRES, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	ROAD LOT 11, PCS-04-031443
2-3	NE	LOT 19, BLOCK 11, PCS-04-031443
3-4	SE	LOT 27, BLOCK 11, PCS-04-031443
4-1	SW	LOT 21, BLOCK 11, PCS-04-031443

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

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

In the event the public auction should not take place on the said date and time, it shall be held on January 10, 2025 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, November 20, 2024.

JOSELITO L. ARANDA

Sheriff IV

Copy Furnished:

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

JUNIE JARABE SUMAYANG
LOT 5 BLOCK A1 LUZVIMINDA I, DASMARIÑAS, CAVITE and
LOT 20 BLOCK 11 BRIAR HOMES, INOCENCIO, TRECE MARTIRES CITY, CAVITE

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE

Ang Caviteño Newsweekly
November 25, December 02 & 09, 2024

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

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

FORECLOSURE CASE NO. F-1273-24

-versus-

ANNELIE ESTERA GONZALES (Principal Borrower) married to
VINCENT ARISTOTLE ENRIQUEZ GONZALES (Co-borrower),

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, ANNELIE ESTERA GONZALES (Principal Borrower) married to VINCENT ARISTOTLE ENRIQUEZ GONZALES (Co-borrower), with residence and postal address at LOT 13 BLOCK 9 PHASE 3 LAVANYA SUBDIVISION, BACAO 2, GEN. TRIAS, CAVITE and LOT 11 BLOCK 22 PHASE 3 LAVANYA SUBDIVISION, BACAO, GEN. TRIAS, CAVITE to satisfy the mortgage indebtedness as of August 12, 2024 amounts to ONE MILLION TWO HUNDRED EIGHTEEN THOUSAND TWENTY EIGHT PESOS & 34/100 (P1,218,028.34), inclusive of interest and other charges, the undersigned Sheriff will set at public auction on December 20, 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. 057-2019014095

A PARCEL OF LAND (LOT 11, BLK. 22 OF THE CONS.-SUBD. PLAN PCS-04-024868, BEING A PORTION OF THE CONS. OF LOTS 3 & 4, BOTH OF PCS-04-023484, LRC

RECORD NO. 5964), SITUATED IN BRGY. OF BACAO, MUN. OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE W., ALONG LINE 1-2 BY LOT 9, BLK. 22; ON THE N., ALONG LINE 2-3 BY ROAD LOT 21 (6.50 M. WIDE); ON THE E., ALONG LINE 3-4 BY LOT 13, BLK. 22; AND ON THE S., ALONG LINE 4-1 BY LOT 12, BLK. 22, ALL OF THE CONS.-SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN X X X CONTAINING AN AREA OF THIRTY SIX (36) SQUARE METERS. X X X
All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event the public auction should not take place on the said date and time, it shall be held on January 10, 2025 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, November 20, 2024.

JOANNAH AVIGAIL C. TIMKANG

Sheriff IV

Copy Furnished:

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

ANNELIE ESTERA GONZALES (Principal Borrower) married to VINCENT ARISTOTLE ENRIQUEZ GONZALES (Co-borrower) LOT 13 BLOCK 9 PHASE 3 LAVANYA SUBDIVISION, BACAO 2, GEN. TRIAS, CAVITE and LOT 11 BLOCK 22 PHASE 3 LAVANYA SUBDIVISION, BACAO, GEN. TRIAS, CAVITE

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE

Ang Caviteño Newsweekly
November 25, December 02 & 09, 2024

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

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

FORECLOSURE CASE NO. F-1338-24

-versus-

GEMMA D. CAPANGYARIHAN, married to
AGUSTIN P. CAPANGYARIHAN,

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, GEMMA D. CAPANGYARIHAN, married to AGUSTIN P. CAPANGYARIHAN, with residence and postal addresses at NO. 2894 V.P. CRUZ ST., LOWER BICUTAN, TAGUIG CITY and LOT 7 BLOCK 74 PHASE 3 CARISSA HOMES-LA TRINIDAD, BRGY. QUINTANA TRECE MARTIRES CITY, CAVITE to satisfy the mortgage indebtedness as of August 12, 2024 amounts to FOUR HUNDRED EIGHTY NINE THOUSAND SEVEN HUNDRED EIGHTY SEVEN PESOS & 82/100 (P489,787.82), inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on December 20, 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-35617

A parcel of land (Lot 7, Blk. 74 of the cons./subd. plan, Pcs-04-011496, being a portion of the cons. of Lots 9, 11, 13, 15, 17, 21, 23 to 27, Blk. 27; 1 to 24, Blk. 28; 1,4,6 to 33,35,37,39 & 41, Blk. 29; 3,6,8,9,10,14,16 to 22,25 to 31,33,35,37 & 39, Blk. 30; 3 to 12,14,16,18,20 to 28,30,32,34,36 to 39, Blk. 31; 1-21,

Blk. 46; 1-18, Blk. 47; 1 to 34, Blk. 48; 1-38, Blk. 52; 1-22, Blk. 53; 1-26, Blk. 54; 1-18, Blk. 55; 1-18, Blk. 57 & Rd. Lots 14, 16 to 21, all of (LRC) Psd-45360, LRC Rec. No.), situated in the Brgy. of Quintana, City of Trece Martires, Prov. of Cavite. Bounded on the SE., along line 1-2 by Lot 8; on the SW., along line 2-3 by Lot 9, both Blk. 74; on the NW., along line 3-4 by Main Rd. 8; & on the NE., along line 4-1 by Lot 5 Blk. 74, all of the cons. subd. plan. Beginning at a pt. marked "1" on plan, x x x containing an area of FIFTY (50) 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 January 10, 2025 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, November 20, 2024.

JOSELITO L. ARANDA

Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund) c/o ATTY. POMPEYO P. MAYNIGO Attorney-in-Fact, Vision Credit & Collection Services Incorporated JRDC Building 117 Sen. Gil. J. Puyat Ave. Pasay City

GEMMA D. CAPANGYARIHAN, married to AGUSTIN P. CAPANGYARIHAN NO. 2894 V.P. CRUZ ST., LOWER BICUTAN, TAGUIG CITY and LOT 7 BLOCK 74 PHASE 3 CARISSA HOMES-LA TRINIDAD, BRGY. QUINTANA TRECE MARTIRES CITY, CAVITE

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE

Ang Caviteño Newsweekly
November 25, December 02 & 09, 2024

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

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

FORECLOSURE CASE NO. F-1247-24

-versus-

JIMMY MADELO FIRMALINO married to
MA. SHIELA MAR GIGANTE FIRMALINO,

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, JIMMY MADELO FIRMALINO married to MA. SHIELA MAR GIGANTE FIRMALINO, with residence and postal addresses at 0054 DRACHMA ST., PHASE 8, NORTH FAIRVIEW, QUEZON CITY and LOT 10 BLK. 7D THE ROYAL PARK AT GROSVENOR PLACE BO. TAMBOL, TANZA, CAVITE to satisfy the mortgage indebtedness as of August 12, 2024 amounts to FOUR HUNDRED THREE THOUSAND FOUR HUNDRED NINETY SEVEN PESOS & 30/100 (P403,497.30), inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on December 20, 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. 057-2019028186

A PARCEL OF LAND (LOT 10 BLK. 7D OF THE SUBD. PLAN, PCS-04-015560, BEING A PORTION OF LOTS 2812-B, 2813-A, PSD-04-005467, LOTS-2814-2816, 2819, 2821, 2822, 2826, FLS-1821, STA. CRUZ DE MALABON ESTATE, LOTS 2820, 2823-2825, STA. CRUZ DE MALABON ESTATE L.R.C. REC. NO.), SITUATED IN THE BO. OF TAMBOL, MUN. OF TANZA, PROV. OF CAVITE. BOUNDED ON THE SW., ALONG LINE 1-2 BY 32; ON THE NW., ALONG LINE 2-3 BY ALLEY 8; ON THE NE., ALONG LINE 3-4 BY LOT 8 BLK. 7D; ON THE SE., ALONG LINE 4-1 BY LOT 9 BLK. 7D, ALL OF THE SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, X X X CONTAINING AN AREA OF THIRTY TWO (32) SQ. M. 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 and time, it shall be held on January 10, 2025 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, November 20, 2024.

