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CIRCULATED NATIONWIDE

March 19 - 25, 2025



MPT South kicks off its 2025 “Bayani ng Kalsada” Caravan



MPT South, concessionaire of the Cavite-Laguna Expressway (CALAX) and Manila-Cavite Expressway (CAVITEX), started this year's campaign on educating students about road safety with its program “Bayani ng Kalsada” or “Bayani Ka”—this time in Buena Vista Elementary School in General Trias, Cavite. The activity, aimed at inspiring children to become road safety champions in their communities, took place on February 27, 2025, and was attended by 50 elementary pupils. The activity was facilitated by volunteer employees of MPT South coming from its various departments—Traffic Operations, Toll Operations, Legal Services, Compliance and Business Excellence, and Communication and Stakeholder Management.

“Bayani ng Kalsada” was developed to educate young students on road safety practices and ensure the safety of children as they travel to and from school. Through the activity's interactive workshops, engaging presentations, and practical demonstrations, students can learn essential skills, including the importance of traffic signals, safe pedestrian behaviors, and how to recognize potential road hazards.

“Educating our children about road safety is crucial. We believe that instilling these lessons at a young age can create lifelong good habits and a positive attitude towards keeping themselves and others safe as they grow,” said Arlette V. Capistrano, Vice President for Communication and Stakeholder Management, MPT South. “We are committed to making our community safer by empowering our youth with the knowledge they need to form a culture of safety starting with themselves, their family and neighbors.”

“Our learners had a blast during this very worthwhile and interactive reading session, as they enjoyed the stories shared through the ‘Bayani Ka’ material. The fun didn't stop there, they received free school supplies and were also treated to free snacks to complete the experience! Buena Vista Elementary School is beyond grateful to be chosen as a recipient of this rare and valuable initiative. We thank MPCALA for the opportunity to educate our young learners about the importance of road safety in such an engaging way,” said Ms. Helen Catanaoan, Principal of Buena Vista Elementary School.

Buena Vista Elementary School also received a total of 100 “Bayani Ka” books to reinforce what the students learned during the program and to encourage ongoing conversations about road safety at home. Aside from “Bayani Ka” books, MPT South also gave school supplies and meals for the participating students. MPT South will continue to cultivate students across Cavite and Laguna, giving emphasis to the importance of community partnerships in promoting safe habits among children.

About MPT South

MPT South is a subsidiary of Metro Pacific Tollways Corporation (MPTC). Aside from CALAX and CAVITEX networks of toll roads, MPTC's domestic portfolio includes concessions for the North Luzon Expressway (NLEX), the NLEX Connector Road, the Subic-Clark-Tarlac Expressway (SCTEX), and the Cebu-Cordova Link Expressway (CCLEX) in Cebu.

Duterte allies in Cebu expressed disappointment over arrest

MCIA adjudged as Best Airport for 2024



Distribution of Educational Assistance for City College of Tagaytay Students: On February 28, 2025, a significant event unfolded at Sigtuna Hall in Tagaytay City, where 5,522 students from the City College of Tagaytay received educational assistance worth ₱3,500 each from the Provincial Government of Cavite. This initiative was designed to support students in their academic pursuits and alleviate the financial challenges associated with their education. The program was spearheaded by Governor Athena Tolentino through the Office of the Provincial Governor - Provincial Scholarship Committee. Governor Tolentino's efforts in facilitating this assistance highlight her commitment to ensuring that education remains accessible to all students in the province. The event was graced by notable figures, including Congresswoman Aniela Tolentino, Mayor Bamol Tolentino, and Vice Mayor Agnes Tolentino, who were present to show their support for the students and the educational assistance program. This generous distribution is part of the provincial government's ongoing commitment to supporting and empowering students, ensuring they have the necessary resources to pursue their academic goals and succeed in their studies. (OPIO)



FOJ Oathtaking Ceremony of Brgy. Officers at Brgy. San Andres Covered Court #SulongNaSulongPaDasmariñas #OnwardForwardCityofDasmariñas

Remember, you may choose your sin, but you cannot choose the consequences.

ON THE WATCH

Rico Osmeña



The Senate through Senator Win Gatchalian has called for an investigation against luxury vehicles smuggling.

This according to Gatchalian resulted into billions worth of government revenue losses.

Senate Resolution No. 954 said there should be corrective legislation to end fancy automobile smuggling.

On February, three separate raids involving the sale of P2.67 billion worth of luxury cars were conducted by the Bureau of Customs (BOC). At a 50-percent excise tax which could have

Duterte allies in Cebu expressed disappointment over arrest

Political allies of former President Rodrigo Roa Duterte in Cebu have expressed disappointment over the arrest of former President Rodrigo Roa Duterte.

Cebu Gubernatorial candidate Pamela Baricuatro told DAILY TRIBUNE insisted that the arrest was a form of injustice as she echoed that what happened to the former president was "unfair."

"This can't be called justice. This is not fair. If a former president who rendered service to the people in a span of years is treated this way, how much more the ordinary Filipinos," Baricuatro said.

Lucrative smuggled cars market

easily generated P1.34 billion for the government.

The first raid on February 13 in the cities of Pasay and Paranaque covered P1.4 billion worth of smuggled luxury vehicles.

The second conducted the following day yielded P366 million.

While the third raid on February 19 conducted in Taguig City resulted into seizure of P900 million contraband vehicles.

These included, a Rolls Royce Cullinan SUV worth at least P53 million, a McLaren 720s sports car with a street value of more than P16 million, and a Lamborghini Huracan worth minimum of P27 million. These prices are enough to buy a modest house and lot.

Noting that high-end luxury cars smuggling remains prevalent, Gatchalian filed Senate Resolution No. 1318.

He said that smuggling has a significant impact on the economy, particularly the automotive industry.

Under Section 149 of the National Internal Revenue Code, an ad valorem tax on automobiles is imposed based on the

manufacturer or importer's selling price, net of excise, and value-added tax. For example, a vehicle with net selling price of over P4 million shall be levied a 50-percent excited tax.

Big part of the problem is the presence of a market for these vehicles. These high-end cars are a symbol of economic status and there are individuals who are predisposed to showing their wealth.

The biggest issue here is the apparent lack of government to prosecute big smuggling cases fully until the perpetrators truly end up in jail.

Please watch and listen to Karon SUGBO or Today CEBU business news and public affairs radio program over Rico Osmeña/ Daily Tribune/ DYLA Cebu radio 909khz AM band, every 11 30am to 12 30nn from Mondays to Fridays. Hosted by yours truly RICO MIRASOL OSMENA.

For suggestions/ comments/ advises/ complaints/ feedback... please email at Rico.osmena@yahoo.com or text at 09273788432. Thank you very much GOD bless our FAMILIES!

MCIA adjudged as Best Airport for 2024

Passengers have spoken as Mactan Cebu International Airport (MCIA) earned the 2024 Airport Service Quality (ASQ) Award for Best Airport (5 to 15 million passengers per annum) in Asia Pacific.

"I am tremendously grateful to the MCIA team for delivering to it's promise of excellences in customer experience. We had been working hard in ensuring we bring world class airport experience and elevate the perception of airports in the Philippines.

