



**Ms Jacinta Remulla**

# Heads up Maragondon Designers

MAY talento ba kayo sa paghabi at pagdisenyo ng damit?

Ito na ang pagkakataon nyo na ipakita ang natatanging husay, sa inilulunsad ni Ms. Jacinta Remulla na timpalak na tinawag na "Cavite Fashion Congress: A celebration of hertiage, talent and weaving traditions."

Inianunsiyo ni Ms. Remulla ang kanyang paanyaya sa lahat ng mga local designers ng Cavite, bagito man o propesyonal ay pwedeng sumali sa Fashion Congress.i.

Sabi sa FB page ni Remulla: "I-grab na ang opportunity na ito at ipagmalaki ang habing Maragondon!"

Ikinatuwa ni Maragondon Mayor Umbe Arca ang paglulunsad ng patimpalak na ito, dahil ito ay magbibigay ng magandang pagkakataon na maidaos sa kanilang bayan ang angking galing ng ipinagmamalaking manghahabi ng

Maragondon at ng iba pang lokalidad ng Cavite.

Paano makasali, narito:

1. Submit 3 sketches of your designs featuring Cavite weaves, along with a brief description of each piece and your designer portfolio.

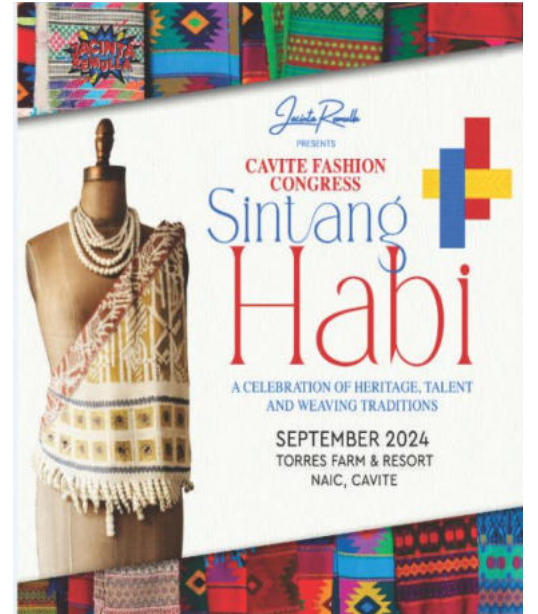
2. Email your requirements to cavitefashioncongress@gmail.com

Hanggang Abril 25, 2024 lamang tatanggap ng sasali sa patimpalak.

3. Selected applicants will have the opportunity to showcase their collection in a grand fashion show alongside other talented designers this September 2024.

Premyong cash na P100,000 at isang taong mentorship sa patnubay ng Board of Director ay matatamo ng winner.

O, ano ang hinihintay ng mga local designers, gumawa na kayo ng 3 sketches, at isumite agad.



**WellPoint Medical Clinic and Diagnostic Center opens in Ayala Malls Vermosa this July**

See page 8

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**Ok kayo, Mayor Kevin, si Mayor Gemma**



**REVANZE**

**Abril: Buwan ng Panitikan**



**SA TOTOO LANG!**

## Breast cancer coverage itinaas sa P1.4 million

ITINAAS na Php1.4-milyon ang benepisyonang matatanggap ng isang may sakit na breast cancer -- isang karamdamang madalas na kumakapit sa mga babae, ayon kay g PhilHealth President at CEO Emmanuel Ledesma Jr.

Mula sa Php100,000, itinaas ang coverage para sa kanser sa dibdib sa ilalim ng "Z Benefits" package, sabi ng PhilHealth.

Inaprubahan ang pagtataas ng benefits package ng Philhealth Board noong Pebrero at

epektibong ipinatupad simula noong Marso kasabay ng selebrasyon ng National Women's Month ngayong taon.

Tinanggap ng Board ang puna ng marami na mababa ang P100,000 para itulong sa mga maysakit na kanser sa dibdib.

Karaniwan nang dumadapo sa mga babae ang sakit na ito, sabi ni Ledesma, kaya kinilala niya na tama lamang na itaas nang 14 na ulit na halaga ang maitutulong sa mga pasyente,

Aniya: "Breast cancer is really very common with everyone. That 14 times increase, I think that's just one of the accomplishments [of PhilHealth] that can put a smile on the face of the Filipino people."

Gayunman, ang paketeng PhilHealth's Z benefit package para sa kanser sa dibdib ay matatamo lamang sa 18 ospital sa bansa -- dalawa ay nasa Metro Manila, ito ay sa East Avenue

Medical Center in Quezon City, at sa Philippine General Hospital sa Maynila.

Kasama sa benepisyong maibibigay ay ang sumusunod: hospital room, board fees, in-hospital medications, laboratory examinations, operating room fees, at professional fees.

Sa data ng World Health Organization (WHO), isa sa karaniwang sakit ng mga babae sa Pilipinas at sa mundo ang **sundan sa P.2**



**Magkasama sina GMA Mayor Maricel E. Torres at CarSiGMA Rep. Roy Loyola nang inspeksiyon ang konstuksiyon ng GMA Municipal Trial Court.**

## Rep. Roy Loyola binisita ang mga proyekto sa GMA

GEN. MARIANO ALVAREZ -- Binisita at tiningnan ni Cavite 5th District Congressman Roy Loyola ang progreso ng mga ipinagagawa niyang proyekto sa bayang ito kamakailan.

Kasama niya sa inspeksiyon si GMA Mayor Maricel E. Torres, at isa sa binista nila ay ang itinatayong GMA Municipal Trial Court sa Mayors Boulevard.

Sa kanyang social media

page, sinabi ng kongresista na kinakatawan ang siyudad ng Carmona, Silang, GMA (CarSiGMA) na ang proyekto ay may layuwing makapagbigay ng "mas mabilis, mas madali, at mas malapit ang mga serbisyon panghudisyal" sa mga mamamayan ng ika-limang distrito ng lalawigan.

Umaasa siya, sabi ni Rep. Loyola na makatutulong ang itinatayong municipal trial

court sa GMA sa pagpapabuti sa kalagayan at pamumuhay ng mga residente ng CarSiGMA.

Nagpasalamat naman si Mayor Torres kay Loyola sa mga proyekto nito sa kanyang munisipalidad, kasama ang GMA Municipal Building Annex sa Metro San Jose, at ang Alta Tierra Homes Multi-Purpose Covered Court.

