

**PBBM to China:
Stop West PH Sea
aggression and
we'll remove US
missile system** **see
P.2**



JVA project ng Cavite Bus Rapid Transit System pinirmahan na

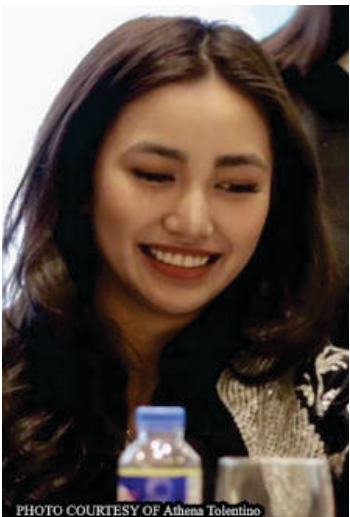


PHOTO COURTESY OF Athena Tolentino

Gov. Athena Tolentino

Sa kanyang Facebook page, sinabi ni Cavite Gov. Athena Tolentino na makararanas na ng maginhawang biyahe ang mga commuter na Cavitenos.

Kaugnay ito ng pinirmahang Joint Venture Agreement para sa mas maayos na biyahe sa pamamagitan ng Bus Rapid Transit System.

Ito, ayon sa gobernador ay isang Public-Private Partnership (PPP) program ng Megawide Construction Corp. at ng Maplecrest Group Inc.

Ayon pa kay Tolentino, ito ang kauna-unahang is the first PPP project ng lokal na pamahalaan at ng isang pribadong kompanya ng bus.

Ang rutang tatakbuhan ng proyekto ay may habang 42-kilometro na magkokonekta sa mga lungsod ng Imus, Gen. Trias, Trece Martires; mga bayan ng Kawit, Tanza at kalapit na mga

lugar.

Magkakaroon din ito ng rutang uugnay sa Metro Manila, sabi ni Gov. Tolentino.

Magkakaroon ito ng tatlong terminal at 47 na estasyon, kasama ang Parañaque Integrated Terminal Exchange.

"Matapos ang mahigit isang dekada ng paghihintay, ang proyektong ito ay magiging daan para sa mas magaan at mas mabilis na transportasyon sa Cavite," sabi ng gobernador.

Aniya pa: "Isang bagong kabanata para sa ating lalawigan. This is a significant step forward in improving our province's infrastructure ang quality of life."

Sa pagtantiya, magseserbisyo ito ng 10,00 commuter at lalago pa hanggang 50,000 pasahero.

**Pag-IBIG Fund
Launches
"1 Plus 1
Raffle Promo"** **see
P.2**

**'Tol ng bawat
Pilipino!'**

REVANZE

**Top 3 Dasmarias
City Top Councilors
for 2025 May 12
midterm elections**

**BUSISIIN
NATIN**

**Paalala sa
mga pikon
Here n There**

**Leila de Lima on
ML party-list bid:
I need to work
again for
the people!**

Former Senator Leila de Lima is not running for senator this May midterm elections.

She is one of the three nominees of Mamamayang Liberal (ML) party-list group in the hopes of continuing her fight for justice and good governance.

"Sa Partylist po ako, 'yung ML."

De Lima-- a former Justice Secretary -- spent nearly seven years behind bars on drug trafficking cases filed by the Duterte administration, which have already been junked by the court.



**Sa 'blank bicam report'
'Wag gawing bobo
ang mga Pilipino:
Atty Rodriguez**

Kinastigo ni Atty Vic. Rodriguez ang isang kongresista na nangatwiran na typographical. o clerical at printing error lamang ang kontrobersiyal na blank bicameral report ng 2025 national budget.

Ito ang sagot ni Rodriguez, dating executive secretary ni Pres. Bongbong Marcos, sa depensa ni House appropriations committee acting chairperson at Marikina Rep. Stella Quimbo na may omnibus motion na nagbibigay ng otorisasyon sa Bicameral conference committee secretariat na itama ang mga pagkakamali sa General Appropriations Bill (GAB).

"I agree there is a omnibus motion....pero hindi naman istupido ang Pilipino para hindi maunawaan kung ano ang nilalaman ng omnibus motion," ani Rodriguez.

Nakasaad sa omnibus motion na tanging "correction of typographical, grammatical at printing errors" ang trabaho ng secretariat, sabi ni Rodriguez.

Ipinaliwanag niya na walang sinasabi sa nasabing mosyon na lagyan ng halaga ang proyekto at programa ng gobyerno na iniwang blangko sa Bicameral conference committee report ng 2025 national budget na nagkakahalaga ng P6.325 trillion.

"Kaya nga tayo nagsasabi, this is immoral, this is unconstitutional at ito ay nangyari I think, sa kauna-unahang pagkakataon," sabi ng abogado.

Nagsampa na si Rodriguez at iba pang indibidwal sa Supreme Court upang liwanagin ang isyu sa tinatawag na pinaka-corrupt na national budget ng bansa. /BB news desk



**Sa PhilHealth,
damang-dama ang
benepisyo!**



Mga dapat tandaan:

- Hindi dapat singilin ng dagdag-bayad ang mga pasyenteng na-admit sa basic o ward accommodation ng mga pampubliko at pribadong health facilities
- Magkakaroon lang ng co-payment o dagdag-bayad ang pasyente kapag piniling ma-confine sa non-ward accommodation kung saan:
 - May dagdag amenities
 - Makapipili ng physician
 - May upgrade o karagdagang mga serbisyo
- Bago lumabas o ma-discharge sa ospital, siguraduhin na naibawas ang inyong PhilHealth benefits (ayon sa case rate amount) mula sa inyong total hospital bill

Huwag matakot magpagamot, sagot kayo ng PhilHealth!