RICARDO A. TOLEDO

Sheriff IV

Copy Furnished:

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

JIMMY MADELO FIRMALINO married to MA. SHIELA MAR GIGANTE FIRMALINO 0054 DRACHMA ST., PHASE 8, NORTH FAIRVIEW, QUEZON CITY and LOT 10 BLK. 7D THE ROYAL PARK AT GROSVENOR PLACE BO. TAMBOL, TANZA, CAVITE

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE

Ang Caviteño Newsweekly
November 25, December 02 & 09, 2024

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

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

FORECLOSURE CASE NO. F-1107-24

-versus-

DEL ROSARIO, RODOLFO JR., M. married to DEL ROSARIO,
LIEZEL V.; RODOLFO M. DEL ROSARIO JR. is herein
represented
by his Attorney-in-Fact, LIEZEL V. DEL ROSARIO,
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, DEL ROSARIO, RODOLFO JR., M. married to
DEL ROSARIO, LIEZEL V.; RODOLFO M. DEL ROSARIO
JR. is herein represented by his Attorney-in-Fact, LIEZEL V.
DEL ROSARIO, with residence and postal address at #42F
PASACOLA ST., BRGY. NAGKAISANG NAYON AREA IX
DIST. V. NOVALICHES QUEZON CITY and LOT 4 BLK. 41
PH. 3 WELLINGTON TANZA RESIDENCES TRES CRUSES
TANZA, CAVITE 4108 to satisfy the mortgage indebtedness
as of August 12, 2024 amounts to SIX HUNDRED FIFTY
THOUSAND TWO HUNDRED FORTY SEVEN PESOS &
59/100 (P650,247.59), inclusive of interest and other charges,
the undersigned Sheriff will set at public auction on December
19, 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. 057-2019018553

LOT NO: 4 BLOCK NO: 41 PLAN NO: PCS-04-028445
PORTION OF: LOTS 1,2,3, & 4 (LRA) (PCS-31859 & LOTS
3731, 3732, & 3733, FLS-2424;
LOCATION: BARANGAY OF TRES CRUSES, MUNICIPALITY
OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 29, BLOCK 41, PCS-04-028445
2-3	NW	LOT 5, BLOCK 41, PCS-04-028445
3-4	NE	ROAD LOT 42, PCS-04-028445
4-1	SE	LOT 3, BLOCK 41, PCS-04-028445

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

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

In the event the public auction should not take place on the said date and time, it shall be held on January 09, 2025 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, November 20, 2024.

RICARDO A. TOLEDO

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

DEL ROSARIO, RODOLFO JR., M. married to DEL
ROSARIO, LIEZEL V.; RODOLFO M. DEL ROSARIO JR. is
herein represented by his Attorney-in-Fact, LIEZEL V. DEL
ROSARIO
#42F PASACOLA ST., BRGY. NAGKAISANG NAYON AREA
IX DIST. V. NOVALICHES QUEZON CITY and
LOT 4 BLK. 41 PH. 3 WELLINGTON TANZA RESIDENCES
TRES CRUSES TANZA, CAVITE 4108

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE
DEFACE, OR DESTROY THIS NOTICE OF EXTRA-
JUDICIAL SALE ON OR BEFORE THE DATE OF SALE

Ang Caviteño Newsweekly
November 25, December 02 & 09, 2024

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

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

EXTRA-JUDICIAL FORECLOSURE OF REAL
ESTATE MORTGAGE UNDER ACT NO.
3135, AS AMENDED BY ACT NO. 4118

-versus-

PHOEBE LYN G. ATIENZA,
Mortgagors.

F.C. Case No. 19226-24

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 (otherwise known as PAG-IBIG FUND),
mortgagee, with principal place of business at The Petron
Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati
City, against PHOEBE LYN G. ATIENZA, of legal age, Filipino
citizens, mortgagors, with residential and postal address at
17F Legaspi Tower 300 Roxas Blvd Malate Manila and/or Lot
42 Blk 44 Greenplace Homes I, Malagasang 2, Imus, Cavite
to satisfy the mortgage indebtedness which as of October
22, 2024 amounts to FIVE HUNDRED FORTY THREE
THOUSAND ONE HUNDRED THIRTY NINE PESOS AND
49/100 (Php543,139.49), 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 January
14, 2025 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 the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2014081578

A PARCEL OF LAND (LOT 42, BLK 44 OF THE SUBDIVISION
PLAN, PSD-04-202701, BEING A PORTION OF LOT 1870,
IMUS ESTATE, L.R.C. REC. NO. 8843), SITUATED IN
BARRIO OF MALAGASANG - 2, MUNICIPALITY OF IMUS,

PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED
ON THE SW., ALONG LINE 1-2 BY LOT 44, BLK. 44; ON
THE NW., ALONG LINE 2-3 BY ROAD LOT 44; ON THE
NE., ALONG LINE 3-4 BY LOT 40, BLK 44 AND ON THE
SE., ALONG LINE 4-1 BY LOT 41, BLK 44 ALL OF THE
SUBDIVISION PLAN. X X X CONTAINING AN AREA OF
THIRTY SIX (36) SQUARE METERS. MORE OR LESS. X
X X.

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

In the event the public auction should not take place on the said date, it shall be held on January 21, 2025 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 encumbrance therein if any there be.

City of Imus, Cavite, Philippines, November 6, 2024.

(SGD) MHINARD SANTOS

Sheriff IV

Branch 122
APPROVED BY:

(SGD) 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. CAESAR S. EUROPA
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.
3F Fass Inteli College Bldg., No. 11 Pittsburgh St., Brgy.
Silangan, Cubao, Quezon City

PHOEBE LYN G. ATIENZA
17F Legaspi Tower 300 Roxas Blvd Malate Manila and/or
Lot 42 Blk 44 Greenplace Homes I, Malagasang 2, Imus,
Cavite

Ang Caviteño Newsweekly
November 25, December 02 & 09, 2024

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

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

EXTRA-JUDICIAL FORECLOSURE OF REAL
ESTATE MORTGAGE UNDER ACT NO.
3135, AS AMENDED BY ACT NO. 4118

-versus-

NELSON D. ASPILLAGA married to
JOY C. ASPILLAGA,
Mortgagors.

F.C. Case No. 19233-24

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 (otherwise known as PAG-IBIG FUND),
mortgagee, with principal place of business at The Petron
Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue,
Makati City, against NELSON D. ASPILLAGA married to
JOY C. ASPILLAGA, of legal age, Filipino citizens,
mortgagors, with residential and postal address at No.
3546 D. Vigan St., Sta. Mesa, Manila City and/or Lot 75
Block 11 Greenplace Homes 2, Brgy. Malagasang II-A,
Imus, Cavite to satisfy the mortgage indebtedness which
as of September 24, 2024 amounts to FIVE HUNDRED
SEVENTY FOUR THOUSAND TWO HUNDRED
TWENTY SEVEN PESOS AND 38/100 (Php574,227.38),
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 January 14,
2025 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 the improvements
therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-
2014018344

A PARCEL OF LAND (LOT 75, BLK. 11 OF THE CONS.
AND SUBD. PLAN, PCS-04-024955, BEING A PORTION
OF THE CONS. OF LOTS 1846-A, PSD-28429 & 1845-
A-2, (LRC) PSD-223425, L.R.C. RECORD NO. 8843),
SITUATED IN BRGY. OF MALAGASANG-2, MUN. OF
IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON.
BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 76,
BLK. 11; ON THE SW., & NW., ALONG LINES 2-3-4-5-6
BY ROAD LOT 15; ON THE NW., ALONG LINE 6-7 BY
ROAD LOT 11 AND ON THE NE., ALONG LINE 7-1 BY
LOT 73, BLK. 11 ALL OF THE CONS. SUBD. PLAN. X X X
CONTAINING AN AREA OF FORTY NINE (49) SQUARE
METERS. MORE OR LESS. X X X.

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

In the event the public auction should not take place on the said date, it shall be held on January 21, 2025 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 encumbrance therein if any there be.

City of Imus, Cavite, Philippines, November 6, 2024.