Kapwa nagitiwala sina

Loyola at Torres na malaking pakinabang sa mga residente ng Alta Tierra ang proyekto para mapagdausan ng kanilang mahahalagang miting, selebrasyon at iba pang aktibidad.

Wika ni Loyola: "Ito ay magbibigay ng espasyo para sa pagkakaisa at pagkakaroon ng makabuluhang pag-unlad sa ating komunidad."/Domz B. Caoile

# Career Caravan sa Imus City

DALAWANG (2) kompanya sa ibang bansa at 41 lokal na kompanya ang sumali sa idinaos na Cavite Career Caravan sa Robinson Place

noong Abril 5 sa lungsod ng Imus.

Pinamunuan ang aktibidad ni Ms. Rizalie P. Enero, puno ng Office of

the Provincial Public Employment Service Manager (OPPEM) katuwang ang Provincial Sangguniang Kabataan

Federation, sa pamumunoni Ms. Chelsea Jillian Sarno at ng lokal na pamahalaang lungsod ng Imus.

Naging masigla ang okasyon sa pagdalo ni City Vice Mayor Homer 'Saki Saquilayan, kasama ang mga konsehal na sina Yen Saquilayan, Jelyn Maliksi, Darwin Marti M. Remulla, Sherwin L. Comia, at SK Federation President Glian Ilagan.

Sa mahigit na 244 aplikante, 17 sa kanila ang agad na tinanggap sa trabaho.

Mga kinatawan ng SSS, Pagibig, Philhealth, TESDA, PSA, BIR at NBI ay sumaksi rin sa caravan upang magbigay ng impormasyon at tulong tungkol sa mahahalagang programa ng gobyerno patungkol sa mga serbisyo sa trabaho at iba./OPIO



# Breast cancer... mula sa P.1

breast cancer.

At isa sa bawat 100 Pinay, ay posibleng makitaan ng mga sintomas ng kanser sa dibib, ayon sa WHO.

Banatid na noong 2020, 9,926 na Pinay ang namatay sa breast cancer at mayroong 27,163 ang nakitang tinamaan ng sakit na ito./ Janelle K. Villanueva



## DEED OF EXTRA-JUDICIAL SETTLEMENT OF ESTATE OF THE LATE REYNALDO ABUEDO HAO WITH WAIVER OF RIGHTS

Notice is hereby Given that the ESTATE of the late **REYNALDO ABUEDO HAO**, who Died on April 11, 2022 at KOREAN-PHILIPPINE FRIENDSHIP HOSPITAL, TRECE MARTIREZ CITY, CAVITE Left a parcel of Land covered By certificate of TITLE No. 077-2023 009015 Situated in the BRGY. INOCENCIO, CITY OF TRECE MARTIREZ, CAVITE Containing an area of FORTY-ONE SQUARE METERS AND TWENTY-FIVE DECIMETERS (41.25) EXTRA JUDICIALLY SETTLED among Legal heirs, Executed before notary public atty. Fe B. AÑONUEVO under DOC. No. 276 page No. 56 Book No. 164 Series of 2024 Notarized Date: April 08, 2024

**BANTAYBALITA News Publishing Services**  
**APRIL 8, 15 & 22, 2024**

## ERRATUM:

this is to CORRECT the ENTRY of the **EXTRA JUDICIAL SETTLEMENT of ESTATE of the late ROSALINO FABIAN FRANCISCO and PURIDAD IGNACIO DE GUZMAN with WAIVER of RIGHTS** PUBLISHED last February 19, 26 and March 04, 2024 that the CORRECT ENTRY described as Follows:

## EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE LATE ROSALINO FABIAN FRANCISCO AND PURIDAD IGNACIO DE GUZMAN WITH WAIVER OF RIGHTS.

Notice is hereby Given that the ESTATE of the late spouses **ROSALINO FABIAN FRANCISCO** who Died on April 05, 1977 at Quezon city, Philippines and **PURIDAD IGNACIO DE GUZMAN** who Died on April 22, 2001 at the city of Las piñas, Philippines, left a parcel of Land covered By TAX DECLARATION NO. 19-238-0021-00466 Situated in Barrio of maliksi, Municipality of bacoor, province of cavite Containing an area of SIXTY SIX (66) SQUARE METERS (new) original certificate of TITLE No. OCT-0000010 Situated in BARRIO of maliksi, Municipality of bacoor, province of cavite Containing an area of TWO HUNDRED FORTY-TWO square meters (242) EXTRA JUDICIALLY SETTLED among Legal heirs, Executed before notary public atty. JO-ANN R. ALCID under DOC. No. 1902 page No. 66 Book No. 4 Series of 2023

**BANTAYBALITA News Publishing Services**  
**APRIL 8 - 14, 2024**

# Abril: Buwan ng Panitikan

husay sa kanilang mga akdang makabayan, sa panahon ng rebolusyon laban sa Kastila, Amerikano at kasalukuyang panahon.

Taga-Cavite Nuevo (Cavite City) si Julian Felipe na ama ng ating Pambansang Awit -- na orihinan na naisulat niya sa Espanyol noong Himagsikan ng 1898; ang ama ng modernong Tagalog o Filipino poetry at nobelistang si Alejandro G. Abadilla na taga-Salinan (Rosario), at ang anak niyang si Prof. Bayani Z. Abadilla ay kilalang manunulat, at marami pa tayong tanyag na makata, nobelista na Cavitenos, tulad ni Teo S. Baylen, ng Noveleta at David Mamaril ng Boveleta, at Dr. Efrén R. Abueg ng Tanza at Imus, nagtamo ng maraming Gawad ng Palanca Memorial Awards, ata naguturo pa sa De La Salle Unibersity at iba pang pamantasan, at ang mga Palanca awardee rin, makanta at editor, nobelistang Imuseno na si Prof. Dr. Rogelio Ordonez at Prof. Dominador Mirasol na itinuring na siya ay taga-Imus City..

Ang makatang at editor na si C.C. Marques at kapatid

nitong si Lualthathi C. Marquez ng Maragondon, at ang sikat na composer at makatang si George Canseco ay taga-Naic.