This win is key in our vision of becoming the main tourism and transfer Gateway in the country," said Athanasios Titonis, CEO of Aboitiz InfraCapital Inc Cebu Airport Corporation

(ACAC).

"We have always been proud of what MCIA has accomplished and how it brings pride to Cebuanos. Now, it has brought pride beyond Cebu but also for the entire Philippines. We share this award to all stakeholders and partners who had been instrumental in making this happen," said Mactan Cebu International Airport Authority (MCIAA) general manager Julius Neri Jr.

The annual ASQ Awards recognize airport excellence in customer experience based on direct passenger feedback. This makes MCIA's achievement even more meaningful, as it reflects travelers' appreciation for the airport's efforts in delivering a

superior customer experience.

It was on March 10, 2025 that the winners were publicly announced by Airport Council International (ACI).

ACI World Director General Justin Erbacci praised MCIA's commitment to excellence, saying that "Flying through MCIA is more than just a journey; it's a carefully crafted experience. Their success in the Airport Service Quality (ASQ) Awards highlights the team's ability to make every passenger's trip memorable and enjoyable.

The ACI ASQ initiative is the only global benchmarking program that measures passenger satisfaction in real time, based on feedback collected directly from travelers at the airport, implemented at over 400 airports worldwide. **(By RICO MIRASOL OSMENA)**

Cebu shares 5-M tourists in 2024

The Department of Tourism in Central Visayas (DOT-7) bared on Monday that domestic and foreign tourist arrivals in Cebu reached to 5,077,727 in 2024.

DOT-7 Regional Director Judy Gabato told DAILY TRIBUNE that the Cebu arrivals had 25.85 percent growth compared to 4, 034,638 tourists in 2023.

Of the 5,077,727, domestic tourists were recorded as 3,218,625 while foreign were pegged at 1,856,766 and overseas

Filipino Workers with 2,336.

The total tourists arrivals in Central Visayas for 2024 has reached to 7,517,450 with 5,011,851 domestic, 2,456,325 foreign and 7,575 OFWs.

Bohol had 1,369,945 arrivals with 870,956 domestic, 495,345 foreign, and 3,144 OFWs or 35.26 percent growth compared to 2023 of 1,012,854.

While Negros Oriental had 828,249 arrivals with

768,116 domestic, 58,102 foreign, and 2,031 OFWs or 207.64 percent growth compared to 2023 of 269,226.

And Siquijor having 241,529 arrivals with 154,154 domestic, 87,311 foreign, and 64 OFWs or 42.73 percent growth compared to 2023's 169,225 arrivals.

In terms of share distribution of arrivals, Cebu had 67.50 percent, Bohol with 18.22 percent, Negros Oriental with 11.01 percent, and Siquijor with 3.21 percent. **(By RICO MIRASOL OSMENA)**

Kudos Ports of Manila, Limay at Subic! Keep up the good work!

Tutok Aduana

ni Reynante Salgado

Opisyal na pinasalamatan ng ZTE Philippines, Inc. ang Bureau of Customs para sa kapansin-pansing pagiging epektibo nito sa paghawak ng customs clearance, lalo na sa Port of Manila – South Harbor. Sa isang sulat na idenerekt kay Secretary Ralph Recto ng Department of Finance, na nakafocus kay Commissioner Bienvenido Rubio, binigyang-diin ng kumpanya ang makabuluhang kontribusyon ni District Collector Alexander Gerard E. Alviar at ng kanyang Assessment Team sa Formal Entry Division.

Ang liham ng pasasalamat, na inendorso ni Jin Zhichao, Chief Technology Officer at Managing Director ng ZTE Philippines, ay pinuri ng maayos at mabilis na customs processing initiatives. Napakahalaga ng kahusayan na ito sa pagkakaroong ng makabuluhang mga pagsulong sa kasalukuyang proyektong ng Caloocan Data Center ng ZTE, na binuo sa pakikipagtulungan sa isang kilalang internet service provider.

Ayon sa liham "We sincerely value your outstanding efforts and anticipate utilizing the services of the Port of Manila—South Harbor for upcoming sea shipments,"

Binigyang-diin ng ZTE Philippines ang kahalagahan ng propesyonalismo, pakikipagtulungan, at pangako sa serbisyo sa pagpapadali sa tuluy-tuloy na pagpapatupad ng mga pangunahing proyektong pang-imprastruktura.

Kinikilala ng ZTE Philippines, Inc. ang kumpletong tulong ng ng POM team sa pagpapagana ng agarang clearance ng mga kargamento na kritikal para sa mga operasyon nito.

Bilang pinuno ng teknolohiya sa buong mundo, ang patuloy na pakikipagtulungan ng ZTE sa mga entidad ng gobyerno ng Pilipinas ay nagpapakita ng dedikasyon nito sa pagtataguyod ng pag-unlad ng ekonomiya at pagpapahusay ng pag-unlad ng teknolohiya sa bansa. Congratulations District Collector Alex Alviar at sa Buong Port of Manila.

Napakaganda din ang nagawang pamumuno ni Port of Subic District Collector Atty. Marlon Fritz Broto sa kanyang nasasakupan at kapansin-pansin ang magandang serbisyo publiko nila dahil kahit si SBMA Chairman at Administrator Eduardo Jose L. Alino ay nakita niya ang maganda ginagawa ng Port of Subic. Sa liham na pinadala ni SBMA Chairman Alino kay Customs Commissioner Bienvenido Rubio ay niya ang huwarang serbisyo ni Atty. Broto sa kanyang tungkulin bilang District Collector para sa Port of Subic.

Pahayag ni Alino, "It is with deep appreciation that I extend this commendation to Atty. Marlon Fritz B. Broto for his outstanding service as the Port of Subic District Collector. In just a short period, he has already taken significant and impactful steps to enhance the operations of both the Bureau of Customs (BOC) and the Subic Bay Metropolitan Authority (SBMA), proving his dedication to excellence and reform. His ability to seamlessly integrate the mandates of BOC with the progressive vision of SBMA has resulted in a stronger, more dynamic partnership between the two institutions."

Commissioner Rubio, we extend our sincere gratitude to you for recognizing Atty. Broto's capabilities and assigning him to this crucial post. Your leadership in placing the right people in key positions has been instrumental in ensuring that the BOC remains a pillar of integrity and excellence. As the relationship between BOC and SBMA grows stronger than ever, it is evident that Atty. Broto's contributions are paving the way for an era of enhanced cooperation and sustained progress.

With the highest regard and appreciation, I commend your exemplary service and invaluable contributions. May your leadership continue to inspire excellence and innovation in both BOC and SBMA."

Sa maganda leadership sa Customs ni Commissioner Bienvenido Y. Rubio, ang Port of Subic, sa direksyon ni District Collector Atty. Si Marlon Fritz B. Broto, MNSA, ay nananatiling determinado sa mga layunin nito na palakas ang pagkolekta ng revenue para sa pagsulong ng bansa, pahasayin ang pagpapadali sa kalakalan sa pamamagitan ng na-update na mga proseso ng customs, at palakas ang seguridad sa hangganan upang labanan ang ipinagbabawal na kalakalan. Sa sama-samang layunin ng pagpapaunlad ng isang mahusay, transparent, at walang katiwalian na Bureau of Customs, ang Port of Subic ay nakatuon sa pagtataguyod ng pag-unlad ng ekonomiya,

pagpapanatili ng integridad, at pagsuporta sa patuloy na pag-unlad ng bansa. Kudos District Collector Marlon Fritz Broto at sa buong Port of Subic!