(SGD) MHINARD SANTOS

Sheriff IV

Branch 122

APPROVED BY:

(SGD) 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

POMPEYO P. MAYNIGO
Vision Credit & Collection Services Incorporated
JRDC Building 117 Sen Gil J. Puyat Ave., Pasay City

NELSON D. ASPILLAGA married to JOY C. ASPILLAGA
No. 3546 D. Vigan St., Sta. Mesa, Manila City and/or Lot
75 Block 11 Greenplace Homes 2, Brgy. Malagasang II-A,
Imus, Cavite

Ang Caviteño Newsweekly
November 25, December 02 & 09, 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

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

EJF NO. TG-24-116
FOR: Extrajudicial Foreclosure of Real
Estate Mortgage under Act 3135 as
amended by Act 4118

-versus-

RIZALINO M. MENDOZA, JR.,
Respondents/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 (otherwise known as Pag-IBIG Fund), a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679 with principal office 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 January 14, 1999 by Respondent/Mortgagor, RIZALINO M. MENDOZA, JR., of legal age, Filipino citizen, and with postal address/es at: (1) Lot 36, Block 3, Cardinal Dasma, Village II, Salitran III, Dasmariñas, Cavite; and (2) Lot 13, Blk. 33, 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-835868) 12669 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Respondents/Mortgagors in the amount of THREE HUNDRED THIRTEEN

THOUSAND SIX HUNDRED THIRTY FIVE PESOS & 84/100 (Php313,635.84), inclusive of interest and other charges, as of August 30, 2024, 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 February 25, 2025 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-835868) 12669
Registry of Deeds for the Province of Cavite

"IT IS HEREBY CERTIFIED THAT CERTAIN LAND SITUATED IN THE MUN. OF SILANG, PROVINCE OF CAVITE, BOUNDED AND DESCRIBED AS FOLLOWS:

A parcel of land (Lot 13 Blk. 33 of the cons./subd. Plan Pcs-04-012899, being a portion of Lot 8014, 8015, 8017, 8018, cad, 452-D, Silang Cad. Lots 8016-A to 8016-H, Csd-04-006071-D, Lot 15709-A, Csd-042118-012810-D & Lot Blk. 71, Pcs-04-011250, LRC Rec. No.), situated in the Brgy. of Tartaria, Mun. of Silang, Prov. of Cavite. Bounded on the SW., along line 1-2 by Lot 14, Blk. 33; on the NW., along line 2-3 by Rd. Lot 26 (8.00 m. wide); on the NE., along line 3-4 by Lot 12 on the SE., along line 4-1 by Lot 37, both of Blk. 33, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan being S. 64 deg. 51'E., 5071.83 m. from BLLM No. 1, Cad. 452-D, Silang Cad.; thence N. 21 deg. 34'W, 10.00 m. to pt. 2; thence N. 68 deg. 26'E., 4.50 m. to pt. 3; thence S. 21 deg. 34'E., 10.00 m. to pt. 4; thence S. 68 deg. 26'W., 4.50 m. to pt. 1; beginning, containing an area of FORTY FIVE (45) SQ. METERS. all pts, referred to are indicated on the plan and are marked on the ground by PS. cyl. conc. mons. 15x60cm. bearings true; date of orig. survey Dec. 7, 1973-Dec. 4, 1975, & that of the subd. survey, Aug. 1-30, 1997, & was approved on Dec. 5, 1997."

is registered in accordance with the provisions of the Property Registration Decree in the name of*
RIZALINO M. MENDOZA, JR., single, of legal age, filipino

In the event the public auction should not take place on the said date, it shall be held on March 4, 2025 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the Transfer Certificate of Title No. (T-835868) 12669 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, November 26, 2024.

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

RHIZ SAÑEL C. TOLEDO
Sheriff-in-Charge

Copy Furnished:

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

MARIA VICTORIA D. CAPIRAL c/o ATTY. SIMEON P. MADRID
Attorney-in-Fact
S.P. Madrid & Associates 5th Floor Bedrock Building,
Kayumanggi Center, Commonwealth Ave., Matandang
Balara, Quezon City

RIZALINO M. MENDOZA, JR.
Debtor/Mortgagor
(1) Lot 36, Block 3, Cardinal Dasma, Village II, Salitran III,
Dasmariñas, Cavite
(2) Lot 13, Blk. 33, Rancho Imperial De Silang, Brgy. Tartaria,
Silang, Cavite

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

Ang Caviteño Newsweekly
December 02, 09 & 16, 2024

Republic of the Philippines
Province of Cavite
MUNICIPALITY OF SILANG

OFFICE OF THE MUNICIPAL BUSINESS
PERMIT AND LICENSING OFFICER

December 9, 2024
CERTIFICATION

To whom it may concern:

This is to certify that the business establishment
LEODIMAR AND HERNANDEZ CONSTRUCTION
INC. owned and managed by under account number
190027635 located at #9511 Gen. E. Aguinaldo Highway,
Brgy. Ilaalan I, Silang Cavite.

The notice of the meeting date on January 14, 2025 at the
principal office in 9511 Gen. E. Aguinaldo Highway Brgy.
Lalaan I, Silang Cavite at 10:00 a.m. The purpose of the
meeting is to vote on the dissolution of the Corporation.

This certification is issued upon the request of the party for
whatever legal purposes this may serve.

Ang Caviteño Newsweekly
December 9, 2024

EXTRAJUDICIAL SETTLEMENT OF ESTATE
OF THE LATE RUFINO MARAYAG GARCIA

Notice is hereby given that the estate of the late RUFINO
MARAYAG GARCIA who died intestate on JULY 23, 2023
at Vancouver Canada, who left a parcel of land covered
by TRANSFER CERTIFICATE OF TITLE NO. T-206373
located in Lot 10, Blk. 10 Brgy. San Vicente, Silang Cavite
which has been extra judicially settled by his heirs as per
Doc no. 422, Page No. 85, Book No. CCXL, Series of
2023, Notary Public Atty. Zenen L. Sayarot.

Ang Caviteño Newsweekly
December 2, 9 & 16, 2024

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
AND EX-OFFICIO SHERIFF
Dasmariñas City, Cavite

NATIONAL HOME MORTGAGE FINANCE
CORPORATION (NHMF),
Petitioner/Mortgagee,
File No. FC-DC-1529-24

For: Extra Judicial Foreclosure of Real Estate

Mortgage under Act No. 3135 as
-versus-
amended by Act No. 4118

RONALDO B. STA. ANA, with co-mortgagors,
SPS. GENE P. STA. ANA and RITA B. STA. ANA,
Respondents/Mortgagors.

x-----x

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act No. 4118 filed by the petitioner/mortgagee, NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMF), a government owned and controlled corporation created under P.D. No. 1267, with postal address at 104 Amorsolo St., Legaspi Village, Makati City, in favor of the SOUTH LUZON DEVELOPMENT CORP., a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines with principal place of business at 7th Flr., Metrobank Plaza, Sen. Gil Puyat Avenue, Makati City, Metro Manila against the respondents / mortgagors, RONALDO B. STA. ANA, with co-mortgagors, SPS. GENE P. STA. ANA and RITA B. STA. ANA with postal address at Block 40, 343 Welfareville, Mandaluyong City, M.M.; Lot 9 Block 4, Golden City Dasma 4, Bo. Salawag, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of September 30, 2024 amounts to NINE HUNDRED TWO THOUSAND SIXTY FOUR PESOS & 72/100 (Php 902,064.72), exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on January 17, 2025 at 10:00 o'clock in the morning or soon thereafter at the Ground Floor Lobby, 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-533605

IT IS HEREBY CERTIFIED that certain land situated in

Municipality of Dasmariñas, Province of Cavite, bounded and described as follows:

A parcel of land (Lot 9, Blk. 4 of the subd. plan PSD-042106-061629, being a portion of Lot 5777-A-5, PSD-042106-057898, L.R.C. Rec. No.), situated in the Brgy. Salawag, Mun. of Dasmariñas, Province of Cavite, Island of Luzon. Bounded on the SE., along line 1-2 by Lot 11 Blk. 4; on the SW., along line 2-3 by Alley 2; on the NW., along line 3-4 by Lot 7; and on the NE., along line 4-1 by Lot 10, both Blk. 4, all of the subd. plan. Beginning at point marked "1" on plan being S. 87 Deg. 53'E., 706.54 m. from MON. 171, Imus Estate; Thence S. 79 Deg. 03'W., 9.50 m. to point 2; Thence N. 10 Deg. 57'W., 3.75 m. to point 3; Thence N. 79 Deg. 03'E., 9.50 m. to point 4; Thence S. 10 Deg. 57'E., 3.75 m. to the point of beginning; containing an area of THIRTY FIVE SQUARE METERS & SIXTY TWO SQ. DECIMETERS (35.62). All points 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 original survey July 27, 1905 to June 11, 1908 and that of the subd. survey, Feb. 8-27, 1993 and was approved on March 29, 1993.