Sinusuportahan po natin ang Pambansang Komisyon para sa Kultura at mga Sining (NCCA), Komisyon sa Wikang Filipino (KWF), at Pambansang Lupon para sa Pagpapaunlad ng Aklat (National Book Development Board – Philippines ang pagdiriwang ngayong Abril bilang Buwan ng Panitikan, ayon sa Proklamasyon Bilang 968 na nilagdaan noong 20152.

Handa po ba ang ating mga aklatan sa Kapitolyo, mga siyudad at bayan na mabigyan tayo ng pagkakataon na magdiwang, magbasa, at mag-aambag sa pagpapalaganap ng ating kultura at panitikan.

May naihanda ba ang mga LGU natin sa Cavite ng mga programa sa pagbasa at pagtalakay ng mga akda sa Filipino; may mga paligsahan ba sa pagsusulat tulad ng tula, sanaysay, o kuwento at pag-awit sa Filipino upang masuportahan ang layunin ng naturang proklamasyon. Ito ay isang paraan upang hikayatin ang mga tao na magsulat at magbahagi ng kanilang mga gawa.

Mayroon bang pag-organisa ng Literary Workshops sa pagsusulat, pagtula, o pag-interpret ng mga akdam at mayroon bang mga seminar para sa mga tulad mong bagong journalist upang mas mapahusay pa ang aming

kaalaman sa larangan ng print, brodkas at digital online journalism ang ating mga LGU?

Sana, mayroon po, @@@

Maraming salamat sa malasakit ng mga kapatid natin sa media at kooperasyon ng ating Cavite Provincial Polce personnel na tumulong upnang maging matiwasay at maayos ang paggunita sa nakaraang Mahal na Araw.

Hindi biro ang pagpapagod ng tropang Cavite Press Corps sa pamumuno ni Pres. Ross Calderon at ng aming BantayBalita publisher, Ka Domz Caoile at mga pulis natin, abang parang nagpenitensiya na rin sila, ano po?

At sila ay namigay ng tubig sa mga nauhaw na tao na nakita nilang pawisan sa tindi ng init nong Semana Santa.

Ka Domz, Sir Ross Calderon, pwede po akong maging member ng CPC? Para sa inyong komento: sarfia926@gmail.com



**SA TOTOO LANG!**

★ **GENE T. TAN**

NAITATANONG ko lang po, bakit kailangan pang may Proklamasyon Blg. 968, s. 2015 para ipagdiwang natin ang mga akdang pampanitikan natin na nasusulat sa sariling wakang Filipino?

Hindi po ba dapat, ang gobyerno, lalo na ang mga lokal na pamahalaan ay noon pa itinutulak ang pagbibigay-pugay sa ating mga akdang manunulat, at iba't ibang anyo ng panitikan na nagpapahayag ng kultura, damdamin, at pagkakakilanlan nating mga Pilipino.

Dito lang po sa Cavite, napakaraming sikat at premyadong makata, manunulat na nagpakita ng



Kuha ito, matapos ang magkasamang patrolya ng mga pulis ng Gen. Trias City at ng kasapi ng Cavite Press Corps sa pamumuno ni Pres. Ross Calderon at tropa ng BantayBalita, kasama si Sir Domz Caoile.

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# Ok kayo, Mayor Kevin, si Mayor Gemma

KUNG pwede lang ako, mag-a-apply ako sa imbitasyon ni Silang Mayor Kevin Anarna sa pamilya ng coconut farmers at kanilang mga kapwa magniniyog na magkaroon ng tsansa na makapag-aral, yes, makapag-aral nang libre, free!

Sa kolum na ito, mababasa ang paanyaya ni Mayor Anarna -- na inianunsiyo sa kanyang FB



**REVANZE**  
 ★ Domz B. CAOILE



**Mayor Kevin Anarna**

page -- ang programa niyang scholarship, at inuumpisahan na ang pagtanggap ng aplikasyon.

Bukas ang application hanggang Mayo 31, 2024, at sabi sa abiso, magiging "Isko" at "Iska: ang mga k u w a l i p i k a d o n g magsasaka, kanilang anak o k a t r a b a h o n a nakarehistro sa National Coconut Farmers Registry System (NCFRS).

Kaya ang mga aplikante, tiyakin nyo na ang pangalan n'yo ay nasa data base ng NCFRS, at siyempre ang mga estudyanteng aplikante, dapat maipasa n'yo ang lahat rekisito (requirements) at maisumite ang kailangang dokumento upang makasali sa Free Study Program ni Mayor Anarna.

Good luck sa inyo.

@@@

Iba si Mayor Gemma B. Lubigan, gusto niya bukas o lantad sa mamamayang Treceño ang mga mga proyekto sa siyudad.

Kaya kamakailan, miniting niya ang mga opisyal ng Local Development Council (LDC) at City Project Monitoring Committee (CPMC) at tinalakay ang 2023 Accomplishment Report on the 20% Development Fund, pati ang 2024 Project Implementation Status under the 20% Development Fund.



**Mayor Gemma Lubigan**

Tiningnan din sa pulong ang report tungkol sa mga balanse o natitirang pondo sa mga ipinatutupad na proyekto at mga di-nagastos ng pondo para muling maiyayag at maipondo sa iba pang mahahalagang proyekto para sa kabutihan ng mga mamamayan.

At sabi ni Mayor Lubigan, nirebyu sa miting ang Project Monitoring Report upang masiguro na nagagastos nang maayos at tama ang salapi ng taumbayan para sa mga pagawain at mabilis na natatapos, ayon sa iskedyul ng pagtatapos.

At kamakailan, namigay si Mayora Gemma ng full scholarship grant payout sa mahuhusay na kabataang Treceño na nasa kolehiyo.

At nagpaaalaala siya sa mga "Isko at Iska" ng Trece na mag-aral na mabuti at pahalagahan ang libreng edukasyon nang makatapos at makatulong sa kanilang pamilya tungo sa magandang kinabukasan.

At siyempre, suklian ng mabuti ang siyudad sa kaloob ng iskolarsip.