PBBM to China: Stop West PH Sea aggression and we'll remove US missile system

President Bongbong Marcos, vowed to return the Philippines' Typhon missile launchers to the United States – only if

China stops claiming Manila's territories as theirs and stops its aggressive and coercive behavior in the West

Philippine Sea.

He made the remarks in an interview at the Mactan-Cebu International Airport on

Thursday afternoon, January 30.

Marcos was asked on Beijing's demand for Manila to withdraw the

Typhon missile launchers deployed by the U.S., initially in Laoag City's airfield but moved to another location in Luzon.

"You know. Let's make a deal with China: Stop claiming our territory, stop harassing our fishermen and let them have a living, stop ramming our boats, stop water-cannoning our people," PBBM said.

He went on: "Stop firing lasers at us, and

stop your aggressive and coercive behavior, and I'll return the Typhon missiles. Tigil nila yung ginagawa nila, ibabalik ko lahat 'yan."

Earlier, Chinese foreign ministry spokesperson Mao Ning told the Philippines to "correct the wrongdoing" by pulling out the Typhon missile system deployed by the U.S., and to "stop going further down the wrong path."

Pag-IBIG Fund Launches "1 Plus 1 Raffle Promo"

Pag-IBIG Fund has rolled out the "Pag-IBIG 1 Plus 1 Raffle Promo," an initiative aimed at encouraging more Overseas Filipino Workers (OFWs), self-employed individuals, online sellers and informal sector workers to register as members and save with Pag-IBIG Fund.

Running until Nov. 30, 2025, the promo rewards active Pag-IBIG Fund members who successfully register members from these sectors, enabling the agency's programs and services to benefit more Filipinos.

Secretary Jose Rizalino L. Acuzar of the Department of Human Settlements and Urban Development (DHSUD), who chairs the 11-member Pag-IBIG Fund Board of Trustees, said OFWs and informal sector workers are increasingly accessing Pag-IBIG's offerings through the raffle initiative.

"Through the 1 Plus 1 Raffle

Promo, we are able to reach more Filipino workers and provide them with avenues to save for their future and obtain affordable homes, especially under our Pambansang Pabahay Para sa Pilipino Housing (4PH) Program," Acuzar said.

Under the 1 Plus 1 Raffle Promo, active Pag-IBIG members who have saved in their Pag-IBIG Regular Savings within the last three months—referred to as "Pag-IBIGfluencers"—can invite at least one OFW or informal sector worker to become a new member, or to reactivate one's Pag-IBIG membership (the "Plus 1").

Both the Pag-IBIGfluencer and the Plus 1 gain eligibility for the agency's savings and housing loan programs, with each participant having a chance to win up to P500,000 in the Grand Draw.

Pag-IBIG Fund Chief Executive Officer Marilene Acosta said more than 7,000 new and reactivating



members have already joined the promo in its first month, increasing both the agency's membership and savings collections.

"The Pag-IBIG 1 Plus 1 Raffle Promo is more than just an incentive program—it is our way of recognizing and rewarding the trust and support of our members," Acosta said.

Those interested in joining the Pag-IBIG 1 Plus 1 Raffle Promo may sign up at.

Sa mga edad 80 pataas: may P10k cash gifts na tatanggapin

OTSENTA (80) anyos at higit pa ang edad na ba kayo?

Nagpaalaala ang National Commission on Senior Citizens (NCSC) sa mga octogenarian senior citizens na simulan nang ayusin ang inyong aplikasyon -

- para sa minsan na pagtanggap ng P10,000 cash gifts.

Tinukoy ng NCSC ang mga edad 80, 85, 90, at 95 anyos dahil may insentibong cash gifts na matatanggap sa ilalim ng Republic Act (RA) No. 11982 (

Expanded Centenarian Act).

Ibinalita ni NCSC officer-in-charge, Commissioner Dr. Mary Jean Loreche na inihahanda na ng Department of Budget and Management (DBM) ang pondo para sa mga octogenarian na nagdiwang ng kaarawan mula Marso 17 2024 hanggang Disyembre 31 December 2024.

Ayon kay Loreche kung sumapit sa edad 80, 85, 90, at 95 ang

isang senior mula Marso 17, 2024 hanggang Dis. 31, 2024, makatanggap sila ng P10K cash gifts.

Hinikayat ni Loreche ang mga octogenarian na magdiriwang ng kaarawan simula Enero 1 hanggang Dis. 2025 na simulan na ang pagproseso ng kanilang aplikasyon para matanggap ang kanilang cash give ngayong 2025.

Pinayuhan ni Loreche ang mga interesado na magtanong sa Office of the Senior Citizens Affairs (OSCA) sa kanilang lokalidad.



kamanghang manginga ng akompliment.

Mula pa sa pagkabata, maagang natuto si Atty. Castro ng kaalaman sa mahusay na paghahanda sa oras niya.

Mahalaga, sabi ni Cavite Comelec Chair Castro, mahalaga ang time management, magagawa ang multi-tasking.

Wala raw naman kahit isang kandidato ang nagbanta sa kanya, "Mababait ang mga taga-Cavite."