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 the public auction should not take place on the said date and time, it shall be held on January 31, 2025 at the same time and place without further notice.

Dasmariñas City, Province of Cavite, December 4, 2024.

(Sgd.) GERALD A. FARGAS

Sheriff IV

(Sgd.) ATTY. MARCELA L. BAYBAY

Clerk of Court VI & Ex-Officio Sheriff

Copy furnished:
National Home Mortgage Finance Corporation (Nhmfc)
104 Amorsolo St., Legaspi Village, Makati City

RONALDO B. STA. ANA, with co-mortgagors, SPS. GENE P. STA. ANA and RITA B. STA. ANA
Block 40, 343 Welfareville, Mandaluyong City, M.M.;
Lot 9 Block 4, Golden City Dasma 4, Bo. Salawag, Dasmariñas
City, Cavite

Ang Caviteño Newsweekly
December 09, 16 & 23, 2024

Republic of the Philippines
MUNICIPAL TRIAL COURT IN CITIES
TRECE MARTIRES CITY

IMEE ELEANOR G. CALUBAG,
Plaintiff, Civil Case
No. 770
-versus- F o r :
UNLAWFUL DETAINER,

DAMAGES AND ATTORNEY'S FEE
ERROL E. LUCERO (Present Occupant)
And all other persons claiming
under his authority,
Defendants,
X-----X

SUMMONS BY PUBLICATION

TO: ERROL E. LUCERO (Present Occupant)
And all other persons claiming under his authority
Blk. 22 Lot 14 Green Forbes City
Brgy. Hugo Perez (Lucbanan)
Trece Martires City

In the Order dated September 17, 2024, this Court granted the Summons issued, to be effected upon defendant Errol E. Lucero, by publication in the newspaper of general circulation in the Philippines once a week for three (3) consecutive weeks, pursuant to Section 14, Rule 14 of the 1997 Civil Procedure as Amended, at the expense of the plaintiff.

NOW THEREFORE, you are hereby required, within sixty (60) days after service of this summons upon you, to file with this Court and serve on the plaintiff your answer to the complaint, copy of which is attached, together with the annexes. You are hereby reminded of the provision in the IBP-OCA Memorandum on the Policy Guidelines dated March 12, 2002 to observe restraint in filing a motion to dismiss and instead allege the grounds thereof as defences in the answer. If you fail to answer within the time fixed, the plaintiff will take judgment by default and may be granted the relief applied for in the complaint.

Trece Martires City, September 17, 2024.

(SGD) JORGE C. MOLOD

Clerk of Court IV

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
MUNICIPAL TRIAL COURT IN CITIES
Trece Martires City, Cavite

IMEE ELEANOR G. CALUBAG,
Plaintiff,

CIVIL CASE No.: 770

FOR: UNLAWFUL DETAINER,

DAMAGES & ATTORNEY'S FEE
-versus-

ERROL E. LUCERO (Present Occupant/s)
And all other persons claiming
under his authority,
Defendants.
X-----X

COMPLAINT AFFIDAVIT

PLAINTIFF, by counsel and to this Honourable Court most respectfully avers:

THE PARTIES

1. Plaintiff, IMEE ELEANOR G. CALUBAG, (CALUBAG for brevity), of legal age, single, Filipino Citizen and with residence and postal address at Blk. 2, Lot 34, Camachile Subd., Brgy. Pasong Camachile 1, General Trias City, Cavite, summons and other court processes may be served on her person through the office of the undersigned counsel at Janabajal Law Office located at 2nd Floor Brownwood Square Bldg., Metro South Subd., Brgy. Manggahan, General Trias City, Cavite;

2. Defendant, ERROL E. LUCERO, (LUCERO for brevity), of legal age, Filipino Citizen and currently residing at Block 22 Lot 14, Green Forbes City, Perez (Lucbanan), Trece Martires City, Cavite, where summons and court's processes may be served on her person at her address stated above;

STATEMENT OF FACTS

3. That CALUBAG, offered to purchase on installment from Home Development Mutual Fund (PAG-IBIG for brevity) a house and lot located at Block 22 Lot 14, Green Forbes City, Perez (Lucbanan), Trece Martires City, Cavite, which was subsequently approved on September 18, 2023 by PAG-IBIG, pursuant to the NOTICE OF APPROVAL OF SALE. Copy of Reservation Form, Confirmation of Reservation, Notice of Award dated August 17, 2023 and Notice of Approval of Sale are hereto attached and marked as ANNEXES "A", "B", "C" and "D", respectively and made an integral part hereof;

4. Likewise, CALUBAG was granted an Authority to Move-in on the same date to occupy the property subject in this case effective October 04, 2023. Copy of the Authority to Move-in dated September 18, 2023, is hereto attached as ANNEX "E" and made an integral part hereof;

5. That upon approval of the housing loan, a DEED OF CONDITIONAL SALE was then made, entered and executed on October 04, 2023, by and between PAG-IBIG Fund and CALUBAG, copy of the DEED OF CONDITIONAL SALE, marked as ANNEX "F" in series is hereto attached and made an integral part hereof;

6. That after the signing of the deed of conditional sale, a NOTICE OF INSTALLMENT DUE dated October 04, 2023, was issued by PAG-IBIG for the payment of aforesaid loan with PAG-IBIG. Copy of the NOTICE OF INSTALLMENT DUE dated October 04, 2023, is hereto attached and marked as ANNEX "G" and made an integral part hereof;

7. That CALUBAG in her desire to have the property in her possession sought the assistance of the barangay to have the herein defendant vacate the premises however no amicable settlement was had in the barangay as the Defendant did not appear in the Barangay, hence the barangay issued a "Certification to File Action" copy of which is hereto attached and marked as ANNEX "H" and made an integral part hereof;

8. That CALUBAG sent a NOTICE TO VACATE with a Letter Head of Pag-IBIG Fund to the defendant to peacefully vacate the property, however, the letter was returned to sender as no person found at given address. Copy of the NOTICE TO VACATE is hereto attached and marked as ANNEX "I" and made integral part hereof;

9. That the subject property was previously acquired through an installment basis by the herein Defendant from GOLDSTAR REALTY & DEVELOPMENT CORPORATION. Copy the Contract to Sell dated July 08, 2015, is hereto attached and marked as ANNEX "J" in series and made integral part hereof;

10. Subsequently, GOLDSTAR REALTY & DEVELOPMENT CORPORATION executed a Deed of Assignment of Contract to Sell with Special Power of Attorney dated June 22, 2018. Copy of the said Deed of Assignment is hereto attached and marked as ANNEX "K", in series and made an integral part hereof;

11. That due to non-payment of the monthly amortization to PAG-IBIG and by virtue of the Deed of Assignment with Special Power of Attorney annotated in the title, the same cancel the Contract to Sell dated July 11, 2016. Copy of Transfer Certificate of Title No. T-91492 and Notice of Cancellation dated November 29, 2021 with Affidavit of Proof of Service are hereto attached as ANNEXES "L", "M" and "N", respectively and made integral part hereof;

12. That subsequent to the cancellation of the Contract to Sell by the assignee, PAG-IBIG Fund offered the property for sale again, which CALUBAG was able to purchased from PAG-IBIG through a housing loan stated above;

13. That AUTHORIZATION LETTER was issued in favor of the plaintiff, giving her the right to manage and administer the property subject of their contract. Accordingly, she has also been given authority to FILE any case to protect her possessory right, to SIGN the corresponding verification, to TESTIFY on hearings, to IDENTIFY documents relative to the case filed, and to do what is legally necessary to protect the subject property. Copy of the said AUTHORIZATION LETTER dated November 14, 2023, is hereto attached as ANNEX "O" and made an integral part hereof.