Ang Customs Port of Limay, sa pamumuno ni District Collector Atty. Si Kriden F. Balgomera ay masigasig na nagsusumikap na maabot ang kanilang revenue collection goal, na may kabuuang sampu-sampung bilyong piso.

Ipinahayag niya ang kanyang taos-pusong pasasalamat sa mga tapat na kawani ng Port of Limay, Support of Mariveles, ESS-Limay, at CIIS-Limay para sa kanilang pagsisikap at dedikasyon sa pagkamit ng layuning nila sa kanilang nasasakupan at sa kanilang maganda serbisyo, sipag sa kanilang tungkulin ay nakakamit nila ang iniatang na target collection nila at may sobra pa.

Kaya naman ibinahagi ni Deputy Collector Annuar Datudacula na ang revenue na nakolekta sila para sa Pebrero 2025 ay nalampasan ang target na PHP 9,946,465,099.63, na umabot sa outstanding total na PHP 10,288,632,018.29.

Nagdulot ito ng surplus na PHP 342,166,918.66, na nagpapahiwatig ng pagtaas ng 3.44% sa itaas ng target. Sinabi ni District Collector Balgomera, "Ang aming kakayahang patuloy na makamit ang aming bilyon-pisong layunin sa pagkolekta ay resulta ng aming pagtutulongan at pakikipagtulungan."

Bukod pa rito, noong Enero 2025, nalampasan ng Port of Limay ang mga layunin nito sa revenue collection.

Ang dapat na target lang ay ₱8,687,229,286.06, ngunit ang aktwal na nalikom na kita ay umabot sa ₱9,219,262,663.13, na nagresulta sa surplus na ₱532,033,377.07.

Nakamit ng Port of Limay ang isang kapansin-pansing milestone sa pamamagitan ng pag-secure ng sertipikasyon ng ISO (International Organization for Standardization).

Binigyang-diin ni District Collector Balgomera na "ang tagumpay na ito ay sumasalamin sa pangako ng daungan sa kahusayan sa pagpapatakbo, kasiyahan ng customer, at pagsunod sa mga internasyonal na pamantayan ng kalidad." Nabanggit din niya na ang tagumpay na ito ay nagsisiguro na ang bawat Bureau of Customs (BOC) port ay makakamit ng ISO certification sa pagtatapos ng taong ito.

Kudos District Collector Kriden Balgomera at sa buong Port of Limay. Keep up the good work, POM, SUBIC at LIMAY. God bless us all!

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

HOME DEVELOPMENT MUTUAL FUND
Mortgagee,

-versus- FORECLOSURE CASE NO. F-142-24

JANELLE MAE DELA CRUZ MALAKAS
married to TANGLAO CERBATOS MALAKAS,
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**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **JANELLE MAE DELA CRUZ MALAKAS married to TANGLAO CERBATOS MALAKAS**, with residence and postal address at: 1.) CONGRESSIONAL ROAD, POBLACION 1, GMA, CAVITE; and 2.) LOT 7, BLOCK 3, PH. 2 WINTER BREEZE HOMES, BARANGAY ALINGARO, GEN. TRIAS, CAVITE, to satisfy the mortgage indebtedness as of 24 November 2023 amounts to **THREE HUNDRED NINETY ONE THOUSAND TWO HUNDRED FIFTY FIVE PESOS & 05/100 (P391,255.05)**, inclusive of interest, other charges, penalties, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **June 11, 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 of CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2015034228

A PARCEL OF LAND (LOT 7, BLOCK 3 OF THE CONSOLIDATION-SUBDIVISION PLAN, PCS-04-025313, BEING A PORTION OF THE CONSOLIDATION OF ROAD LOTS 1, 11 TO 21, LOTS 1 TO 10, BLK. 11, BLK. 12 (OPEN SPACE), LOTS 1 TO 14, BLK. 13, LOTS 1 TO 16, BLK. 14, LOTS 1 TO 30, BLK. 15, LOTS 1 TO 9, BLK. 16, LOTS 1 TO 20, BLK. 17, LOTS 1 TO 38, BLK. 18, LOTS 1 TO 10, BLK. 19, LOTS 1 TO 9, BLK. 20, LOTS 1 TO 8, BLK. 21, BLKS. 22 TO 24, LOTS 1 (OPEN SPACE) & 2, BLK. 25, ALL OF, PSD-04-101633, LRC RECORD NO.), SITUATED IN BARANGAY OF ALINGARO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 5, ON THE NE., ALONG LINE 2-3 BY LOT 6, ALONG LINE 3-4 BY LOT 8; ON THE SE., ALONG LINE 4-5 BY LOT 9, AND ON THE SE., ALONG LINE 5-1 BY ROAD LOT 2, ALL OF THE CONSO-SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN X X X CONTAINING AN AREA OF **FORTY (40) SQUARE METERS, MORE OR LESS X X X**

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

In the event the public auction should not take place on the said date and time, it shall be held on **June 25, 2024** without further notice.

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

Trece Martires City, May 9, 2024.

(Sgd.) RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

Home Development Mutual Fund
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

JANELLE MAE DELA CRUZ MALAKAS married to
TANGLAO CERBATOS MALAKAS
1.) CONGRESSIONAL ROAD, POBLACION 1, GMA, CAVITE;
and 2.) LOT 7, BLOCK 3, PH. 2 WINTER BREEZE HOMES,
BARANGAY ALINGARO, 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

WATERFRONTNEWS:
May 15, 22 & 29, 2024

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

HOME DEVELOPMENT MUTUAL FUND
Mortgagee,

-versus- FORECLOSURE CASE NO. F-366-24

JARALVE, DARYL MAR O.,
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**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **JARALVE, DARYL MAR O.**, with residence and postal address at: 1.) BLK. 4, LOT 8, GREEN CITY, MALAGASANG II-A, IMUS, CAVITE; and 2.) LOT 24, BLK. 52, PHASE 10 WELLINGTON PLACE (MARY CRIS COMPLEX), BARANGAY SANTIAGO, GEN. TRIAS, CAVITE, to satisfy the mortgage indebtedness as of 8 January 2024 amounts to **SEVEN HUNDRED NINETY SEVEN THOUSAND SEVEN HUNDRED THIRTY TWO PESOS & 01/100 (P797,732.01)**, inclusive of interest, other charges, penalties, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **June 13, 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 of CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2016034972

A PARCEL OF LAND (LOT 24, BLOCK 52 OF THE CONSOLIDATION AND SUBDIVISION PLAN, PCS-04-026496, BEING A PORTION OF THE CONSOLIDATION OF LOT 2532-A-13, PSD-04-041373 (AR); LOT 2535-B, PSD-04-124458; LOT 2637-B, PSD-04-140399; LOTS 21 & 30, BLOCK 21; BLOCKS 22 & 43 AND ROAD LOT 21, PCS-04-024827; LOT 2534 (RS-04-004834); LOT 2536 (RS-04-004717) & LOT 2540 (RS-04-002857) ALL OF SAN FRANCISCO DE MALABON ESTATE, L.R.C. RECORD NO. 5964), SITUATED IN THE BARANGAY OF SANTIAGO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 23, BLK. 52 OF THE CONSOLIDATION AND SUBDIVISION PLAN; ON THE SE., ALONG LINE 2-3 BY LOT 2532-A-12, PSD-04-041373 (AR); ON THE SW., ALONG LINE 3-4 BY LOT 25, BLK. 52; AND ON THE NW., ALONG LINE 4-1 BY ROAD LOT 7 BOTH OF THE CONSOLIDATION AND SUBDIVISION PLAN. BEGINNING AT A PT. MARKED "1" ON 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 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 **June 27, 2024** without further notice.