Kung paano niya nagagampanan ang pamilya at bilang opisyal ng Comelec, inilarawan niya na may pagkakaiba.

Iba ang gawaing pambayan na kailangang makapa ang pagkakaiba-iba ng ugali ng bawat kawani na nasa ilalim ng kanyang supervision.

Kinilala niya, sabi kay Pres. Calderon, ang likas na ugali ng mga Cavitenos.

Brutally frank daw ang mga Cavitenos na hindi mangingimi na sabihin ang nasa puso at sa isip, at iyon ay nagagawa niyang matimbang at so far, maayos naman ang relasyon niya sa mahigit na 90 tauhan ng Comelec Cavite.

Walang personalan sa kanya, sabi niya, lahat ay trabaho lang at

para sa kapakanan ng mahusay na pagtatrabaho para sa bayan.

Seryoso sa trabaho at inuuna niya ang pagtitiwala sa Diyos sa pagganap sa tungkulin, at inaamin niya, tulad ng karaniwang public servant, nagkakamali siya.

Pero handa siya na ituwid ang kung anomang nagawa na sa tingin ng kapwa.

Pamilya pala ng lawyer si Madam Mitzele, kaya kinonsider niya matakapos ng high school, maging abogado.

Congratulations sa Episode 1 ng Real Talk, at salamat po at mabuhay po kayo, Cavite Provincial Comelec Supervisor Morales-Castro.

Thru this column, sana mapagbigyan kami sa aming next episode ay ang Real Talk sa mga kandidato natin ngayong midterm elections at nang maparating nila ang advocacy, ang kanilang nais gawin sa bayan kung sila ay mananalo sa posisyong nais nila na mahalal.

Para sa kabuuang panonood sa first Episode 1 ng Real Talk, visit our BantayBalita Facebook page.

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Top 3 Dasmarinas City Top Councilors for 2025 May 12 midterm elections



Rudy Lara, Robin Cantimbuhan, at Rey Canaynay

In a recent survey -- na isinagawa namin -- top choice na kandidatong konsehal ng Dasmarinas City ay si City Councilor Rudy Lara sa nalalapit na 2025 election, at Top second choice ay si Councilor Robin Cantimbuhan, Top third choice si Councilor Rey Canaynay.

Ang ika-4 na puwesto ay pinag-aagawan nila Jeg Gonzales, Kevin Tapawan, Azlie Guro at Jorge Magno. Noong 2022 elections, si Konsehal Rudy Lara ay ay nakakuha ng 201,280 votes na sinundan ito ni Rey Canaynay na nakakuha ng 191,522 votes at

halos magpandikit ang mga boto nina Canaynay at Cantimbuhan na 101,311 votes.

Hindi na ikagugulat kung sa May 2025 elections, muling manguna si Konsehal si Rudy Lara, ito ay bunga ng outstanding performance niya sa City Sanggunian, at sa magandang serbisyo sa a mamamayan ng lungsod.

Si Konsi Lara ay masasabing batikan na sa public service -- nagsimula siyang maglingkod sa barangay, naging konsehal bago pa maging component city ang Dasmarinas.



**BUSISIIN
NATIN**

★ **Tom Halim**

Nang matapos ang termino nina bilang konsehal, nahalal naman si Konsi Lara bilang kinatawan ng 4th District ng Cavite (Dasmarinas City) at matapos, muling nahalal na city councilor.

Hindi nangarap si Councilor Lara na sa mas mataas na tungkulin sa siyudad. Bilang matapat na kasapi ng partido, magang sa loob niya, kung anoman ang tungkuling ibibigay sa kanya -- na tungkuling buong tapat niyang ginagampanan para sa kabutihan ng mamamayan ng Dasmarinas City.

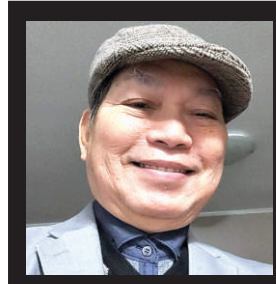
Paalala sa mga pikon

Kung pinuna o pinaalalahanan natin ang isang public official - halal o hinirang sa tungkulin sa gobyerno, e.g. governor, mayor, congressman o senador, o ang isang karaniwang kawani, clerk o kagawad o tanod ng barangay o janitor sa isang opisina ng gobyerno, ito ba slander o paninirang-puri?

Mali ba na ating punahin at isapubliko sa pamamagitan ng sulat, balita o pag-post sa social media ang mga maling gawain, halimbawa ni Barangay Kap, clerk of court o isang huwes, o isang police officer, o isang prinsipal o titser ng paaralan, o isang LGU department head, at iba pang public servant?

Sabi ng ating Supreme Court (SC), hindi ito paninira o slander, kung ang batikos ay may kinalaman, at kaugnayan sa pagganap sa tungkulin ng naturang opisyal o kawani ng gobyerno.

Kung tawagin nating "inutil" at "bobo" at "tamad" si Konsehal o si Mayor o si police



Here n There

★ **ELI TAPARAN II**

captain, lalo at may kalakip na matitibay na ebidensiya, libelo ba iyon?

Ayon sa maraming hatol ng mga hukuman, ang pagkastigo sa mga taong gobyerno ay bahagi ng free speech na ginagarantiyahan ng ating Konstitusyon.

Kasama rito ang kalayaang magtipon-tipon at magpahayag ng panig o kontra sa mga patakaran ng gobyerno.