14. Thus, the continued occupation of the subject property by the herein defendant, after the foreclosure of the subject property, is unlawful and without basis in fact and law;

FIRST CAUSE OF ACTION

15. Unlawful detainer is an action to recover possession of real property from one who illegally withholds possession after the expiration or termination of her right to hold possession under any contract, express or implied. The possession by the defendant in unlawful detainer is originally legal but became illegal due to the expiration or termination of the right to possess. The procedure is summary in nature, jurisdiction over which lies with the MTC or Metropolitan Trial Court. The action must be brought up within

one year from the date of last demand and the issue in the case must be the right to physical possession. (Delos Reyes vs. Spouses Odenes, GR No. 178096, Mar 23, 2011).

16. A case of unlawful detainer must state the period when the occupation by tolerance started and the acts of tolerance exercised by the party with the right of possession. That it is clear from the moment the subject property occupied by the defendant was foreclosed due to his non – payment of the monthly amortization and upon foreclosure thereof Defendant loses the right to occupy the subject property, after the cancellation of the Contract to Sell;

17. A complaint sufficiently alleges a cause of action for unlawful detainer if it states the following elements:

o Initially, the possession of the property by the defendant was by contract with or by tolerance of the plaintiff;

o Eventually, the possession became illegal upon the plaintiffs notice to the defendant of the termination of the latter's right of possession;

o Thereafter, the defendant remained in possession of the property and deprived the plaintiff of the latter's enjoyment;

o Within one year from the making of the last demand on the defendant to vacate the property, the plaintiff instituted the Complaint for ejectment.

18. That because of the obstinate refusal of the herein defendant to peacefully vacate the subject property, CALUBAG, is denied of her rights to the full use and enjoyment of the property granted by the conditional sale (ANNEX "F") executed by PAG-IBIG;

19. Defendant therefore should be judicially evicted from the premises of the subject property for CALUBAG to enjoy the full use and enjoyment of the property as owner thereof;

SECOND CAUSE OF ACTION

1 Genson v. Pon-an, G.R. No. 246054, August 7, 2019, citing Eversely Childs Sanitarium v. Barbarona, G.R. No. 195814, April 4, 2018, 860 SCRA 283, 288.

20. That because CALUBAG was constraint to file this instant case to protect her rights under the law, she has to engage the services of the undersigned law office and has to pay to the amount of Fifty Thousand Pesos (Php50,000.00) as Acceptance Fee and Three Thousand Five Hundred Pesos (Php3,500.00) for every court appearances or conferences. Copy of the Legal Service Engagement and Official Receipt are hereto attached and marked as ANNEXES "P" and "Q", respectively and made integral part hereof;

21. That in order that this Honourable Court may acquire jurisdiction over the subject matter of this case, CALUBAG has to pay the amount of more or less Ten Thousand Pesos (Php10,000.00) as docket fees and other incidental expenses related thereto;

22. That such expenses being the direct result of the defendant's unjust acts, the latter should be made to reimburse CALUBAG the amount she incurred as payment to the undersigned law office and the cost of filing this instant case;

THIRD CAUSE OF ACTION

23. That defendant's tenacious refusal to peacefully vacate the subject property, CALUBAG suffered moral shock and serious anxiety and mental anguish not knowing how to have the defendant leave the property peacefully and likewise suffered emotional anguish and fear of losing the chance to own a house;

24. That for such sufferings experienced by CALUBAG, defendant should be made to pay her the amount the Honourable Court may deem just and fair by way of MORAL DAMAGES;

FOURTH CAUSE OF ACTION

25. That to serve as an example and deterrent for the good of general public, the defendant should be made to pay CALUBAG by way of EXEMPLARY DAMAGES in the amount the Honourable Court may deem just and equitable.

IN COMPLIANCE WITH SECTION 6, RULE 7 OF THE 2020 AMENDMENTS TO THE 1997 RULES OF CIVIL PROCEDURE

DOCUMENTARY EVIDENCE TO BE PRESENTED

26. To prove the Plaintiff's causes of actions against the Defendant, the Plaintiff will present the following original and /

or certified true copies of its pieces of documentary evidence, to wit:

- | EXHIBITS PURPOSE | DESCRIPTION |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| "A" | Reservation Form
To prove that Plaintiff exerted effort to reserved the subject property in this case. |
| "B" | Confirmation of Reservation
To prove that her reservation was confirmed by Pag-IBIG Fund. |
| "C" | Notice of Award dated August 17, 2023
To prove that the subject real property was awarded to the herein Plaintiff. |
| "D" | Notice of Approval of Sale
To prove that the application for housing loan of the herein Plaintiff was approved by PAG-IBIG FUND |
| "E" | Authority to Move-in dated September 18, 2023
To prove that Plaintiff was given authority by PAG-IBIG FUND to move-in to the property she purchased. |
| "F" | DEED OF CONDITIONAL SALE executed on October 04, 2023
To prove that Plaintiff purchased the subject property from PAG-IBIG. |
| "G" | NOTICE OF INSTALLMENT DUE dated October 04, 2023
To prove that Plaintiff purchased the subject property in this case through installment basis. |
| "H" | Certification to File Action
To prove that Plaintiff has referred the case to Barangay of Hugo Perez, Trece Martires City, Cavite but no settlement was reached as the Defendant did not appear before the Barangay. |
| "I" | In series NOTICE TO VACATE, LBC Receipt and LBC Tracking Slip
To prove that Plaintiff send Demand to Vacate to the Defendant but the same was return to sender for the reason that no person found at the given address. |
| "J" | Contract to Sell dated July 08, 2015
To prove that the occupation of the Defendant on the subject property in this case from the start is lawful or legal. |
| "K" | Deed of Assignment of Contract to Sell with Special Power of Attorney dated June 22, 2018
To prove that the Contract to Sell was assigned to the Pag-IBIG Fund. |
| "L" | Transfer Certificate of Title No. T-91492 and Notice of Cancellation dated November 15, 2021
To prove that the subject property was previously owned by GOLDSTAR REALTY AND DEVELOPMENT CORPORATION. |
| "M" | Notice of Cancellation |

To prove that the occupation of the Defendant becomes unlawful or illegal.

- | | |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| "N" | Affidavit of Proof of Service
To prove that the said Notice of Cancellation was send to herein Defendant ERROL E. LUCERO. |
| "O" | AUTHORIZATION LETTER dated November 14, 2023
To prove that PAG-IBIG FUND give authority to herein Plaintiff to file appropriate legal action against the current occupant to enforce possessory right, sign corresponding verification, to testify on hearings, to identify documents relative to the case and to do what is legally necessary to protect the subject property. |
| "P" | Legal Service Agreement
To prove that Plaintiff secure the services of the undersigned counsel to protect her rights and interest over the subject the real property. |
| "Q" | Official Receipt
To prove that Plaintiff pay the amount agreed in the Legal Services Agreement. |
| "R" | Complaint Affidavit
To prove that Plaintiff exerted effort to occupy the property she purchased from PAG-IBIG Fund. |
| "S" | Judicial Affidavit of IMEE ELEANOR G. CALUBAG
To prove and authenticate all the allegations and claims in her Complaint Affidavit. |

The Plaintiff reserve the right to present additional documentary evidence during the course of the trial should the circumstance may warrant the same and subject to the sound discretion of the Honorable Court.

WITNESSES TO BE PRESENTED

To prove the Plaintiff's causes of against the Defendant, the Plaintiff will be presented herself to prove that she purchased the subject property from PAG-IBIG FUND and Defendant refuse to vacate the subject property despite written demand made by the former.

Should there be a need, in the course of the trial and with the approval of the Honorable Court, the plaintiff will present additional witnesses who can corroborate the testimony of the plaintiff.