Ayos na, Mayora Gemma Lubigan, at para sa inyong komento, sumulat lang sa domzcaoile@yahoo.com

**SCHOLARSHIP PROGRAM FOR COCONUT FARMERS AND THEIR FAMILIES (CoScho)**  
**NOW OPEN FOR APPLICATION !**

**QUALIFICATIONS :**

- Philippine Citizen.
- Graduating high school student/graduate with 85% or its equivalent or higher in the previous semester or its equivalent with proposed amendment to reduce to 80% (80%)
- Pass the entry level requirements of Identified State Universities and Colleges (SUCs);
- Not be recipient of any government-funded financial assistance program;
- For qualified applicants with privately funded scholarship grant receiving only tuition fees, he/she must pass entry level requirements of the private higher education institutions (PHEI);
- Only certified by PCA as a child or dependent of coconut farmer/farm worker as defined in this guidelines;
- Must have a combined annual gross income of parents not to exceed Php 300,000.00.  
(In highly exceptional cases where income exceeds Php 300,000.00, an applicant must present a written justification to the Director of Social Welfare Services or actual certification of two or more dependents enrolled in college)

**DOCUMENTARY REQUIREMENTS :**

- Birth Certificate issued by the Philippine Statistics Authority
- Academic Requirements (Grades):
  - For senior high school students -- duly certified true copy of grades for Grade 11 and first semester for Grade 12;
  - For senior high school graduates -- Form 138;
  - For applicants with earned units or currently enrolled in college -- duly Certified Copy of Grades for the latest semester/semesters attended.
- Philippine Coconut Authority (PCA) Certification. Only one family member shall be allowed to apply for the scholarship;
- Certificate of Good Moral Character from the last school attended;
- Proof of Income of both Parents/Guardian (whichever is applicable):
  - Latest Income Tax Return of applicant and spouse/parent/s of applicant if employed;
  - Certificate of Tax Exemption from the Bureau of Internal Revenue (BIR)
  - Certificate of No Income from BIR;
  - Certificate of Indigence either from the Barangay or DSWD;
  - Certificate Case Study from the Department of Social Welfare and Development (DSWD).
- Notice of admission from the HEI with outstate degree offerings;
- Original Barangay Certification that parents/guardians and siblings had never attended college/university (if applicable).

**FINANCIAL ASSISTANCE PACKAGE**

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 or scan QR codes

**Application is open until May 31, 2024**

**EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH WAIVER OF RIGHTS OF THE LATE JOSEFINO MANUEL MIRANDA**

Notice is hereby Given that the ESTATE of the late **JOSEFINO MANUEL MIRANDA**, who Died on February 09, 2024 at 4-213 aguinaldo hiway, panapaan IV, Bacoor, city, cavite Left a parcel of Land covered By TRANSFER CERTIFICATE OF TITLE NO. T-75225 Situated in panapaan IV, Bacoor, cavite measuring an area of ONE HUNDRED SIXTY TWO (162) SQUARE METERS, EXTRA JUDICIALLY SETTLED among Legal heirs, Executed before notary public atty. ELPIDIO M. PALIGUTAN under DOC. No. 174 page No. 36 book No. VII Series of 2024

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**APRIL 8, 15 & 22, 2024**

**EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH DEED OF ABSOLUTE SALE**

Notice is hereby Given that the ESTATE of the late **EDMUNDO REGADO REYES** who Died on 28 October 2020 in Dasmariñas city, cavite Left a parcel of Land covered By TRANSFER CERTIFICATE OF TITLE NO. 057-2019 011756 Situated in the brgy. of (malinta) now sampaloc 2, Municipality of Dasmariñas province of cavite Containing an area of ONE HUNDRED EIGHTY THREE (183) SQM. EXTRA JUDICIALLY SETTLED among Legal heirs, Executed before notary public atty. Jose R. Bawalan under DOC. No. 487 page No. 97 book No. XII Series of 2023

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**APRIL 8, 15 & 22, 2024**

**AFFIDAVIT OF SELF ADJUDICATION**

Notice is hereby Given that the ESTATE of the late **AMBROCIO CORNEJO VALERA** who Died on September 18, 2007 at SUMMERFIELD SUBD.BRGY OSORIO, TRECE MARTIREZ CITY, CAVITE that the said Deceased is an awardee of a house and Lot under national housing Authority, Located at BLK. 47 LOT 1 PHASE 1 GOLDEN HORIZON Housing project BRGY. HUGO PEREZ, TRECE MARTIREZ CITY, CAVITE, EXTRA JUDICIALLY SETTLED among Legal heirs, Executed before notary public atty. Fe B. AÑONUEVO under DOC. No. 242 page No. 49 Book No. 164 Series of 2024 notarized Date: April 05, 2024

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**APRIL 8, 15 & 22, 2024**

**AFFIDAVIT OF SELF ADJUDICATION**

Notice is hereby given that the estate of the deceased spouses **APOLONIO PEROLINO and SOTERA INCAPAZ** who both died at Maragondon, Cavite on September 21, 1991 and January 16, 1978 that said deceased left a parcel of land covered by TAX DECLARATION no. AA-13 0019 0012 situated at brgy. Pantihan 4, Maragondon, Cavite containing an area of 10,000 square meters extra judicially settled among legal heirs executed before notary public atty. FE B. AÑONUEVO under doc. No 244 page no. 49 book no. 159 series of 2024 notarized date: January 11, 2024

**BANTAYBALITA News Publishing Services**  
**MARCH 25, APRIL 1 & 8, 2024**

**DEED OF EXTRA JUDICIAL SETTLEMENT OF ESTATE**

Notice is hereby Given that the ESTATE of the late **ARMANDO LEGACION NACION** who Died on SEPTEMBER 03, 2020 at No. 20 BOWLING ST. MARIQUITA PUEBLO SUBD. BRGY. DITA, STA ROSA CITY, LAGUNA Left a parcel of Land described as follows: 1.) TRANSFER CERTIFICATE OF TITLE NO. 057-2013033227 Situated in BRGY. SALAWAG, MUN. OF DASMARIÑAS, PROV. OF CAVITE, Containing an area of SIXTY-TWO (62) SQM. 2.) TRANSFER OF CERTIFICATE NO. 057- 2020037080 SITUATED IN BO.OF BIKLATAN, MUN. OF GEN.TRIAS, PROVINCE OF CAVITE Containing an area of TWO HUNDRED EIGHTY (280) SQM. 3.) TRANSFER CERTIFICATE OF CERTIFICATE OF TITLE NO. T-116195 SITUATED IN BRGY. DITA, MUN.OF STA.ROSA PROVINCE OF LAGUNA Containing an area of TWO HUNDRED-FORTY (240) SQM. 4.) TRANSFER OF CERTIFICATE NO. T- 95016 SITUATED IN BRGY. DITA, MUN. OF STA. ROSA PROVINCE OF LAGUNA Containing an area Of TWO HUNDRED FORTY (240) SQM. 5.) TAX DECLARATION NO. 12- 04- 001- 00366 SITUATED IN J.P RIZAL AVENUE, CABUYAO LAGUNA, Containing an area of FIFTY FOUR (54) SQM. 6.) TAX DECLARATION NO. 12-04-001-00367 SITUATED IN J.P RIZAL AVENUE, CABUYAO, LAGUNA, EXTRA JUDICIALLY SETTLED among Legal heirs, Executed before notary public atty. LEIF LAIGLON A. OPIÑA under DOC. No. 717 page No. 16 Book No. VIII Series of 2021 NOTARIZED DATE: AUGUST 12, 2021