Freedom of assembly ito, pero dapat gawin sa mapayapang paraan at walang layuning pag-uudyok na pag-aalsa sa marahas na paraan laban sa pamumuno at estado.

Ginagarantiyahan at pinoprotektahan ng ating Konstitusyon at iba pang mga batas ang kalayaan sa pagsasalita at pagpapahayag ng damdaming bayan at kondenahin ang mga mali na nakikita sa gobyerno.

No law shall be passed abridging the freedom of the press, of speech and assembly!

Walang batas na maaaring pagtibayin na sisikil sa kalayaan sa pamamahayag, ng pagpapahayag at malayang pagtitipon. Utos yan ng Constitution natin.

Karapatan ng taumbayan na hingiin sa public servant ang paliwanag at accountability, lalo na sa pagtupad sa tungkulin at paggasta sa pondo ng bayan.

Tungkulin ng taumbayan na hingiin at isakdal ang mga nasa pamahalaan na managot sila sa kanilang paglabag sa Konstitusyon at mga

batas ng bayan.

Ayon sa 2nd Division ng Supreme Court ang kalayaan sa pagpapahayag (freedom of speech) ay isang mahalagang sangkap ng demokrasya.

"Recognizing that free speech empowers the citizens in exacting accountability from public officers, conviction for defamation involving statements related to their discharge of official duties entails proof that they were made with actual malice," sabi ng Korte Suprema.

Actual malice -- ito 'yung paninira sa isang taong gobyerno kahit alam ng nagpapatang na hindi totoo at wala kahit kapisang katotohanan o katibayan ng paglabag sa batas ang ipinapatang.

Sabi ng SC: "Actual malice cannot be presumed."

Hindi maaaring agad maipalagay o masasabi na sinadya o walang batayan sa katotohanan ang mga pahayag laban sa isang taong-gobyerno.

Eto pa ang sabi ng Korte Suprema: "xxx that persons of authority, especially those elected by the public, must be prepared for scrutiny as well as criticisms, saying that being sensitive has no place in public service."

Sa maikling salita, dapat na tanggapin ng mga taong gobyerno, lalo na ang mga inihalal sa puwesto na karapatan at tungkulin ng taumbayan na punahin at kastiguhin sila kung may nakikitang mga maling gawi o pag-abuso, pagnanakaw, o gawaing imoral.

Sabi ng Korte Suprema, walang lugar sa serbisyo publiko ang mga pikon at maninipis ang kutis kapag kinakastigo ng taumbayan.

Dagdag ng sabi ng **Sundan sa pahina 5**

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Bong Revilla Jr. is now listed No. 11 in the ballot

The Commission on Elections (Comelec) clarified that reelectionist Senator Ramon 'Bong' Revilla is now listed No. 11 in the column of the ballot for the senatorial election on May 12, 2025.

Comelec chair George Garcia said that Revilla changed his surname in 2009, so his name appears as "Bong Revilla, Ramon Jr."

The poll body said there was a decision from the Cavite Regional Trial Court in 2009 that granted his request to change his surname to Bong Revilla.

The same name

was also used in the 2019 elections, the Comelec said.

"There is an RTC decision from 2009 granting his petition to change his name. OSG did not oppose," Garcia said in a message to reporters.

Bong Revilla is the son of former actor and Senator Ramon Revilla Sr.

In the 1980s and 1990s, Revilla Jr. started as an action star before entering politics.

He served as Cavite vice governor, then governor and served as senator from 2004 to 2016 and was reelected

in 2019.

In 2013, Revilla was accused of plunder in the P10-billion pork barrel along with senators Juan Ponce Enrile and Jinggoy Estrada.

In 2018, he was acquitted in this case but was ordered by the Sandiganbayan to return the P124 million he allegedly obtained from the scam which, he has not yet addressed.

Despite these controversies, Bong Revilla remains a very popular and powerful figure in Philippine politics.

He is married to Cavite 2nd District



Representative actress Lani Mercado-Revilla.

Bong's two sons are Cavite 1st District Rep. Jolo Revilla and Agimat partylist Rep. Bryan Revilla.

Lacson umaangat sa survey

Isa si dating Senador Panfilo 'Ping' Lacson sa gustong ibalik ng mga botante sa Senado.

Ayon sa hling survey ng Social Weather Station (SWS), umakyat sa ika-5 puwesto ang Caviteñong senador sa survey ngayong Enero na nakakuha siya ng 35% voter preference rating.

Noong December 2024 rating, nasa ika-7 puwesto si Lacson.

Samantala, umarangkada nang husto sa ika-2 puwesto si datingr Senate President Tito Sotto sa



survey ng SWS ngayong Enero na kumuha ng 38 percent voter preference.

Nasa ika-5 puwesto si Sotto sa survey ng SWS noong Disyembre 2024

Pekeng survey sa Maynila, kinondena

"Depeate attempts at deception."

Ito ang sinabi ni Manila City Administrator Bernie Ang tungkol sa aniya ay mapanlinlang at desperadong paraan ng mga katunggali ni Mayor Honey Lacuna upang sirain ito sa mamamayang Manileno.

Iniinsulto raw ng mga pekeng survey ang talino ng mga botante ng Maynila.

Tinukoy ni Ang ang inilabas na fake survey na ginawa raw sa Pamantasan ng Lungsod ng Maynila (PLM) at Manila City Hall employees na nagpapakita na na kulelat ang alkalde at nangungina si dating

Mayor Isko Moreno.