IN COMPLIANCE WITH SECTION 3 (b) and 6, RULE 7, A. M. NO. 19-10-20-SC, OTHERWISE KNOWN AS THE 2019 AMENDMENTS TO THE 1997 RULES OF CIVIL PROCEDURE
The undersigned counsel declare that he read all the documents presented by the Plaintiff and to the best of his knowledge, information and belief formed after an inquiry, reasonable under the circumstances that:

27. The said documents are not presented for any improper purpose, such as to harass, cause unnecessary delay, or

needlessly increase the cost of litigation;

28. The claims, defenses and other legal contentions are warranted by existing laws or jurisprudence, or by a non-frivolous argument for extending, modifying, or reversing existing jurisprudence;

29. The factual contentions have evidentiary support or, if particularly so identified, will likely have evidentiary support after availing of the modes of discovery under these rules;

PRAYER

WHEREFORE, premises considered, Plaintiff by counsel and to this Honourable Court respectfully prays:

a) TO ORDER the defendant and all other person claiming under his authority to peacefully VACATE and TURN-OVER the subject property to herein plaintiff;

b) TO ORDER the defendant to reimburse the plaintiff the amount of Fifty Thousand Pesos (Php50,000.00), representing the cost of engaging the services of a law office, Three Thousand Five Hundred Pesos (Php 3,500.00) per hearing, representing the appearance fee of the counsel every court hearing and the amount of Ten Thousand Pesos (Php10,000.00) representing the docket fee paid to the court;

c) TO ORDER the defendant to pay the plaintiff the amount to be determined by the court as just and fair by way of MORAL DAMAGES;

d) TO ORDER the defendant to pay the plaintiff the amount to be determined by the court as just and equitable by way of EXEMPLARY DAMAGES.

Such other reliefs just and equitable under the foregoing premises are likewise prayed and sought for.

General Trias City, Cavite for Trece Martires City. April 11, 2024.

JANABAJAL LAW OFFICE
Counsel for the Plaintiff
2nd Floor Brownwood Square Bldg. Metro South Subd.
Brgy. Manggahan, Gen. Trias City, Cavite
CP # 0917-502-3074

BY:

(SGD) ATTY. ARNEL A. JANABAJAL
PTR No. 0542691, GENTRI, 01/2/2024
IBP LFM No. 010961, Pasig City
MCLE COMP. VII-0011661, Until: April 14, 2025
ROLL No. 61356
Email arnel_janabajal@yahoo.com
Mobile No.: 0917-502-3074

Ang Caviteño Newsweekly
December 09, 16 & 23, 2024

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

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

Foreclosure No. 2024-215
For: Extra-Judicial Foreclosure of
Real Estate Mortgage

-versus-

JONALITO C. KINOL married to
ABIGAIL STA. MARIA KINOL,
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, JONALITO C. KINOL married to ABIGAIL STA. MARIA

KINOL at Block 6 Lot 13, St. Anthony St., Addas Village 2, Molino 2, Bacoor, Cavite and Lot 8 Block 6, Greenridge Ville, Brgy. Bayanan (Now Molino I), Bacoor, Cavite, to satisfy the mortgage indebtedness which as of October 8, 2024, amounts to ONE MILLION FIFTY ONE THOUSAND EIGHT HUNDRED THIRTY NINE PESOS & 47/100 (P1,051,839.47), 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 January 14, 2025 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. 167-2021008077

LOT NO: 8 BLOCK NO: 6 PLAN NO: PSD-04-222399
PORTION OF: LOT 4615-D, (LRC) PSD-119795
LOCATION: BARANGAY OF BAYANAN, MUNICIPALITY OF BACOR, PROVINCE OF CAVITE, ISLAND OF LUZON
AREA: FORTY SIX SQUARE METERS, (46) MORE OR LESS

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

"In the event the public auction should not take place on the said date, it shall be held on January 21, 2025, 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, December 3, 2024.

MELY C. HERMOSURA-VISTA
Clerk of Court VI

By:
DEMETRIO T. VILLANUEVA, JR.
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

PAULINO E. CASES, JR.
6th Floor JELP Business Solutions Building, 409 Additions Hills, Shaw Boulevard, Mandaluyong City

JONALITO C. KINOL married to ABIGAIL STA. MARIA KINOL
Block 6 Lot 13, St. Anthony St., Addas Village 2, Molino 2, Bacoor, Cavite
Lot 8 Block 6, Greenridge Ville, Brgy. Bayanan (Now Molino I), 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.

Ang Caviteño Newsweekly
December 09, 16 & 23, 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

BDO UNIBANK, INC.,
Mortgagee,

EJF NO. TG-23-033
FOR: Application for Extra-Judicial
Foreclosure of Mortgage
(Under Act No. 3135, As Amended)

-versus-

MARVIC DAYSON YUMUL, rep. by
Attorney-In-Fact, Maridel Olea Napoles,
Debtor/Mortgagor.

X-----X

SECOND NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial foreclosure sale under Act
3135, as Amended by Act No. 4118, filed by Mortgagee,
BDO UNIBANK, INC., a universal banking corporation duly
organized and existing under the laws of the Republic of the
Philippines, with principal office and place of business at 11F
BDO Towers Valero (formerly Citibank Tower), 8741 Paseo
de Roxas, Makati City, pursuant to the terms and conditions
of the Uniform Loan and Mortgage Agreement (Real Estate)
executed and notarized on December 28, 2018 and October
7, 2021 by Debtor/Mortgagor, MARVIC DAYSON YUMUL, of
legal age, Filipino, with postal addresses at (1) Blk. 2 Lot 66
Dahlia St., Phase 1, Garden Villas Subdivision 3, Malusak,
Santa Rosa, Laguna; and (2) Unit 35, 4/F Building 2, Pine
Suites, Tagaytay City, represented by MARIDEL OLEA
NAPOLES as per Special Power of Attorney executed and
notarized on December 21, 2018, in favor of the Petitioner-

Mortgagee, over a real estate property including improvements
thereon, described in and covered by CONDOMINIUM
CERTIFICATE OF TITLE NO. 076-2021001317 of the Registry
of Deeds for Tagaytay City, in order to satisfy the outstanding
loan obligation of the Borrower/Mortgagor in the amount of
THREE MILLION TWO HUNDRED NINETY-SIX THOUSAND
FOUR HUNDRED SEVENTY-ONE PESOS AND 33/100
(PHP3,296,471.33), as of April 18, 2023, the undersigned Clerk
of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite
thru her deputy, Sheriff Rhiz Sañel C. Toledo, will sell at public
auction on February 11, 2025 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. 076-2021001317
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that the unit identified and described
as:
PINE SUITES TAGAYTAY – BUILDING 2
FOURTH FLOOR

UNIT 35 – A RESIDENTIAL STUDIO TYPE WITH BALCONY
CONDOMINIUM UNIT LOCATED AT THE FOURTH FLOOR
LEVEL OF "PINE SUITES BUILDING 2" WITH AN AREA OF
23.79 SQUARE METERS, MORE OR LESS.

in the diagrammatic floor plan appended to the enabling or master
deed of the condominium project annotated on TRANSFER
CERTIFICATE OF TITLE 2013006014 which embraces and
describes the land located at TAGAYTAY CITY with an area of
TEN THOUSAND (10,000) Square Meter, is registered in the
name of:

Owner: MARVIC DAYSON YUMUL, SINGLE, OF LEGAL AGE,
FILIPINO

Address: B2 L66 DAHLIA ST., PH1 GARDED VILLAS III
MALUSAK STA. ROSA CITY, LAGUNA, PHILIPPINES"

In the event the public auction should not take place on the
said date, it shall be held on February 18, 2025 at 10:00
o'clock in the morning without further notice.

Prospective bidders or buyers are hereby enjoined to
investigate and verify for themselves the CONDOMINIUM
CERTIFICATE OF TITLE NO. 076-2021001317, 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, November 20, 2024.

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

RHIZ SAÑEL C. TOLEDO
Sheriff-in-Charge

Copy Furnished:

BDO UNIBANK, INC.
Mortgagee
11F BDO Towers Valero (formerly Citibank Tower), 8741
Paseo de Roxas, Makati City

MARVIC DAYSON YUMUL
Mortgagor
(1) Blk. 2 Lot 66 Dahlia St., Phase 1, Garden Villas Subdivision
3, Malusak, Santa Rosa, Laguna
(2) Unit 35, 4/F Building 2, Pine Suites, Tagaytay City

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

Ang Caviteño Newsweekly
December 09, 16 & 23, 2024

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

PETITION FOR ISSUANCE OF
OWNER'S DUPLICATE COPY OF
TRANSFER CERTIFICATE OF TITLE
NO. T-1245347 OF THE REGISTRY OF
DEEDS FOR THE PROVINCE OF
CAVITE IN LIEU OF THE LOST ONE,

IMELDA D. ROQUEL REPRESENTED
HEREIN BY HER ATTORNEY-IN-FACT
PATRICK D. ROQUEL,

Petitioner,

LRC CASE NO. 6832-042-24

-versus-

THE REGISTRY OF DEEDS FOR THE
PROVINCE OF CAVITE,

Respondent.