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

Trece Martires City, May 9, 2024.

(Sgd.) RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

Home Development Mutual Fund
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

JARALVE, DARYL MAR O.
1.) BLK. 4, LOT 8, GREEN CITY, MALAGASANG II-A, IMUS, CAVITE; and
2.) LOT 24, BLK. 52, PHASE 10 WELLINGTON PLACE (MARY CRIS COMPLEX), BARANGAY SANTIAGO, GEN. TRIAS, CAVITE

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE
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SALE ON OR BEFORE THE DATE OF SALE

WATERFRONTNEWS:
March 19, 2025



Take advantage of your shopping power, this Women's Month! Enjoy P300 OFF when you shop for your everyday essentials with a minimum P3,000 in a single-receipt from Mar 14 - 16! Plus, get SMAC Points Rebate* when you shop in-store and use your SMAC Points until Mar 31! So hurry and visit your favorite SM Store branch to celebrate Women's Month with stacked deals! *SMAC Points Rebate is capped at 200. Terms and conditions apply. Visit smstore.com/P300offwomens for more details. SM Store, Your Every Day Store

ERRATUM

This is to correct the entry made on the Notice of Extra-Judicial Sale filed by **HOME DEVELOPMENT MUTUAL FUND** (otherwise known as **PAG-IBIG Fund**) versus **DIMA S. DIMACUTA** herein represented by her Atty.-in-Fact **NORMINA S. OLONA** with FC Case No. **18289-23** where as **DIMA A. DIMACUTA** herein representative by her Atty.-in-Fact **NORMINA S. OLONA** should be changed to **DIMA S. DIMACUTA** herein represented by her Atty.-in-Fact **NORMINA S. OLONA**, also **FIVE HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED TWENTY FOURPESOS** should be changed to **FIVE HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED TWENTY FOUR PESOS**. Published in Waterfrontnews dated **May 15, 22 & 29, 2024**.

WATERFRONTNEWS:
MARCH 19, 2025

ERRATUM

This is to correct the entry made on the Notice of Extra-Judicial Sale filed by **HOME DEVELOPMENT MUTUAL FUND** versus **JANELLE MAE DELA CRUZ MALAKAS** married to **TANGLAO CERBATOS MALAKAS** with **FORECLOSURE CASE NO. F-142-24** where as **LOT 5, BLK. 76** should be changed to **LOT 5**, also **FORTY (40) SQUARE METERS** should be changed to **FORTY (40) SQUARE METERS, MORE OR LESS**. Published in Waterfrontnews dated **May 15, 22 & 29, 2024**.

WATERFRONTNEWS:
MARCH 19, 2025

ERRATUM

This is to correct the entry made on the Notice of Extra-Judicial Sale filed by **HOME DEVELOPMENT MUTUAL FUND** versus **JARALVE, DARYL MAR O.** with **FORECLOSURE CASE NO. F-366-24** where as **THIRTY SIX (36) SQUARE METERS** should be changed to **THIRTY SIX (36) SQUARE METERS, MORE OR LESS**. Published in Waterfrontnews dated **May 15, 22 & 29, 2024**.

WATERFRONTNEWS:
MARCH 19, 2025

ANG PAGSASAMPA NG KASO SA KANDIDATONG PULITIKO, BAGO ANG ELEKSYON



KATROPA N'YO

Vic Billones III

Mula sa ating pananaliksik ay bigyan natin ng opinyon ang pagtugon sa paratang na Graft o Korapsyon laban sa sinumang pulitiko, bago ang kaganapan ng isang Halalan.

Ano ba ang graft o Korapsyon? Ang graft o korapsyon ay ang pang-aabuso sa ipinagkatiwala na kapangyarihan para lamang sa pansariling kapakinabangan, na kadalasang kinasasangkutan ng panunuhol, pangungurakot, o iba pang mga gawaing hindi tapat.

Anumang mga alegasyon ng graft na isinampa laban sa isang pulitiko, anuman ang hinahawakang posisyon nito, ay dapat gumawa ng agaran at malinaw na aksyon upang matugunan ang sitwasyon. Lalo at ang isang pulitiko ay nahaharap sa nabanggit na usapin o mudslinging at personal na pag-atake, habang papalapit ang isang halalang kinasasangkutan nito.

Dapat malaman ng publiko ang mga paratang upang ipakita ang pananagutan at transparency, nang walang paghihiganti; tumuon sa mga tagumpay ng patakaran; gumamit ng positibong pagmemensahe; direktang makipag-ugnayan sa mga

botante; panatiliing kalmado; bumuo ng mga aliyansa; at mahusay na pamamaraang paggamit ng media.

Maaaring isaalang-alang ang pakikipag-ugnayan ng legal na tagapayo upang mabisang i-navigate ang mga kumplikado ng kaso. At upang higit na mabawasan ang potensyal na pinsala sa kanyang reputasyon at kampanya, maaari rin ipaalam ng pulitiko ang kanyang pangako sa etikal na pamamahala, at magbalangkas ng mga hakbang na kanyang ginawa o gagawin upang maiwasan ang mga naturang isyu sa hinaharap.

Sa pamamagitan ng maagap na pamamahala sa sitwasyong ito, ang pulitikong nahaharap sa anumang alegasyon ng korapsyon, ay maaaring magtrabaho tungo sa pagpapanatili ng kumpiyansa ng publiko habang papalapit ang halalan.

Tsk! Tsk! Tsk! Ang paghahain ng kaso na posibleng makasira sa reputasyon ng tumatakbong pulitiko sa panahon ng halalan ay nagdudulot ng mahahalagang mga katanungan. Pinahihintulutan magsampa ng kaso kung may mga lehitimong dahilan para gawin ito, tulad ng ebidensya ng maling pag-uugali o ilegal na aktibidad. Gayunpaman, ang oras at layunin sa likod ng mga naturang aksyon ay maaaring masuri. Kung ang kaso ay itinuturing na politically motivated sa halip na batay sa makatotohanang ebidensya, maaari itong tingnan bilang isang pagtatangka na pahinain ang demokratikong proseso.

Samakatuwid, ang pagsasampa ng kaso laban sa isang tumatakbong pulitiko ay nararapat kung batay sa mga lehitimong batayan ngunit kailangang lapitan nang may pag-iingat tungkol sa oras at layunin nito. Iyan ay ilan lamang sa posibleng mga katugunan.