"The disparity or difference shown on the fake surveys is so ridiculous that no one in his right mind will believe them. This is a clear sign of desperation on the part of our political foes and we take this to mean that they have accepted defeat this early," paliwanag ni Ang.

Ayon kay Ang, itinatanggig pamunuan ng PLM, ay itinatangi na may ganun survey.

Nagtatanong naman ang mga City Hall employee kung sino at saan nanggaling ang survey.

Sabi pa ni Ang, matitino ang isip ng mga kawani ng City Hall at

hindi sila sumasawsaw sa politika, lalo na at ito ay ibinabawal.

Walang nangyaring survey sa City Hall at inimbento lamang at isang paninira ang survey na iyon, sabi ni Ang.

Aniya pa: "Only the one releasing it can fabricate to his favor."



Mayor Honey Lacuna

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EXTRA JUDICIAL SETTLEMENT OF STATEMENT OF THE LATE TIRSO ARAGO RONCALES

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **TIRSO ARAGO RONCALES** WHO DIED ON SEPTEMBER 10, 1992 AT ORAS DISTRICT HOSPITAL, ORAS, EASTERN SAMAR LEFT A PARCEL OF LAND SITUATED IN CAMANGA, ORAS, EASTERN SAMAR WITH LOT NO. 1888 AND SURVEY NO. CAD 515-D CMSP NO. 1 CONTAINING AN AREA OF TWO HUNDRED EIGHTEEN (218) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 23 PAGE NO. 5 BOOK NO. V111 SERIES OF 2025 NOTARIZED DATE JANUARY 27, 2025

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EXTRA JUDICIAL SETTLEMENT OF STATEMENT OF THE LATE ROLANDO SANTIAGO PUROC

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **ROLANDO SANTIAGO PUROC** WHO DIED IN SEPTEMBER 2, 2021 AT BLK. 2 LOT 9 SECTION 11 PH. 1 PABAHAY 2000 BAGTAS, TANZA, CAVITE LEFT A PARCEL OF LAND SITUATED AT BLK. 2 LOT 9 SECTION 11 PH. 1. PABAHAY 2000 BAGTAS, TANZA, CAVITE CONTAINING AN AREA OF THIRTY SIX (36) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 95 PAGE NO. 19 BOOK NO. 111 SERIES OF 2025 NOTARIZED DATE JANUARY 13, 2025

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EXTRA JUDICIAL SETTLEMENT OF ESTATE OF DOROTEA MULINGYAW LARA

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **DOROTEA MULINGYAW LARA** WHO DIED ON MARCH 03, 1975 AT SILANG, CAVITE LEFT A PARCEL OF LAND COVERED BY TAX DECLARATION NO. 18-0036-00672 LOCATED AT THE BRGY. OF MAGUYAM, SILANG, CAVITE CONTAINING AN AREA OF FOUR HUNDRED TWENTY (420) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 459 PAGE NO. 92 BOOK NO. 165 SERIES OF 2024 NOTARIZED DATE MAY 07, 2024

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ERRATUM

THIS IS TO CORRECT THE ENTRY OF THE DEED OF EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE LATE **SPS. MARIANO R. QUION AND FRANCISCA N. QUION** PUBLISHED IN BANTAYBALITA NEWS PUBLISHING SERVICES LAST JANUARY 6, 13 & 20, 2025 THAT THE TRANSFER CERTIFICATE OF TITLE NO. EP-132 LOCATED AT THE BRGY. PASONG KAWAYAN 11, GEN. TRIAS, CAVITE MEASURING A TOTAL OF FOUR HUNDRED SEVENTY-NINE (479) SQUARE METERS AS ADDED

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Paalala sa mga pikon

Mula sa pahina 3

Kataastaasang Hukuman: "Being 'sensitive' has no place in this line of service, more so when allowing otherwise has the potential to create a chilling effect on the public." Pero, kung kapritso o gusto ng mga pikon o makakapal ang hiya na magdemanda -- kung nanaisin nila, walang makapipigil sa kanila. Kaya lang, madalas, sa basurahan ng husgado ang bagsak ng mga kasong panggigipit at pananakot na naisasampa ng mga pasahod ng gobyerno! (taparaneliseo@gmail.com)

EXTRA JUDICIAL SETTLEMENT OF STATEMENT OF THE LATE REMEDIOS DONES CASTRO

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **REMEDIOS DONES CASTRO** WHO DIED ON OCTOBER 4, 2020 AT DIVINE GRACE MEDICAL CENTER BRGY. TEJERO, GEN.TRIAS, CAVITE LEFT A PARCEL OF LAND SITUATED AT BRGY. BUCAL, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-432 743 CONTAINING AN AREA OF FIVE THOUSAND (5,000) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 244 PAGE NO. 49 BOOK NO. V SERIES OF 2025 NOTARIZED DATE: JANUARY 20, 2025

BANTAYBALITA News Publishing Services
JANUARY 20, 27 & FEBRUARY 3, 2025

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF JULIETA HERNANDEZ LUNA

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **JULIETA HERNANDEZ LUNA** WHO DIED ON AUGUST 13, 2022 AT GEN.TRIAS CITY, CAVITE LEFT A PARCEL OF LAND LOCATED IN BRGY. PASONG KAWAYAN II, GEN.TRIAS CITY, CAVITE COVERED BY CERTIFICATE OF TITLE NO. CARP 2018000138 OF THE REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE CONTAINING AN AREA OF TWO THOUSAND TWO HUNDRED NINE (2,209) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. MA.ANGELA FRANCESCA Y. CABRAL UNDER DOC. NO. 308 BOOK NO. II PAGE NO. 63 SERIES OF 2024 NOTARIZED DATE: APRIL 11, 2024