X-----X

NOTICE OF HEARING

Filed before this Court is a verified Petition for issuance of
Owner's Duplicate Copy of Transfer Certificate of Title No.

T-1245347 issued by the Registry of Deeds for the Province of
Cavite, in the name of IMELDA DIMASUWAY ROQUEL, the
registered owner.

After being satisfied that the Petition is sufficient in form and
substance, the same is hereby set for initial hearing on March
6, 2025 and May 15, 2025, both at 8:30 o'clock in the morning,
at which date, hour, and place any and all interested persons are
required to appear and show cause why the Petition should not
be granted.

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 be posted at the Tanza
Public Market, the Municipal and the Barangay Halls where the
property is situated, as well as on the land itself located at Block
4, Lot 9, Barangay Paradahan, Tanza, Cavite, and other copies
be furnished to the Registry of Deeds for the Province of Cavite,
Office of the Solicitor General, petitioner, and her counsel.

The Sheriff of this Court is hereby directed to post copies of this
Notice accordingly. The petitioner is likewise directed to submit
a copy of the Petition with its annexes to the Registry of Deeds
for the Province of Cavite 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, September 12, 2024.

(SGD) GAYSOL C. LUNA
Presiding Judge

Copy Furnished:

IMELDA D. ROQUEL represented by
PATRICK D. ROQUEL
Petitioner/Attorney-in-fact
No. 27 Cadena De Amor St.
De Castro Subdivision, Sta. Lucia, Pasig City

BERCASIO LAW OFFICE
ATTY. SWEETLEEN R. BERCASIO
ATTY. LUIS ARISTOTLE R. CRUZATE
Counsels for Petitioner
2nd Floor, No. 008 Amor Building
Trece-Indang Road, Brgy. Luciano
Trece Martires City, Cavite
bercasiolawoffice@gmail.com

REGISTRY DEEDS FOR THE PROVINCE OF CAVITE
Trece Martires City, Cavite

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

OFFICE OF THE CLERK OF COURT
Trece Martires City, Cavite

Ang Caviteño Newsweekly
December 09, 16 & 23, 2024

PBBM creates system for children protection vs. all forms of abuse

By Ruth Abbey Gita-Carlos

MANILA – President Ferdinand R. Marcos Jr. has approved the establishment of a one-stop system to ensure children's protection against all forms of abuse that are detrimental to their development.

Executive Order (EO) 79 inked by Marcos on Dec. 8 establishes the Mahalin at Kalingain ating mga Bata (MAKABATA) Program and institutionalizes the MAKABATA Helpline 1383.

Under EO 79, the MAKABATA Program will serve as a one-stop system for addressing and monitoring all issues and concerns of children in need of special protection (CNSPs), with components that include reporting; rescue and relief; rehabilitation; and reintegration.

The EO defines CNSPs as persons below 18 years old, or those 18 years old and over but are unable to fully take care of themselves because of physical or mental disability or conditions, and are vulnerable to, or are victims of abuse, neglect, exploitation, cruelty, discrimination, violence, and other similar cases such as child labor, online sexual abuse and exploitation of children (OSAEC), child sexual abuse or exploitation of materials (CSAEM), child trafficking, and other circumstances that gravely threaten or endanger a child's survival and normal development.

CNSPs also refer to children in conflict with the law, children living in alternative care, and children living with human immunodeficiency virus.

The Department of Social Welfare and Development (DSWD) will lead the implementation of the MAKABATA program, while the Council for the Welfare of Children (CWC) will serve as the overall coordinating and monitoring body for the implementation of the MAKABATA Program.

All concerned government agencies are directed to designate MAKABATA coordinators, focal persons, and child protection officers, as may be necessary, subject to existing laws, rules and regulations.

EO 79 orders the institutionalization of the existing MAKABATA Helpline 1383, a dedicated hotlinenumberfortheprogramoperatingroundtheclock.

The helpline, which will serve as the central reporting system for all CNSP issues and concerns, will continue to be under the CWC's management and operation.

"All concerns received through any of the communication platforms of the MAKABATA Helpline 1383 shall be immediately acted upon or referred, directly or indirectly, to concerned government agencies and instrumentalities, including LGUs and private sector partners, for appropriate action and/or intervention," according to EO 79.

"In this regard, the MAKABATA Program, through MAKABATA Helpline, shall establish and develop a referral pathway which will link all government agencies and instrumentalities, including LGUs and private sector partners, into a network of cooperation and collaboration with the overall aim of ensuring delivery of services to CNSPs under the MAKABATA Program," it added.

EO 79 instructs the CWC to respond to all inquiries regarding CNSP issues and concerns; refers matters, issues, and concerns involving CNSPs to concerned government agencies; and implements a monitoring, evaluation, and feedback mechanism to ensure the provision of time and appropriate interventions to CNSPs.

The CWC is also tasked to coordinate with the Presidential Communications Office to promote and raise public awareness on MAKABATA Helpline 1383, as well as study and recommend ways to streamline services of existing helplines for CNSPs.

The DSWD and CWC are directed to issue the necessary guidelines for the effective implementation of EO 79, which takes effect immediately upon publication in the Official Gazette or a newspaper of general circulation.

The funding requirements for the initial implementation of EO 79 will be charged against current and available appropriations of the DSWD, CWC, and the implementing agencies. (PNA)

UN announces P607-M for PH typhoon relief

By Joyce Ann L. Rocamora

MANILA – The United Nations (UN) is allocating USD10.5 million or approximately PHP607 million in new relief support to regions hit hard by the recent tropical cyclones in the Philippines.

The UN Philippines announced the new funding on Friday as it issued the revised Humanitarian Needs and Priority Plan (HNP), which targets to gather USD42.4 million (PHP2.47 billion) for typhoon-stricken communities.

"Following more devastation in an unprecedented typhoon season affecting almost 13 million people, the Humanitarian Country Team (HCT) has since increased its target to USD42.4 million under the updated HNP -- with USD10.5 million from the UN-CERF (Central Emergency Response Fund)," UN Philippines Resident Coordinator and Humanitarian Coordinator Gustavo González said.

UN-CERF's contribution will be implemented by the World Food Programme (WFP), the International Organization for Migration, the Food and Agriculture Organization of the United Nations, the UN Population Fund and the UN Children's Fund (UNICEF).

"These overlapping typhoons aggravated the humanitarian situation and exhausted local response capacities across all regions affected. The time to act is now," Gonzalez said.

Over the last five weeks, the HCT had been urging donors and partners to come forward and help relief efforts through the HNP.

As of Dec. 5, a total of USD20.1 million (PHP1.17 billion) are needed to meet the revised targets while at least USD22.3 million (PHP1.3 billion) of contributions are already identified under the plan.

The updated HNP will support more than 535,000 in nine Luzon provinces -- Batanes, Cagayan, Isabela, Aurora, Batangas, Camarines Sur, Albay, Catanduanes and Camarines Norte.

The UN Philippines said this would help the government and humanitarian partners in delivering lifesaving assistance, from emergency shelter, health, nutrition, water, early recovery, to hygiene and sanitation support, over the the next six months.

Initial funding requirement for the HNP was pegged at USD33 million (PHP1.92 billion) to assist 210,000 individuals.

"We are gradually making strides in gathering resources and thankful to each and one of our donors who heeded our call," Gonzalez said.

"We still urge our partners to continue helping us fill long-term and critical gaps for recovery and help us reach the targets under the HNP Plan."

The US government has committed USD6 million to support logistics, shelter, water, sanitation and hygiene, and other initiatives related to disaster response.

The Australian government also allotted USD3.5 million for food security, gender protection, and livelihood recovery efforts, while Germany pledged USD400,000.