**BANTAYBALITA News Publishing Services**  
**APRIL 8, 15 & 22, 2024**

**EXTRA JUDICIAL SETTLEMENT OF THE ESTATE OF ELSIE A.K.A ELISEA CLEOFE ABAG**

Notice is hereby Given that the ESTATE of the late **ELSIE A.K.A ELISEA CLEOFE ABAG**, who Died on April 22, 2014 in SILANG, CAVITE, Left her inheritance consisting in 1/4 SHARE OF THE ESTATE OF FELIPA A. ABAG, in some properties in PUERTO PRINCESA CITY Described as follows: 1.) Apartment Door No.1 ADJUDICATED TO THE HEIRS of FELIPA ABAG, Lot 2, PCS-4B Situated in the BARRIO OF CUITO, CITY OF PUERTO PRINCESA Containing an area of EIGHTY FOUR (84) SQM. 2.) the strip of the LAND of the northern part of the said APARTMENT LOT 1, PCS-4B Situated in the BARRIO OF CUITO, CITY OF PUERTO PRINCESA, Containing an area of NINE (9) SQM. 3.) APARTMENT DOOR NO. 4 LOT 5, PCS-4B Situated in the BARRIO OF CUITO, CITY OF PUERTO PRINCESA, Containing an area of SEVENTY FIVE (75) SQM. 4.) the bodega and the Land LOT 6, PCS-4B Situated in the BARRIO OF CUITO,CITY OF PUERTO PRINCESA, Containing an area of SEVENTY ONE (71) SQM. 5.) the strip of NARROW LAND on the southern part of bodega LOT 7, PCS-4B Situated in the BARRIO OF CUITO, CITY OF PUERTO PRINCESA, Containing an area of SEVEN (7) SQM. EXTRA JUDICIALLY SETTLED among Legal heirs, Executed before notary public atty. Fe B. AÑONUEVO under DOC. No. 272 page No. 55 book No. 164 Series of 2024 Notarized Date: April 08, 2024

**BANTAYBALITA News Publishing Services**  
**APRIL 8, 15 & 22, 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  
(otherwise known as Pag-IBIG Fund),  
Petitioner-Mortgagee,**

**EJF NO. TG-23-185**

-versus- **FOR: Extra Judicial Foreclosure of  
Real Estate Mortgage under Act No.  
3135, as amended by Act No. 4118**

**HENRY S. SANTOS married  
to MARISSA F. SANTOS,  
Borrowers-Mortgagors.**

X-----X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (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 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 November 20, 1998 by Borrowers-Mortgagors, **HENRY S. SANTOS married to MARISSA F. SANTOS**, both of legal age and Filipino citizens, with residence and postal addresses at (1) 67 Magnolia St., Roxas District, Quezon City, 1103 and (2) Lot 32 Block 29 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-832947) 26216 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagor in the amount of TWO HUNDRED SEVENTY-ONE THOUSAND ONE HUNDRED THIRTY-EIGHT PESOS AND 03/100 (Php271,138.03) inclusive of interest and other charges, as of August 15, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Ryan M. Genova, will sell at public auction on May 9, 2024 at 10:00 o'clock in the morning or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE  
NO. (T-832947) 26216**

**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 32, Blk. 29 of the cons./subd. plan, Pcs-04-012899, being a portion of lots 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 43; on the NW., along line 2-3 by lot 33, both of Blk. 29; on the NE., along line 3-4 by Rd. lot 27 (8.00 m. wide); on the SE., along line 4-5 by lot 32; and on the SW., along line 5-1 by lot 44, both of Blk. 29, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan being S. 64 deg. 10'E., 5041.03 m. from BLLM No. 1, Cad. 452-D, Silang Cad.; thence N. 71 deg. 11'W., 1.08 m. to pt 2; thence N. 16 deg. 15'E., 10.95 m. to pt. 3; thence S. 67 deg. 17'E., 4.53 m. to pt. 4; thence S. 16 deg. 15'W., 10.37 m. to pt. 5; thence N. 75 deg. 43'W., 3.43 m. to pt. 1, beginning containing an area of FORTY EIGHT (48) SQ. METERS. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mons. 15x60 cm.; bearings true; date of orig. survey, Dec. 7, 1973 to 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\*

**HENRY S. SANTOS, married to MARISSA F. SANTOS,**  
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 16, 2024 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE NO. (T-832947) 26216, the encumbrances thereon, if any there be.

All sealed bids must be submitted to the undersigned on

**EXTRA JUDICIAL SETTLEMENT**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **ALEX RIEGO DE DIOS ARCA**, WHO DIED ON JULY 07, 2010 LEFT A PARCEL OF LAND DESCRIBED AS FOLLOWS TRANSFER CERTIFICATE OF TITLE NO. CLOA- 2876 SITUATED IN BRGY. OF CAPUTATAN, MUNICIPALITY OF MARAGONDON, CAVITE, CONTAINING AN AREA OF THIRTY THOUSAND (30,000) SQM. TRANSFER CERTIFICATE OF TITLE NO. T-947192 SITUATED IN THE BRGY. OF BUCAL, MUNICIPALITY OF MARAGONDON, CAVITE, CONTAINING AN AREA OF SEVENTY TWO (72) SQM. TRANSFER CERTIFICATE OF TITLE NO. 857851 SITUATED IN THE BRGY. OF BUCAL, MUNICIPALITY OF MARAGONDON, CAVITE, CONTAINING AN AREA OF ONE THOUSAND TWO HUNDRED TWENTY ONE (1,221) SQM. EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 426 PAGE NO. 86 BOOK NO. V11 SERIES OF 2020 NOTARIZED DATE; JUNE 11, 2020