BANTAYBALITA News Publishing Services
JANUARY 20, 27 & FEBRUARY 3, 2025

EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH DEED OF ABSOLUTE SALE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **PLACIDA S. SALAZAR** WHO DIED ON MAY 29, 2014 IN CARMONA, CAVITE LEFT A PARCEL OF LAND COVERED BY ORIGINAL CERTIFICATE OF TITLE NO. 0-827-A OF THE REGISTRY OF DEEDS, CAVITE LOCATED IN MAGALLANES ST. POBLACION 7, CARMONA, CAVITE, CONTAINING AN AREA OF FIVE HUNDRED FIVE (505) SQUARE METERS DIVIDED INTO 2 PARCEL (1) CONTAINING AN AREA OF TWO HUNDRED AND TEN (210) SQUARE METERS (2) TWO HUNDRED AND NINETY FIVE (295) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. CHONA MONARBA ORBITA UNDER DOC. NO. 225 PAGE NO. 46 BOOK NO. XXV SERIES OF 2021 NOTARIZED DATE: APRIL 19, 2021

BANTAYBALITA News Publishing Services
JANUARY 13, 20 & 27, 2025

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

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

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

FC Case No. 19281-24

BERNADETTE G. CAPON, Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG FUND)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Ave., Makati City 1200, against **BERNADETTE G. CAPON**, mortgagor, with residence and postal address at Lot 4 Block 10 Greenpark Villas, Malagasang 2ND, Imus, Cavite and/or 40 Kasoy St., Western Bicutan, Taguig City, to satisfy the mortgage indebtedness which as of November 19, 2024 amounts to FOUR HUNDRED NINETY SIX THOUSAND NINE HUNDRED FORTY-FIVE PESOS & 98/100 (P496,945.98), 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 MARCH 4, 2025 at 10:00 A.M. or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2013006692

"A PARCEL OF LAND (LOT 4 BLOCK 10 OF THE SUBD. PLAN, PSD-04-211716, BEING A PORTION OF LOT 1828, IMUS ESTATE, LRC RECORD NO. 8843), SITUATED IN THE BARANGAY OF MALAGASANG 2ND, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 3; ON THE SW., ALONG LINE 2-3 BY LOT 6, BOTH OF BLOCK 10; ON THE NW., ALONG LINE 3-4 BY ROAD LOT 14; AND ON THE NE., ALONG LINE 4-1 BY LOT 2, BLOCK 10, ALL OF THE SUBD. PLAN. X X X CONTAINING AN AREA OF THIRTY SIX (36) SQUARE METERS. X X X"

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

In the event the public auction should not take place on the said date, it shall be held on MARCH 11, 2025 at 10:00 A.M. without further notice.

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

Imus, Cavite, January 7, 2025.

(Sgd.) WILMAR M. DE VILLA
Sheriff IV
BRANCH 21

APPROVED:

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

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 1200

ATTY. MELANIO A. BADENAS, JR.
Atty.-in-Fact, GCCS & Associates Corp.
Rm. 209 Megastate Bldg., No. 737 G. Araneta Ave., Tatalon, Quezon City 1113

BERNADETTE G. CAPON
Lot 4 Block 10 Greenpark Villas, Malagasang 2ND, Imus, Cavite and/or 40 Kasoy St., Western Bicutan, Taguig City

BANTAYBALITA News Publishing Services
JANUARY 20, 27 & FEBRUARY 3, 2025

0RA 9048 Form No. 1.1. (LCRO)
(Revised 17 Aug. 2001)

Republic of the Philippines
Local Civil Registry Office

Province Iloilo
City/Municipality: Iloilo

Republic of the Philippines)
City of Imus) SS Petition No. MP-CCE-0008-2025 RA 10172

PETITION FOR CORRECTION OF CLERICAL ERRORS
IN THE CERTIFICATE OF LIVE BIRTH

I, SYLVIA V. CAO, of legal age, Philippine (complete name of petitioner) (nationality-citizenship), and a resident of B14 I.15 Greentown VIII,
3, Bayan Luma I, City of Imus, Cavite, after having been duly sworn to in accordance with law,
(complete address)

hereby declare that:

1) I am the petitioner seeking correction of the clerical error in:

a) ☒ my Certificate of Live Birth
b) ☐ the Certificate of Live Birth of N/A
c) who is my N/A (relation of owner to the petitioner)

2) I was born on 03 April 1971 at Iloilo (date of birth) (city-municipality)

Iloilo (province) Philippines (country)

3) The birth was recorded under registry number 3850.

4) The clerical error(s) to be corrected is (are): (Use additional sheets, if necessary.)

Item No.	Description	From	To
6	child's Date of Birth	JULY 3, 1971	APRIL 3, 1971

5) The facts/reasons for filing this petition are the following: (Use additional sheets, if necessary.)
To reconcile my Certificate of Live Birth with my family and official records, I am filing this petition to request for the correction of this entry: child's Date of Birth from "JULY 3, 1971" to "APRIL 3, 1971" in my Certificate of Live Birth.