NOLI BOY DE LANA RAMIL a.k.a RONNIE
versus Crime Case No. 20085-19 For MURDER; and Crime Case No. 20087-19 FOR VIOL. OF SEC. 3 of RA 10863 (NEW ANTI-CARNAPPING ACT OF 2016) RTC Branch 21, IMUS CITY, CAVITE
A NATIVE OF CARRANGLAN, NUEVA ECLIA and TEMPORARY RESIDENCE: SITIO KIKO ROSA, SAN FRANCISCO, GEN. TRIAS CITY CAVITE. FAMILY BELIEVES THERE ARE MORE THAN 2 PERSONS INVOLVED IN THE CRIME.
REWARD TO LEGITIMATE INFORMER/CONTACT PERSON.
Tel. Nos. 5013789 / 0955-8324182 / 0955-8324110

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

METROPOLITAN BANK & TRUST COMPANY,
Mortgagee,

-versus- FORECLOSURE CASE NO. F-197-25

SPOUSES JEZREEL D. DIÑA AND
CARRIE JOY D. DIÑA,
Mortgagors/Debtors.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **METROPOLITAN BANK & TRUST COMPANY**, with business address at GT Tower International, 6813 Ayala Avenue corner H. V. Dela Costa Street, Barangay Bel-Air, Makati City, against the Mortgagors/Debtors, **SPOUSES JEZREEL D. DIÑA AND CARRIE JOY D. DIÑA**, with residence and postal address at (1) Unit 302, MB-9 Pamayanang Diego, Brgy. Ususan, Taguig City; and (2) Lot 11, Block 9 Kensington 7, Brgy. Navarro, General Trias City, Cavite to satisfy the mortgage indebtedness as of January 31, 2025 amounts to **SIX HUNDRED EIGHTY-TWO THOUSAND NINE HUNDRED EIGHTY-FIVE AND 31/100 (Php682,985.31)**, inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **April 11, 2025 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. 057-2016057859

LOT NO: 11 BLOCK NO: 9 PLAN NO: PCS-04-028223
PORTION OF: BLK 14, PSD-04-225691 AND LOT 1686, SFDME (FRS-04-005311)
LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 12, BLOCK 9, PCS-04-028223
2-3	SW	LOT 13, BLOCK 9, PCS-04-028223
3-4	NW	ROAD LOT 1, PCS-04-028223
4-1	NE	LOT 9, BLOCK 9, PCS-04-028223

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 **April 25, 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, March 14, 2025.

(SGD) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

METROPOLITAN BANK & TRUST COMPANY
GT Tower International, 6813 Ayala Avenue corner H. V. Dela Costa Street, Barangay Bel-Air, Makati City

SPOUSES JEZREEL D. DIÑA AND CARRIE JOY D. DIÑA
(1) Unit 302, MB-9 Pamayanang Diego, Brgy. Ususan, Taguig City; and
(2) Lot 11, Block 9 Kensington 7, Brgy. Navarro, General Trias 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

WATERFRONTNEWS:
March 19, 26 & April 2, 2025

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

BDO UNIBANK, INC.,
Mortgagee,

-versus- FORECLOSURE CASE NO. F-174-25

DENMARK C. CANSILAO,
Debtor/Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, **DENMARK C. CANSILAO**, with residence and postal address at (1) Bldg. A 512 Jaime Cardinal Sin Village, Punta, Sta. Ana, Manila (status: occupied by addressee); and (2) Lot 37, Blk. 13, Woodcress, Phase 1, Brgy. Tapia, Gen. Trias, Cavite (status: occupied by addressee) to satisfy the mortgage indebtedness as of 28 January 2025 amounts to **TWO MILLION FOUR HUNDRED FIFTY-SIX THOUSAND ONE HUNDRED NINETY-TWO PESOS AND 44/100 (Php2,456,192.44)**, including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **April 11, 2025 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. 057-2022024174

LOT NO: 37, BLOCK NO: 13, PLAN NO: PCS-04-032466
PORTION OF: BLK.34, PCS-04-032361; LOTS 1896-A, 1896-C & 1896-D, PSD-04-045819; LOTS 1886 (FRS-04-006238) 1894 (FRS-04-005694) SAN FRANCISCO DE MALABON ESTATE LRC RECORD NO. 5964 DECREE NO. 4270
LOCATION: BARANGAY OF TAPIA, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 38, BLOCK 13, PCS-04-032466
2-3	SE	LOT 35, BLOCK 13, PCS-04-032466
3-4	SW	ROAD LOT 11, PCS-04-032466
4-1	NW	LOT 39, BLOCK 13, PCS-04-032466

AREA: FIFTY (50) SQUARE METERS, MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on **April 25, 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, March 14, 2025.

(SGD) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.
CONSUMER BANKING GROUP – CONSUMER REMEDIAL MANAGEMENT
33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City

DENMARK C. CANSILAO
(1) Bldg. A 512 Jaime Cardinal Sin Village, Punta, Sta. Ana, Manila (status: occupied by addressee); and (2) Lot 37, Blk. 13, Woodcress, Phase 1, Brgy. Tapia, Gen. Trias, Cavite (status: occupied by addressee)

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

WATERFRONTNEWS:
March 19, 26 & April 2, 2025

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

BANK OF THE PHILIPPINE ISLANDS
(SUCCESSOR-IN-INTEREST OF ROBINSONS BANK CORPORATION),
Petitioner-Mortgagee-Creditor,

-versus- FORECLOSURE CASE NO. F-012-25

LUISA CAMILLE LINA FERNANDO,
Respondent/s-Mortgagor/s-Borrower/s-Debtor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Petitioner-Mortgagee-Creditor, **BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF ROBINSONS BANK CORPORATION)**, with business address at BPI Buendia Center Bldg., 372 Sen. Gil Puyat Ave., Brgy. Bel-Air, Makati City, against the Respondent/s-Mortgagor/s-Borrower/s-Debtor, **LUISA CAMILLE LINA FERNANDO**, with residence and postal address at Blk 4 Lot 12 Ricasoli St., Phase 15 Citta Italia Subd., Bacoor, Cavite; Lot 9 Blk. 03 Brighton Phase 4 Brgy. Pasong Camachile General Trias, Cavite, Blk 4 Lot 12 Ricasoli St. Phase 15 Citta Italia Subd. Molino Blvd. Bacoor, Cavite and Lot 09 Blk 03, Brighton Phase 4, Brgy. Pasong Camachile I, General Trias Cavite, to satisfy the mortgage indebtedness as of January 7, 2025 amounts to **TWO MILLION SEVENTY FIVE THOUSAND TWENTY FIVE & 74/100 ONLY (P2,075,25.74)**, inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **April 11, 2025 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. 057-2021056770

LOT NO: 9, BLOCK NO: 3, PLAN NO: PCS-04-032024
PORTION OF: LOT 1830, 1831, 1840, 1841, FRS-04-005699, LOT 1839 FRS-04-006068 ALL OF SFDME ESTATE, LOT 1843-S, BSD-04-002119 (OLT) & BLOCK 25, PCS-04-031781; LRC RECORD NO.: 5964 DECREE NO. 4270
LOCATION: BARANGAY OF PASONG CAMACHILE I, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 8, BLOCK 3, PCS-04-032024
2-3	NE	LOT 7, BLOCK 3, PCS-04-032024
3-4	SE	ROAD LOT 2, PCS-04-032024
4-1	SW	LOT 11, BLOCK 3, PCS-04-032024

AREA: SIXTY (60) SQUARE METERS, MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on **April 25, 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, March 14, 2025.