**BANTAYBALITA News Publishing Services  
APRIL 1, 8 & 15, 2024**

**EXTRA JUDICIAL SETTLEMENT OF  
ESTATE OF THE LATE SPOUSES  
CANDIDO V. CAUSAREN AND  
CONCEPCION OLIVAR CAUSAREN  
WITH WAIVER OF RIGHTS**

Notice is hereby given that the estate of the late Spouses **CANDIDO V. CAUSAREN** who died on August 18, 2002 at Maitim, Amadeo, Cavite and **CONCEPCION OLIVAR CAUSAREN** who died on August 15, 2005 at Dela Salle University Medical Center, Dasmariñas, Cavite that said Spouses are the Registered Owner of an AGRICULTURAL LAND covered by TAX DECLARATION OF REAL PROPERTY NO. AA-02 0019 00658 located at Maitim, Amadeo, Cavite Containing an area of ONE THOUSAND THREE HUNDRED SIXTY EIGHT (1,368 ) Square Meters, extra judicially settled among legal heirs, executed before notary public Atty. FE B. Añonuevo, under Doc. No. 166 Page no. 134 Book no. 161 series of 2024 NOTARIZED DATE APRIL 03, 2024

**BANTAYBALITA News Publishing Services  
APRIL 1, 8 & 15, 2024**

the above stated time and date.

Tagaytay City, Philippines, March 4, 2024.

(Sgd.) **VARBRAANNA. VARIAS-DIMAYUGA**  
Clerk of Court & Ex-Officio Sheriff

(Sgd.) **RYAN M. GENOVA**  
Sheriff-In-Charge

Copy Furnished:

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

The Petron Mega Plaza Building,  
No. 358 Sen. Gil Puyat Avenue, Makati City

**MARIA VICTORIA D. CAPIRAL  
c/o PAULINO E. CASES, JR.**

Attorney-in-Fact of the Mortgagee  
c/o Cases Chun & Associates Law Offices  
6TH Floor JELP Business Solutions Building,  
409 Addition Hills, Shaw Boulevard, Mandaluyong City

**HENRY S. SANTOS married to MARISSA F. SANTOS**  
Borrowers-Mortgagors

(1) 67 Magnolia St., Roxas District, Quezon City, 1103  
(2) Lot 32 Block 29 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**

**BANTAYBALITA News Publishing Services  
MARCH 25, APRIL 1 & 8, 2024**

**EXTRA JUDICIAL SETTLEMENT OF  
ESTATE OF THE LATE MARIO JESSY  
SR. V. SOSING**

Notice is hereby given that the estate of the late **MARIO JESSY SR. V. SOSING** who died on September 18, 2007 at Summerfield subd.brgy. Osorio, Trece Martirez City, Cavite, that said deceased is the owner of a HOUSE & LOT located at Phase 1, BLK. 9 LOT 166 Summerfield Subdivision, brgy. Osorio, Trece Martirez City, Cavite containing an area of TWELVE THOUSAND ONE HUNDRED SEVENTY SIX (12,176) SQUARE METERS WITH IMPROVEMENTS, extra judicially settled among legal heirs, executed before notary public Atty. FE B. AÑONUEVO under Doc. No. 131 Page no. 3 Book no. 164 series of 2024 NOTARIZED DATE: APRIL 03, 2024

**BANTAYBALITA News Publishing Services  
APRIL 1, 8 & 15, 2024**

**DEED OF EXTRA-JUDICIAL  
SETTLEMENT OF ESTATE OF THE LATE  
NARCISO SORIANO SANTOR**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **NARCISO SORIANO SANTOR**, WHO DIED ON OCTOBER 28, 2022 AT RESIDENCE HOSPICE CARE, BISMARCK ST. DALY CITY SAN MATEO, CALIFORNIA LEFT A PARCEL OF LAND DESCRIBED AS FOLLOWS: TRANSFER CERTIFICATE OF TITLE NO. 057- 2022021291 SITUATED IN THE MUNICIPALITY OF TANZA, CAVITE CONTAINING AN AREA OF SIXTY-NINE THOUSAND TWO HUNDRED TWENTY-THREE (69,223) SQM. TRANSFER CERTIFICATE OF TITLE NO. 057-2022021293 SITUATED IN THE MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, CONTAINING AN AREA OF SIXTY-TWO THOUSAND THREE HUNDRED NINETY-ONE (62,391) SQM. TRANSFER CERTIFICATE OF TITLE NO. 057-2022021294 SITUATED IN THE MUNICIPALITY OF TANZA, PROVINCE OF CAVITE CONTAINING AN AREA OF FORTY-FOUR THOUSAND FIVE HUNDRED TWENTY SIX (44,526) SQM. TRANSFER CERTIFICATE OF TITLE NO. 057- 2022021295 SITUATED IN THE MUNICIPALITY OF TANZA, PROVINCE OF CAVITE. CONTAINING AN AREA OF TWENTY THOUSAND FOUR HUNDRED FIFTY-NINE (20,459) SQM. TRANSFER CERTIFICATE OF TITLE NO. 057- 2022021296 SITUATED IN THE MUNICIPALITY OF TANZA, PROVINCE OF CAVITE CONTAINING AN AREA OF TWENTY-THREE THOUSAND EIGHTY SEVEN (23,087) SQM. TRANSFER CERTIFICATE OF TITLE NO.057-2022032077 RESIDENTIAL PROPERTY SITUATED IN THE MUNICIPALITY OF MAKATI, PROVINCE OF RIZAL, ISLAND OF LUZON, CONTAINING AN AREA OF SIX THOUSAND ONE HUNDRED NINETY- SEVEN (6,197)SQM. TRANSFER CERTIFICATE OF TITLE NO. 338566 SITUATED IN MUNICIPALITY OF MAKATI PROVINCE OF RIZAL, ISLAND OF LUZON CONTAINING AN AREA OF ONE HUNDRED EIGHTY-EIGHT (188) SQM. TRANSFER CERTIFICATE OF TITLE NO. 341545 SITUATED IN THE BO OF MULAWIN, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE CONTAINING AN AREA OF TWO HUNDRED FORTY (240) SQM. TRANSFER CERTIFICATE OF TITLE NO. 205411 SITUATED IN THE BO. OF MULAWIN, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE CONTAINING AN AREA OF TWO HUNDRED FORTY (240) SQM. TRANSFER CERTIFICATE OF TITLE NO. 205409 SITUATED IN THE BO. OF MULAWIN MUNICIPALITY OF TANZA , PROVINCE OF CAVITE CONTAINING AN AREA OF TWO HUNDRED FORTY (240) SQM. TRANSFER CERTIFICATE OF TITLE NO. T-324600 SITUATED IN THE MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, CONTAINING AN AREA OF ONE HUNDRED THIRTY-NINE SQM. DECIMETER (139.40) EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS EXECUTED BEFORE ATTY. JO-ANN R. ALCID UNDER DOC. NO. 193 PAGE NO. 39 BOOK NO. 12 NOTARIZED DATE: MARCH 15, 2024