6) I submit the following documents to support this petition: (Use additional sheets, if necessary.)
a) My Certificate of Live Birth that needs correction (PSA copy)
b) My Baptismal Certificate
c) My Marriage Contract
d) My medical records
e) Barangay, Police and NBI Clearances
f) My valid IDs (Philvss, Driver's License, BIR TIN & COMELEC)
g) Affidavit of Discrepancy
h) Affidavit of Unemployment

7) I have not filed any similar petition and that, to the best of my knowledge, no other similar petition is pending with any LCRO, Court or Philippine Consulate.

8) I am filing this petition at the LCRO of Imus Cavite (city-municipality) (province)

in accordance with R.A. No. 10172 and its implementing rules and regulations.

SYLVIA V. CAO
Signature over printed name of petitioner

VERIFICATION

I, SYLVIA V. CAO, the petitioner, hereby certify that the allegations herein are true and correct to the best of my knowledge and belief.

SYLVIA V. CAO
Signature over printed name of petitioner

SUBSCRIBED AND SWORN to before me this 13th day of January 2025
in the city/municipality of Imus, petitioner exhibiting her Community Tax Certificate No. 29154185 issued at City of Imus on 13 January 2025.

(SGD) RANDY B. GONZALES
OIC-City Civil Registrar

Payment of filing fee (Please attach copy of the official receipt.)
O.R. No. Attached herewith is certified true copy of Certificate of Indigency
Amount paid N/A
Date paid Issued on 13 January 2025

BANTAYBALITA News Publishing Services
JANUARY 20 & 27, 2025

EXTRA JUDICIAL SETTLEMENT OF STATEMENT OF THE LATE REMEDIOS DONES CASTRO

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **REMEDIOS DONES CASTRO** WHO DIED ON OCTOBER 4, 2020 AT DIVINE GRACE MEDICAL CENTER BRGY. TEJERO, GEN.TRIAS CAVITE LEFT A PARCEL OF LAND LOCATED AT BRGY. BUCAL, MUNICIPALITY OF TANZA PROVINCE OF CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-432743 CONTAINING AN AREA OF TEN THOUSAND (10,000) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 245 PAGE NO. 49 BOOK NO. V SERIES OF 2025 NOTARIZED DATE: JANUARY 20, 2025

BANTAYBALITA News Publishing Services
JANUARY 20, 27 & FEBRUARY 3, 2025

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE LATE JAY C. GERNALE WITH DEED OF ABSOLUTE SALE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **JAY C. GERNALE** WHO DIED ON JANUARY 30, 1995 AT ZAMORA, PACO, MANILA LEFT A PARCEL OF LAND SITUATED IN BARRIO OF PIELA & PALIPARAN, MUNICIPALITY OF DASMARIÑAS PROVINCE OF CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-192221 CONTAINING AN AREA OF TWO HUNDRED SEVENTY TWO (272) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FELIZARDO M. IBARRA UNDER DOC. NO. 74 PAGE NO. 15 BOOK NO. 10 SERIES OF 2024 NOTARIZED DATE OCTOBER 30, 2024

BANTAYBALITA News Publishing Services
JANUARY 13, 20 & 27, 2025

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

NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC),
Petitioner/Mortgagee,

File No. FC-DC- 1562 – 24
For: Extra-Judicial Foreclosure of
Real Estate Mortgage under Act No.
-versus- 3135 as amended by Act No. 4118

RICARDO T. OLAYRA,
Respondent/Mortgagor.

X-----X

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act No. 3135, as amended by Act No. 4118 filed by the petitioner/mortgagee, **NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC)**, a government owned and controlled corporation created under P.D. No. 1267, with postal address at 104 Amorsolo Street, Legaspi Village, Makati City, in favor of the **GOLDEN BAY REALTY & DEV'T CORP.**, a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines with principal place of business at 7th Floor Metrobank Plaza, Sen. Gil Puyat Ave., Makati City, against the respondent / mortgagor, **RICARDO T. OLAYRA**, with postal address at D-10 BEMS Village, Fort San Felipe, Cavite City; Lot 50 Bloc 34, Golden City Dasma 4, Bo. Salawag, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of 31 October 2024 amounts to FIVE HUNDRED FORTY SEVEN THOUSAND TWO HUNDRED ELEVEN PESOS & 04/100 (Php 547,211.04), exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on February 14, 2025 at 10:00 o'clock in the morning or soon thereafter at the Ground Floor Lobby, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro 1, 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-528918

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Dasmariñas, Province of Cavite, bounded and described as follows:

A parcel of land (Lot 50 Blk. 34 of the subd. plan PSD-042106-068305, being a portion of Lot 5777-C-1, PSD-042106-059852, LRC Rec. No.), situated in the Brgy. Salawag, Mun. of Dasmariñas, Province of Cavite, Island of Luzon. Bounded on the SE., along line 1-2 by Lot 49; on the SW., along line 2-3 by Lot 48 both Blk. 34; on the NW., along line 3-4 by Road Lot 1; & on the NE., along line 4-1 by Lot 52, Blk. 34 all of the subd. plan. Beginning at a point marked "1" on plan being S. 22 Deg. 57'E., 377.75 m. from MON. 171, Imus Estate; Thence due SOUTH 5.75 m. to point 2; Thence due WEST 9.50 m. to point 3; Thence due NORTH 3.75 m. to point 4; Thence due EAST 9.50 m. to the point of beginning; containing an area of THIRTY FIVE SQ. METERS & SIXTY THREE SQ. DECIMETERS (35.63) SQ. METERS. All points referred to are indicated on the plan and are marked on the ground by P.S., CYL. CONC. MONS. 15.60 cm; Bearings true; Date of original survey July 27, 1905 – June 11, 1908 and that of the subd. survey, Oct. 1 – Nov. 30, 1993 and was approved Feb. 10, 1994.