(SGD) RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF ROBINSONS BANK CORPORATION)
BPI Buendia Center Bldg., 372 Sen. Gil Puyat Ave., Brgy. Bel-Air, Makati City

LUISA CAMILLE LINA FERNANDO
Blk 4 Lot 12 Ricasoli St., Phase 15 Citta Italia Subd., Bacoor, Cavite; Lot 9 Blk. 03 Brighton Phase 4 Brgy. Pasong Camachile General Trias, Cavite, Blk 4 Lot 12 Ricasoli St. Phase 15 Citta Italia Subd. Molino Blvd. Bacoor, Cavite and Lot 09 Blk 03, Brighton Phase 4, Brgy. Pasong Camachile I, General 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

WATERFRONTNEWS:
March 19, 26 & April 2, 2025

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

CHINA BANK SAVINGS INC.,
Mortgagee,

-versus- FORECLOSURE CASE NO. F-057-25

REGINA GERARDY C. DE LEON,
Mortgagor/Borrower.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **CHINA BANK SAVINGS INC.**, with business address at CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City, against the Mortgagor/Borrower, **REGINA GERARDY C. DE LEON**, with residence and postal address at Blk 8 Lot 57 Green St., Veraville Classic, Brgy. Talon Dos, Las Piñas City; and at Block 05 Lot 44 Woodcress Ph2, Lancaster New City, Brgy. Tapia and Pasong Kawayan, General Trias, Cavite, to satisfy the mortgage indebtedness as of January 31, 2025 amounts to **TWO MILLION THREE HUNDRED FORTY-TWO THOUSAND THIRTY-FOUR PESOS and 62/100 (P2,342,034.62)**, inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **April 11, 2025 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. 057-2023061338

LOT NO: 44, BLOCK NO: 5, PLAN NO: PCS-04-032622
PORTION OF: LOTS 1883, FRS-04-006228; 1882, FRS-04-006283, LOT 60, BLOCK 16, PCS-04-032466, RECORD NO: 5964, DECREE NO. 4270
LOCATION: BARANGAY OF TAPIA, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 43, BLOCK 5, PCS-04-032622
2-3	NE	LOT 46, BLOCK 5, PCS-04-032622
3-4	SE	ROAD LOT 6, PCS-04-032622
4-1	SW	LOT 42, BLOCK 5, PCS-04-032622

AREA: FIFTY (50) SQUARE METERS, MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on **April 25, 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, March 14, 2025.

(SGD) RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

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

REGINA GERARDY C. DE LEON
Blk 8 Lot 57 Green St., Veraville Classic, Brgy. Talon Dos, Las Piñas City; and at
Block 05 Lot 44 Woodcress Ph2, Lancaster New City, Brgy. Tapia and Pasong Kawayan, General 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

WATERFRONTNEWS:
March 19, 26 & April 2, 2025

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,

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

ANITA ESTRADA ISRAEL represented by her
Attorney-in-fact ZENAIDA O. DANLAY,
Mortgagors.
F.C. Case No. 19287-25

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 **ANITA ESTRADA ISRAEL represented by Attorney-in-fact ZENAIDA O. DANLAY**, of legal age, Filipino citizens, mortgagors, with residential and postal address at 247 Vergel St., Brgy. San Roque and/or Lot 45 Blk. 7 Prime Homes Bayan Luma V, Imus, Cavite to satisfy the mortgage indebtedness which as of December 13, 2024 amounts to **THREE HUNDRED SEVENTY EIGHT THOUSAND EIGHTY NINE PESOS AND 39/100 (Php378.089.39)**, 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 **April 8, 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. 057-2017026875

A PARCEL OF LAND (LOT 45, BLOCK 7, OF THE SUBD. PLAN, PSD-04-222398, BEING A PORTION OF LOT 242, IMUS ESTATE (RS-04-005085), L.R.C. RECORD NO. 8843), SITUATED IN THE BARANGAY OF BAYAN LUMA V, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE S., ALONG LINE 1-2 BY LOT 46; ON THE WEST, ALONG LINE 2-3 BY LOT 43, BOTH OF BLOCK 7; ON THE NORTH, ALONG LINE 3-4 BY ROAD LOT 11; AND ON THE EAST, ALONG LINE 4-1 BY LOT 47, BLOCK 7, ALL OF THE SUBD. PLAN. X X X CONTAINING AN AREA OF **THIRTY SIX (36) SQ. M. 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 **April 15, 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, February 3, 2025.

(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. J.V. ROMMEL C. CUBELO
Attorney-In-Fact 24K ACCOUNTS CONSULTANT, INC.
3F Fass Intelli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

ANITA ESTRADA ISRAEL is herein represented by her
Attorney-in-fact ZENAIDA O. DANLAY
247 Vergel St., Brgy. San Roque and/or
Lot 45 Blk. 7 Prime Homes Bayan Luma V, Imus, Cavite

WATERFRONTNEWS:
March 19, 26 & April 2, 2025

Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
BRANCH 117, City of Bacoor
rtc1bcr117@judiciary.gov.ph
09274749806

IN THE MATTER OF THE ISSUANCE OF THE
LOST ORIGINAL OWNER'S COPY OF TCT
NUMBER T-(057-2017028386) 167-2020006421
REGISTERED TO SIMON TRISTAN FLORES
OF THE REGISTER OF DEEDS OF THE
PROVINCE OF CAVITE

SIMON TRISTAN FLORES
Petitioner,

-versus- **LRC Case No. 8843-2025-11**

THE REGISTER OF DEEDS OF THE
PROVINCE OF CAVITE REGISTER OF
DEED OF THE CITY OF BACOR,
Respondent.

X-----X

INITIAL ORDER

Before this Court is a verified Petition for Issuance of the Lost Original Owner's Copy of Transfer Certificate of Title No. T-(057-2017028386) 167-2020006421 Registered to Simon Tristan Flores of the Register of Deeds of the Province of Cavite, filed by petitioner, Simon Tristan Flores.

The Court finds the Petition to be sufficient in form and substance, set the same for hearing on May 14, 2025 at 8:30 in the morning, at 2nd floor Mainsquare Filinvest Malls, Bacoor Blvd. (Molino Blvd.), Brgy. Bayanan, Bacoor City, Cavite. All interested persons are enjoined to appear and show cause why the same should not be granted.

Let a corresponding Notice of Hearing be issued and be published in two (2) successive issues of a newspaper of general circulation and to have said Notice of Hearing be posted together with a copy of this Order by the process server of this Court in the bulletin boards of:

1. City Hall of Bacoor, Cavite;
2. The Register of Deeds of Bacoor;
3. Office of the Clerk of Court, Hall of Justice of Bacoor;
4. Regional Trial Court, 2nd floor Main Square Filinvest Malls, Bacoor Blvd. (Molino Blvd.), Brgy. Bayana, Bacoor City, Cavite;
5. Barangay Hall which has jurisdiction over the subject property.

The posting should be at least thirty (30) days prior to the trial date of hearing.

Accordingly, let the Notice of Hearing be sent via registered mail to parties affected by the Petition at least thirty (30) days prior to the date of hearing.