**BANTAYBALITA News Publishing Services  
APRIL 8, 15 & 22, 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**  
 (otherwise known as **Pag-IBIG Fund**),  
 Petitioner-Mortgagee,

**EJF NO. TG-23-180**  
 -versus- FOR: Extra Judicial Foreclosure of  
 Real Estate Mortgage under Act No.  
 3135, as amended by Act No. 4118

**EDISON S. SANTOS,**  
 Borrower-Mortgagor.

X-----X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with principal office and place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, pursuant to the terms and conditions of the Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on October 7, 1998 by Borrower-Mortgagor, **EDISON S. SANTOS**, single, of legal age, Filipino citizen, with residence and postal addresses at (1) 1237 Wagas St., Moriones, Tondo, Manila and (2) Lot 50 Block 23 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-821730) 18499 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagor in the amount of TWO HUNDRED FIFTY-SEVEN THOUSAND SEVEN HUNDRED SIXTEEN PESOS AND 22/100 (Php257,716.22) inclusive of interest and other charges, as of August 15, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Ryan M. Genova, will sell at public auction on May 9, 2024 at 10:00 o'clock in the morning or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE**  
**NO. (T-821730) 18499**  
**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 50, Blk. 23 of the cons./subd. plan, Pcs-04-012899, being a portions 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 NW., along line 1-2 by Lot 51, Blk. 23, on the NE., along line 2-3 by Rd. Lot 27 (6.50 m. wide); on the SE., along line 3-4 by Lot 49; on the SW., along line 4-5 by Lot 26; and along line 5-1 by Lot 26, all of Blk. 23; all of the cons./subd. plan. Beginning at a pt. marked "1" on plan being S. 66 deg. 07'E., 5063.74 m. from BLLM No. 1, Cad-452-D, Silang Cad; thence N. 65 deg. 33'E., 10.06 m. to pt 2; thence S. 24 deg. 05'E., 4.50 m. to pt. 3; thence S. 65 deg. 33'W., 10.03 m. to pt. 4; thence N. 24 deg. 27'W., 1.02 m. to pt. 5; thence N. 24 deg. 27'W., 3.48 m. to pt. 1; beginning, containing an area of FORTY FIVE (45) SQUARE METERS. All pts. referred to are indicated on the plan and are marked on the ground by P.S. CYL conc. mons. 15x60 cm.; bearings true; date of orig. survey, Dec. 7, 1973 to Dec. 4, 1975 and that of the subd. survey, on Aug. 1-30, 1997 and was approved on Dec. 5, 1997.

is registered in accordance with the provisions of the Property Registration Decree in the name of\* **EDISON S. SANTOS**, Single, of legal age, Filipino citizen."

In the event the public auction should not take place on the said date, it shall be held on May 16, 2024 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE NO. (T-821730) 18499, 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, March 4, 2024.

**EXTRA JUDICIAL SETTLEMENT OF THE DECEASED PERSON: FELINA NUESTRO BAUTISTA WITH DEED OF ABSOLUTE SALE (PORTION SALE)**

Notice is hereby Given that the ESTATE of the Deceased PERSON **FELINA NUESTRO BAUTISTA** who Died last November 7, 1998 at Alfonso, cavite that said person Left a parcel of Land covered By Tax Declaration No, AA- 01-0014 00660 Situated in brgy. (Caytitinga) kaysuyo, Alfonso, cavite EXTRA JUDICIALLY SETTLED among Legal heirs, Executed before notary public atty. Gabriel B. Octava under DOC. No. 344 page No. 69 book No. X Series of 2023 Notarized Date June 01, 2023

**BANTAYBALITA News Publishing Services**  
**MARCH 25, APRIL 1 & 8, 2024**

**EXTRA JUDICIAL SETTLEMENT OF HERMOGENES VICEDO**

Notice is hereby given that the estate of the late **HERMOGENES VICEDO** who died approximately on 1935, at Indang, Cavite that said deceased is the Registered Owner of a real property under original certificate of title no. P-3498 situated at brgy. Lumamong Balagbag, Indang, Cavite containing an area of FOUR CADASTRAL THREE THOUSAND FOUR HUNDRED SIXTY THREE (3,463) square meters extra judicially settled among legal heirs, executed before notary public Atty. Fe B. Añonuevo, under doc. No. 68 page no. 14 book no. 164 series of 2024

**BANTAYBALITA News Publishing Services**  
**MARCH 25, APRIL 1 & 8, 2024**

**EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH ABSOLUTE SALE**

Notice is hereby Given that the ESTATE of the late **ERNESTO DE BODA CAILAN**, who Died on August 25, 2021 Left a parcel of Land covered By Tax Declaration No.AA- 13-0005-00182 Situated in the brgy. Of bukal, Municipality of maragondon, province of cavite, Containing an area of seventy-Six square meters and fifty decimeters (76.50) more or less EXTRA JUDICIALLY SETTLED among Legal heirs, Executed before notary public atty. Fe B. ANONUEVO under DOC. No. 440 page No. 88 Book No. 163 Series of 2024 Notarized Date: March 19, 2024

**BANTAYBALITA News Publishing Services**  
**MARCH 25, APRIL 1 & 8, 2024**

(Sgd.) **VARBRA ANNA. VARIAS-DIMAYUGA**  
 Clerk of Court & Ex-Officio Sheriff

(Sgd.) **RYAN M. GENOVA**  
 Sheriff-In-Charge

Copy Furnished:

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

**MARIA VICTORIA D. CAPIRAL**  
 c/o **PAULINO E. CASES, JR.**  
 Attorney-in-Fact of the Mortgagee  
 c/o Cases Chun & Associates Law Offices  
 6TH Floor JELP Business Solutions Building,  
 409 Addition Hills, Shaw Boulevard, Mandaluyong City

**EDISON S. SANTOS**  
 Borrower-Mortgagor  
 (1) 1237 Wagas St., Moriones, Tondo, Manila  
 (2) Lot 50 Block 23 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**

**BANTAYBALITA News Publishing Services**  
**MARCH 25, APRIL 1 & 8, 2024**

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

**BDO UNIBANK, INC.,**  
 Mortgagee,

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

**MARIELIZA H. MAGKAISA,**  
 Mortgagor. **FC No. 18968-24**

X-----X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **BDO UNIBANK, INC.**, mortgagee, with principal office at 11th Floor, BDO Towers Valero, 8741 Paseo de Roxas, Makati City 0726 against **MARIELIZA H. MAGKAISA**, with residence and postal address at 519 Bangalan St., Bangalan Subd., Brgy. Manggahan Lawin, Kawit, Cavite and/or Block 6 Lot 63 One Lancaster Lane, Alapan 2A, Imus, Cavite, to satisfy the mortgage indebtedness which as of February 29, 2024 amounts to ONE MILLION FIVE HUNDRED THIRTY THOUSAND FOUR HUNDRED SEVENTEEN PESOS and 72/100 (Php 1,530,417.72), Philippine Currency, including interest and penalty charges, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at public auction on May 7, 2024 at 10:00 a.m. or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Bulwagan Ng Katarungan, Aguinaldo Highway, Imus City, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following properties, with all the improvements therein, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2023001861**

"A PARCEL OF LAND (LOT 63 BLK. 6 OF THE CONS.-SUBDIVISION PLAN, PCS-04-023573, BEING A PORTION OF LOTS 1622, & 1623, IMUS ESTATE), SITUATED IN BRGY. OF ALAPAN 2-C, MUNICIPALITY OF IMUS, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 64, BLK. 6; ON THE NE., ALONG LINE 2-3 BY LOT 65, BLK. 6; ON THE SE., ALONG LINE 3-4 BY ROAD LOT 7, AND ON THE SW., ALONG LINE 4-1 BY LOT 61, BLK. 6; ALL OF THE CONS./SUBD. PLAN. x x x CONTAINING AN AREA OF FORTY THREE (43) SQ. METERS MORE OR LESS. x x x"

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

In the event the public auction should not take place on the said date, it shall be held on May 14, 2024 at 10:00 a.m. without prior notice.

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

Imus City, Cavite, Philippines, March 21, 2024.

(Sgd.) **MARIA CHONA D. TANGUANCO**  
 Sheriff IV

APPROVED:

(Sgd.) **ARMIE A. FRANCISCO**  
 Clerk of Court VI

Copy Furnished:

**BDO UNIBANK, INC.**  
 11th Floor, BDO Towers Valero, 8741 Paseo de Roxas, Makati City 0726

**JACEL DL. FLORENCIO**  
**BDO UNIBANK, INC.**  
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# WellPoint Medical Clinic and Diagnostic Center opens in Ayala Malls Vermosa this July



AS it continuously strive to optimize outcomes and overall patient experience to its clients, multispecialty and diagnostic clinic Wellpoint Medical and Diagnostic Center, Inc. (Wellpoint) open its first ever Ayala Mall branch in Vermosa, Imus City this July.

The new clinic, located at the mall's prime "wellness" wing location and in the "sports hub" community of Vermosa, will have a dedicated area for its Rehabilitation Medicine and Developmental Center.

This 4th branch, spanning over 400square meters in area, aims to bring the one-stop-shop Wellpoint experience - complete with its impressive array of board-certified specialty physicians, highly skilled and experienced staff, and state-of-the-art diagnostic equipment all aimed at providing multi-specialty services, says Dr. Mary Melodie Patos-Abram, Wellpoint Medical Clinic and Diagnostic Center, Inc. (Wellpoint) president/Chief Executive Officer and Medical Director.



To help publicize their upcoming big opening in July, Wellpoint - together with Ayala Mall officials, did a ground breaking ceremonies near the clinic's location at Ayala Malls Vermosa last Friday. In photo are Wellpoint and Ayala Mall officials, namely (from left): Mr. Francis Camañag (WellPoint Marketing Head), Mr. John Henry Patos (WellPoint General Manager), Ms. Cristina De Asis (Ayala Malls Vermosa Mall Manager) Dr. Mary Melodie Patos-Abram (WellPoint President and Medical Director), Dr. Arlynn Sanchez Garduque (WellPoint Assistant Medical Director), Ms. Rachel De Guzman (Member WellPoint Board of Directors), Ms. Thelia Cabangbang (Wellpoint Dasmariñas Clinic Supervisor), Engr. Ferdie Nolasco (Owner FD Nolasco Enterprise).

Pioneering the mall-based multi-specialty and diagnostic clinic in Cavite, Patos-Abram shares that the business continues with its upward trend in terms of gaining tractions for their offered flexibility, comfort and convenience. "Because our clients can attend to other things, like pay bills, do grocery or quick shopping," she said.

A plus factor, she believes, other than their high standard of service is, "our price, which we can say is one of the most affordable, even compared to community based diagnostic clinics," Patos-Abram adds.



Wellpoint's president/Chief Executive Officer and Medical Director, Dr. Mary Melodie Patos-Abram, shares the exciting plans for the company's new branch.

For his part, Wellpoint's General Manager John Henry Patos, is meticulously assessing the clinic's operations to cater to the needs of the Vermosa clients. He emphasizes the enhancement of the patient appointment system, noting its increasing significance based on feedback from existing client base across other clinic branches.

Founded in 2005, Wellpoint, with its strong commitment to providing comprehensive healthcare services, first established its multispecialty and diagnostic clinic at SM City Bacoor. They have another in-mall branch in SM Dasmariñas and a stand alone branch near SM Bacoor. The clinic is one of the most trusted and preferred multi-specialty clinic in Cavite and nearby cities.

For more information about Wellpoint, please check their website at <https://wellpointmedicalclinic.com>