Contributions from the governments of the United Kingdom (USD1.25 million through UNICEF and WFP) and Canada (USD355,872 through WFP) will also be allocated to the 4Ps (Pantawid Pamilyang Pilipino) Program.

South Korea pledged a USD500,000

contribution to help in disaster response.

The cash assistance will complement ongoing aid by the Department of Social Welfare and Development and WFP to the Bicol region, particularly under the 4Ps. (PNA)

DENR, private firm to build real-time air quality monitor station

By Marita Moaje

MANILA – The Department of Environment and Natural Resources (DENR) has partnered with SM Prime Holdings Inc. (SMPHI) to establish a real-time Air Quality Monitoring Station (AQMS) in Quezon City.

The collaboration supports the government's efforts to address air pollution through enhanced monitoring, according to a news release Thursday.

SMPHI, a major property developer in Asia, joined the Environmental Management Bureau's Adopt-a-CAMS (Continuous Ambient Air Monitoring System) Program, aligning with the Philippine Clean Air Act of 1999.

DENR said the AQMS data will help in formulating evidence-based policies that benefit both the environment and local communities.

The DENR commended SMPHI's contribution, noting that the partnership strengthens the DENR's ability to monitor air quality in the National Capital Region and sets a positive example for other companies to contribute to environmental protection. (PNA)

INC to hold rally backing PBBM's anti-impeachment call

By Ferdinand Patinio

MANILA – The Iglesia ni Cristo (INC) is organizing a rally in support of President Ferdinand R. Marcos Jr.'s call for lawmakers not to file an impeachment complaint against Vice President Sara Duterte.

In a report on INC-run network Net25 Thursday, *"Sa Ganang Mamamayan"* program host Gen Subardiaga said an impeachment complaint against the country's second highest official is not a priority as there are more important issues that need to be addressed.

"Ang Iglesia ni Cristo ay para sa kapayapaan. Ayaw po natin sa anumang uri ng kaguluhan na manggagaling sa kaninumang panig. Ngayon pa lamang mga kababayan ay nag organisa na po ang mga lokal sa buong Iglesia para magkaroon ng mga malalaking pagtitipon. Para ipakita, ipahayag itong binabanggit namin na pabor kami sa opinion ng Pangulong Bongbong Marcos na no to impeachment (The Iglesia ni Cristo is for peace. We do not any conflict arising from any side. As early as now, locales of the Iglesia have organized big gatherings. This is to show our support for President Bongbong Marcos Jr.'s "no to impeachment" opinion)," Subardiaga added.

The President earlier said he does not support calls for the impeachment of the Vice President, adding that such move would not help the Filipino people.

Despite this, two separate impeachment complaints have been filed before the House of Representatives against Duterte this week.

The second impeachment complaint was filed on Wednesday by the Makabayan bloc, citing allegations of betrayal of public trust.

The first impeachment complaint was filed on Monday, culpable violation of the constitution, graft and corruption, bribery, betrayal of public trust and other high crimes as grounds for impeachment. (PNA)

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DOLE leads family welfare program initiative for Cavite workplaces

By Zen Trinidad

CALAMBA CITY, Laguna – The Department of Labor and Employment (DOLE) Cavite Provincial Office, in partnership with 36 companies, has launched an initiative to establish Family Welfare Committees (FWCs) in workplaces across the province.

DOLE - Cavite Director Marivic Martinez said in a phone interview Wednesday that the program, mandated for companies with at least 200 employees, aims to integrate family welfare into workplace policies to improve employee well-being and productivity.

Smaller companies are also encouraged to adopt the program.

“The Family Welfare Program (FWP) is a key

advocacy of DOLE, designed to enhance workers’ quality of life through a family-centered approach,” Martinez said. *“It integrates family welfare into workplace practices, fostering better productivity and strengthening labor-management relationships.”*

The initiative emphasizes family planning, mental health, and relationship management as part of workplace practices to create supportive and sustainable environments.

More than 70 representatives from 36 companies attended an orientation session held December 3, 2024 at the First Cavite Industrial Estate (FCIE) Administration Hall in Dasmariñas City.

During the event, participants formed a

Continued on page 2...



FAMILY WELFARE PROGRAM. Representatives from 36 companies in Cavite gather for the creation of the Family Welfare Committee Federation on Tuesday (Dec. 3, 2024), at the First Cavite Industrial Estate (FCIE) Administration Hall in Dasmariñas City, Cavite. DOLE Cavite Provincial Director Marivic Martinez highlighted the importance of integrating the Family Welfare Program into organizational policies to ensure its sustainability and success. (Photo courtesy of DOLE Cavite Provincial Office)

LTO defers ban on temporary plates ‘until further notice’

By Raymond Carl Dela Cruz

MANILA – The Land Transportation Office (LTO) on Wednesday clarified that new policies prohibiting improvised plates are suspended indefinitely.

In a statement December 4, 2024, the LTO said the implementation of Memorandum Circular (MC) VDM-2024-2721 and MC VDM-2024-2722 has been suspended since Sept. 30 to give motor vehicle owners more time to obtain their license plates.

Both MCs were deferred by LTO Chief, Assistant Secretary Vigor Mendoza II, through a memorandum circular addressed to all regional directors and other officials issued on Nov. 27.

Under MC VDM-2024-2721, there was no more backlog in the production of motor vehicle plates and set

a deadline against the use of all improvised and temporary plates beginning Aug. 1.

On the other hand, MC VDM-2024-2722 ordered all participating riders in the motorcycle taxi pilot study to strictly comply with several LTO requirements, including having a license plate.

In an interview over PTV, LTO Executive Director Greg Pua said delays in the fulfillment of the LTO’s backlog on license plates were caused by lack of budget and delays in production despite full delivery of plates to the LTO’s plate-making plant.

He said the plant has been operating 24/7 and has so far reduced the backlog for motorcycle plates from around 13 million to 9.1 million.

He assured that the agency is working triple time to address the backlog in motorcycle plates, aiming to achieve a zero backlog by June

Continued on page 2...

DMW sets new guidelines for Saudi-bound residential support workers

(They will not take care of children or their employers).”

Bay further explained that residential support workers will hold skilled visas, unlike domestic workers who are typically employed by individual families.

Instead, these workers will be employed by mega recruitment companies (MRCs) rather than private households.

The new guidelines guarantee competitive wages and benefits for residential support workers. These include a monthly salary of 1,500 Saudi Riyals (about PHP23,000) and 500 Riyal (PHP7,500) food allowance.

The salary will automatically adjust if new minimum wage policies are implemented by either the DMW or the Kingdom of Saudi Arabia.

Regular annual reviews of compensation will also take place.

Workers will be

Continued on page 2...

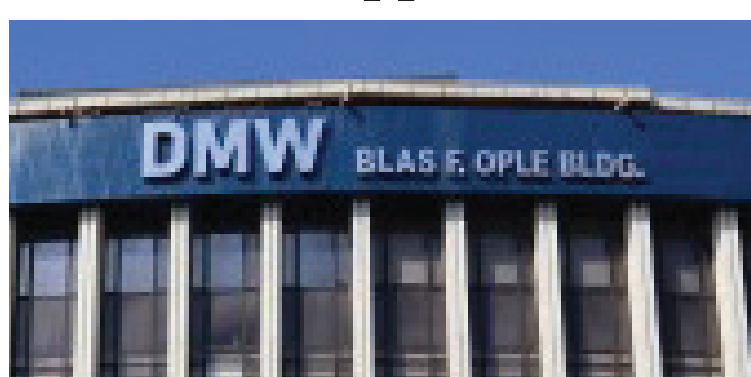


Photo courtesy of PNA

By Marita Moaje

MANILA – The Department of Migrant Workers (DMW) has introduced new guidelines for approving job orders for residential support workers and cleaners destined for Saudi Arabia, aimed at improving the protection and welfare of overseas Filipino workers (OFWs).

DMW Undersecretary for Foreign Employment and Welfare Services Felicitas Bay explained that the guidelines are the result of a collaboration between the

DMW and the Saudi Ministry of Human Resources and Social Development.

The initiative introduces new job categories that focus on providing enhanced safeguards for female OFWs.

“These workers are different from household domestic workers,” Bay clarified.

“Primarily, the residential support workers will be responsible for maintaining cleanliness in residential areas. Hindi mag-aalaga ng bata o employer