The Registry of Deeds of Bacoor is hereby directed to submit its comment, if there be any, before the scheduled date of hearing.

The Petitioner is hereby directed to furnish a copy of the Petition to all concerned with proof of receipt thereof and submit a compliance before the date of hearing.

SO ORDERED.

Done in Chambers, City of Bacoor, Cavite, 18 February 2025.

(SGD) **BERNA B. CABILES-TORNEROS**
Presiding Judge

Copy furnished:
ATTY. LUISITO T. GAUDIER
GAUDIER LAW OFFICE
Counsel for the Petitioner
L. Castro St. Ester Baquir Bldg., Tabing Dagat, Poblacion, Bacoor City, Cavite

SIMON TRISTAN FLORES
Blk 2 Lot 2 Breezewoods 2 Mambog 1, Bacoor City, Cavite

REGISTRY OF DEEDS OF BACOR
Bacoor City Hall Building, Molino Blvd., San Nicolas II, Bacoor, Cavite

LAND REGISTRATION AUTHORITY
East Avenue corner NIA Road, Diliman, Quezon City
records@lra.gov.ph

WATERFRONTNEWS:
March 19, 26 & April 2, 2025



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
(otherwise known as Pag-IBIG Fund)
Mortgagee,

-versus- **EJF NO. TG-23-086**
FOR: Extra-Judicial Foreclosure
of Real Estate Mortgage under Act
No. 3135 as amended by Act No. 4118

**NESTOR R. SANCHEZ MARRIED TO
ELSA E. SANCHEZ,**
Mortgagors.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial foreclosure sale under Act No. 3135, as Amended by Act No. 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, a government financial institution duly organized and existing under the laws of the Philippines, with principal office and place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, pursuant to the terms and conditions of the Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on February 08, 1999 by Mortgagors/Borrowers, **NESTOR R. SANCHEZ MARRIED TO ELSA E. SANCHEZ**, both of legal age, Filipino citizen, with residence and postal addresses at (1) Lot 3 Block 19 Phase 3 Golden City Subdivision, Sta. Rosa, Laguna, (2) Lot 9 Block 33, Rancho Imperial De Silang, Tartaria, Silang, Cavite, in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by Transfer Certificate of Title No. (T-835074) 18980 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors/Borrowers in the amount of **TWO HUNDRED EIGHTY TWO THOUSAND SIXTY-THREE PESOS & 50/100 (PHP282,063.50)** inclusive of interest, penalties and other charges, as of August 8, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Oliver N. Mendoza, will sell at public auction on **April 24, 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-835074) 18980
Registry of Deeds for the Province of Cavite

"IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Silang, Prov. of Cavite bounded and described as follows: A parcel of land (Lot 9 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. Tartaria, Mun. of Silang, Prov. of Cavite. Bounded on the SW., along line 1-2 by lot 10 of Blk. 33; on the NW., along line 3-4 by lot 8; on the SE., along line 4-5 by lot 42; and along line 5-1 by lot 41, all of Blk. 33, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan being S. 65 deg. 00'E., 5084.16 m. from BLLM No. 1, Cad. 452-D, Silang Cad.; thence N. 21 deg. 34' W., 10.04 m. to pt. 2; thence N. 62 deg. 16' E., 3.02 m. to pt. 3, thence S. 43 deg. 55' E., 10.44 m. to pt. 4; thence S. 60 deg. 47'W., 3.37 m. to pt. 5; thence S. 64 deg. 15'W., 3.64 m. to pt. 1; beginning, containing an area of **FIFTY (50) SQ. METERS**. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mons. 15x60 cm.; bearings true; date of orig. survey, Dec. 7, 1973-Dec. 4, 1975, & that of the subd. survey, Aug. 1-30, 1997, & was approved on Dec. 5, 1997. is registered in accordance with the provisions of the Property Registration Decree in the name of **NESTOR R. SANCHEZ, married to ELSA E. SANCHEZ**, both of legal age, Filipino.

In the event the public auction should not take place on the said date, it shall be held on **May 6, 2025** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T-835074) 18980**, 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, February 13, 2025.

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

HOME DEVELOPMENT MUTUAL FUND
(Otherwise known as PAG-IBIG Fund),
Petitioner/Mortgagee,

-versus- **File No. FC-DC-1640-25**
EXTRA-JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER
ACT 3135, AS AMENDED BY ACT 4118

**EMELITA MARTINEZ represented by
ELIZABETH A. NADAT,**
Respondent/Mortgagor.

X-----X

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, **HOME DEVELOPMENT MUTUAL FUND (Otherwise known as PAG-IBIG Fund)**, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against respondents/mortgagors, **EMELITA MARTINEZ Represented by ELIZABETH A. NADAT**, with postal address at (1) #117-A Villaruel St., Pasay, Metro Manila and 2) Lot 12 Blk 3, Ph. II, Camella Homes Dasma. Annex, Salawag, Dasmariñas, Cavite and for the satisfaction of the mortgaged debt which as of JANUARY 6, 2025 amounts to **ONE HUNDRED SEVENTY SIX THOUSAND FIVE HUNDRED EIGHTY THREE PESOS AND 02/100 (Php176,583.02)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **APRIL 22, 2025 at 10:00 o'clock in the morning** or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Burol II, 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-474863

IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Dasmariñas, Prov. of Cavite bounded and described as follows. A parcel of land (Lot 12 Blk. 3 of the cons./subd. plan Pcs-042106-008092, being a portion of the cons of Lots 1 to 58, Blk. 16, Lot 14,15, Blk. 15, Lot 15, Blk. 5; Rd. Lots 7,10,12, Pcs-042106-007077, L.R.C. Rec. No.), situated in the Brgy. of Salawag, Mun. of Dasmariñas, Prov. of Cavite. Bounded on the SE., along line 1-2 by Alley 2; on the SW., along line 2-3 by Lot 13, Blk. 3, on the NW., along line 3-4 by Lot 8, Blk. 3; on the NE., along line 4-1 by Lot 11 Blk. 3, all of the cons./subd. plan. Beginning at a point marked "1" on plan, being N. 60 deg. 15'W., 896.66 m. from Mon. 164, Imus

(SGD) **ATTY. APRIL GRACE M. TENORIO**
Clerk of Court V/OIC

(SGD) **OLIVER N. MENDOZA**
Sheriff-in-Charge

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

Copy Furnished:

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

MARIA VICTORIA D. CAPIRAL
C/O ATTY. MELANIO A. BADENAS, JR.
GCCS & Associates Corp.
Representative of Mortgagee
RM. 209 Megastate Bldg., No. 737 G. Araneta Ave., Tatalon, Quezon City

NESTOR R. SANCHEZ AND ELSA E. SANCHEZ
Mortgagor/s-Borrower/s
(1) Lot 3 Block 19 Phase 3 Golden City Subdivision, Sta. Rosa, Laguna,
(2) Lot 9 Block 33, Rancho Imperial De Silang, Tartaria, Silang, Cavite

WATERFRONTNEWS:
March 5, 12 & 19, 2025

Estate, thence S. 59 deg. 45'W., 3.75 m. to pt. 2; thence N. 30 deg. 15'W., 9.33 m. to pt. 3; thence N. 59 deg. 45'E., 3.75m. to pt. 4; thence S. 30 deg. 15'E., 9.33 m. to pt. of beginning, containing an area of **THIRTY FIVE (35) SQUARE METERS**. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. cons. mons. 15x60 cm; bearings true; date of original survey October 11- 25, 1993 & was approved on December 2, 1993. is registered in accordance with the provisions of the Property Registration Decree in the name of **EMELITA MARTINEZ**, single, of legal age, Filipino

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

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

In the event that the public auction should not take place on the said date and time, it shall be held on MAY 6, 2025, at the same time and place without further notice.

Dasmariñas City, Cavite, February 20, 2025.

(SGD) **ARLYN P. BARCELON**
Sheriff IV

(SGD) **ATTY. MARCELA L. BAYBAY**
Clerk of Court VI & Ex-Officio Sheriff

Copy furnished:

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

ATTY. JULIUS VOLTAIRE ROMMEL C. CUBELO
24K Accounts Consultant, Inc.,
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

EMELITA MARTINEZ Represented by ELIZABETH A. NADAT
(1)#117-A Villaruel St., Pasay, Metro Manila
(2) Lot 12 Blk 3, Ph. II, Camella Homes Dasma. Annex, Salawag, Dasmariñas, Cavite

WATERFRONTNEWS:
March 5, 12 & 19, 2025

DEED OF EXTRA-JUDICIAL SETTLEMENT OF
ESTATE AMONG HEIRS WITH ABSOLUTE SALE

Notice is hereby given to the public that the late **EDUARDO O. CAGUIAT** died **SEPTEMBER 04, 2008**, who died in the **INTESTATE WITHOUT LEAVING ANY WILL** in **MAKATI CITY**, left a Parcel of Land located in **Bo. Langkaan, City of Dasmariñas Cavite** with **TCT NO. T-170241** with **177 Sq. Meters**, and was Extra-Judicially Settled among the undersigned legal heirs, **LUCITA G. CAGUIAT, ERWIN G. CAGUIAT, SHERWIN G. CAGUIAT, MARYLEES C. KOUDA, EDUARDO G. CAGUIAT JR.**, all are resident of **Makati City, Philippines**, et al, executed before Notary Public **ATTY. DERVIN V. CASTRO**, Doc. No. 70, Page No. 15, Book No. II, Series of 2025.

WATERFRONTNEWS:
MARCH 12, 19, & 26, 2025

DEED OF EXTRA-JUDICIAL SETTLEMENT OF
ESTATE AMONG HEIRS WITH ABSOLUTE SALE

Notice is hereby given to the public that the late **EDUARDO O. CAGUIAT** died **SEPTEMBER 04, 2008**, who died in the **INTESTATE WITHOUT LEAVING ANY WILL** in **MAKATI CITY**, left a Parcel of Land located in **Bo. Langkaan, City of Dasmariñas Cavite** with **TCT NO. T-175849** with **399 Sq. Meters**, and was Extra-Judicially Settled among the undersigned legal heirs, **LUCITA G. CAGUIAT, ERWIN G. CAGUIAT, SHERWIN G. CAGUIAT, MARYLEES C. KOUDA, EDUARDO G. CAGUIAT JR.**, all are resident of **Makati City, Philippines**, et al, executed before Notary Public **ATTY. DERVIN V. CASTRO**, Doc. No. 69, Page No. 15, Book No. II, Series of 2025.

WATERFRONTNEWS:
MARCH 12, 19, & 26, 2025





March 15, 2025 Ngayong Sabado, atin pong sinaksihan ang panunumpa sa tungkulin ng mga bagong halal na opisyaes ng Airport Village Homeowners Association Inc., na pinangunahan ni Congressman Edwin Olivarez na idinaos sa Arandia College sa Barangay Moonwalk. Kasama rin po natin sina Vice Mayor Joan Villafuerte, Councilor Tin Esplana, Former Councilor Wahoo Sotto, Councilor Beng Amurao at Moonwalk Barangay Captain Jem Qui na naging saksi sa naturang seremonya. Sa ngalan po ng Lungsod ng Parañaque, kami po ay mainit na bumabati sa lahat ng mga opisyaes ng Airport Village Homeowners Association Inc. Asahan po ninyo ang aming taos-pusong pagsuporta at pag-alalay sa inyong samahan, at hangad po namin ang tagumpay po ninyong lahat. #YoursInPublicsERvIce



D.A.H.L.I.A. SA BUWAN NI JUANA: Ngayong National Women's Month, sa pangunguna ng Office of the City Health Officer, ay nagbabalik ang Direct Access to Healthy Lifestyle, Intervention, and Advocacy o D.A.H.L.I.A. para sa mga mahuhusay at aktibong Juana ng Lungsod ng Carmona! Maraming salamat sa lahat ng ating nakasama sa isang Zumba Activity na nagpapakita ng pagkakaisa ng sektor ng kababaihan tungo sa healthy lifestyle ng bawat isa. Taos-pusong pasasalamat din sa ating mga Healthy Lifestylers Instructors na nanguna sa isinagawang aktibidad kasama ang mga grupo na nagbigay ng special performances gaya ng Bancal Sharer Group, Milagrosa Angelous Dance Group, at Good Vibes Ladies. Happy National Women's Month po sa lahat! #NationalWomensMonth2025 #NWM #DAHLIA #DAHLIASaBuwanNiJuana #CityOfCarmona #LungsodNgCarmona #LGUCarmona #BayanMunaLagi #DapatAngatLahat

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CONTACT: 09177543686 09222607076

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Vol. XIV: No. 36 P10 CIRCULATED NATIONWIDE March 19 - 25, 2025



Kalusugan ay Kayamanan! Bilang bahagi ng ating layunin na mapanatili ang isang malusog at masiglang komunidad, isinagawa natin ang Libreng Gamutan sa pakikipagtulungan ng Mercury Drug Foundation, Inc. Layunin nitong magbigay ng libreng check-up at gamot para sa ating mga kapwa Imuseño. Sa pamamagitan ng programang ito, mas maraming mamamayan ang nagkaroon ng access sa serbisyong medikal nang walang pangambang gastusin. Patuloy tayong magsusulong ng mga programang pangkalusugan para sa kapakanan ng bawat Imuseño! #IMayorAdvinculaAlex #ICongressmanAdvinculaAJ #MayorAA #TeamAJAA #AAngatAngImus #AlagangAdvincula #NagkakaIsangTeamAJAA



Espesyal ang araw na ito dahil bukod sa pagpapatuloy ng financial assistance distribution para sa mga senior na walang pension na isinulong ni Mommy Armie Aguinaldo ay nagamit na rin natin ang bagong bulwagan sa Brgy. Panamitan na bunga ng pakikipagtulungan natin kay Cong. Jolo Revilla. Ang may Puso at Malasakit na serbisyo pong ito ang resulta ng inyong pagtitiwala at patuloy na pagsuporta sa amin. Hindi po namin bibiguin ang inyong pagmamahal at umasa kayong mas marami pa tayong inisiyatibong maipapatupad para sa Kawit! #AlagangAngeloAguinaldo #RatedTripleA #PusoAtMalasakitParaSaAtingKawit #MayorAguinaldo



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