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

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

In the event the publication auction should not take place on the said date and time, it shall be held on February 28, 2025 at the same time and place without further notice.

Dasmariñas City, Province of Cavite, January 10, 2025.

(Sgd.) GERALDA A. FARGAS
Sheriff IV

(Sgd.) ATTY. MARCELAL L. BAYBAY
Clerk of Court VI & Ex-Officio Sheriff

Copy furnished:

National Home Mortgage Finance Corp. (NHMFC)
104 Amorsolo Street, Legaspi Village, Makati City

RICARDO T. OLAYRA
D-10 BEMS Village, Fort San Felipe, Cavite City
Lot 50 Bloc 34, Golden City Dasma 4, Bo. Salawag, Dasmariñas City, Cavite

BANTAYBALITA News Publishing Services
JANUARY 13, 20 & 27, 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,

EJF NO. TG-24-155
FOR: Extra Judicial Foreclosure of
Real Estate Mortgage under Act No.
-versus- 3135, As Amended by Act No. 4118

ROBEL D. LORENZO,
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 May 8, 1998 by Mortgagor, **ROBEL D. LORENZO**, of legal age, single, Filipino citizen, with residence and postal addresses at (1) No. 5 Malvar Street, Mabini, Manggahan, Pasig City and (2) Lot 3, Block 38, Rancho Imperial De Silang, 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-811693) 27029 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagor/Borrower in the amount of TWO HUNDRED SEVENTY-NINE THOUSAND ONE HUNDRED NINETY-SEVEN PESOS AND 36/100 (Php279,197.36) inclusive of interest and other charges, as of March 20, 2024, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Alex E. Martinez, will sell at public auction on March 5, 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-811693) 27029 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 describes as follows:

A parcel of land (Lot 3, Blk. 38 of the cons./subd. plan Pcs-04-012899, being a portion of Lot 8014, 8015, 8017, 8018, Cad-452-D, Silang Cad. Lots 8016-A to 8016-H, Csd-04-006071-D, Lot 15709-A, Csd-042118-012810-D & Lot Blk. 71, Pcs-04-011250, LRC Rec. No.), situated in the Brgy. of Tartaria, Mun. of Silang, Prov. of Cavite. Bounded on the NW., along line 1-2 by Lot 77; on the NE., along line 2-3 by Lot 2, both of Blk. 38, on the SE., along line 3-4 by Rd. Lot 36, (6.50 m. wide); and on SW., along line 4-1 by Lot 4., Blk. 38, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan, being S. 65 deg. 56'E., 4993.43 m. from BLLM No. 1, Cad-452-D, Silang Cad; thence N. 66 deg. 50'E., 4.50 m. to p. 2; thence S. 24 deg. 07'E., 11.35 m. to pt. 3; thence S. 68 deg. 27'W., 4.50 m. to pt. 4; thence N. 24 deg. 07'W., 11.22 m. to pt. 1; beginning, containing an area of FIFTY ONE (51) 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 & than 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* **ROBEL D. LORENZO**, of legal age, Filipino, Single."

In the event the public auction should not take place on the said date, it shall be held on March 12, 2025, without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE NO. (T-811693) 27029 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, January 6, 2025.

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

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE LATE DOMINGO DADO BALBALOSA

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **DOMINGO DADO BALBALOSA** WHO DIED ON AUGUST 21, 2022 AT BLK.16 LOT 2, BRGY. BANABA, SILANG, CAVITE LEFT A PARCEL OF LAND SITUATED IN LOT 2 BLK.16-E BRGY. BANABA, MUNICIPALITY OF SILANG PROVINCE OF CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-9026 CONTAINING AN AREA OF NINETY TWO (92) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. ANONUEVO UNDER DOC. NO. 71 PAGE NO. 15 BOOK NO. 177 SERIES OF 2025 NOTARIZED DATE: JANUARY 14, 2025

BANTAYBALITA News Publishing Services
JANUARY 20, 27 & FEBRUARY 3, 2025

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE LATE PAQUITO TOLETE MONTILLA SR.

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **PAQUITO TOLETE MONTILLA SR.** WHO DIED ON JANUARY 04, 2015 AT GEN. TRIAS, CAVITE LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-1057084 LOCATED AT BLK. 16 LOT 12 BRGY. POBLACION 1, GEN. MARIANO ALVAREZ , CAVITE CONTAINING AN AREA OF ONE HUNDRED TWELVE (112) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. ELPIDIO M. PALIGUTAN UNDER DOC. NO. 176 PAGE NO. 37 BOOK NO. 1X SERIES OF 2024 NOTARIZED DATE OCTOBER 10, 2024

BANTAYBALITA News Publishing Services
JANUARY 20, 27 & FEBRUARY 3, 2025

DEED OF EXTRA JUDICIAL SETTLEMENT

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **CATALINA BALAME CALAYCAY** WHO DIED ON AUGUST 06, 2021 LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-950496 SITUATED AT BLOCK C-18 LOT 69, BRGY. DELAS ALAS, MUNICIPALITY OF GENERAL MARIANO ALVAREZ, PROVINCE OF CAVITE CONTAINING AN AREA OF ONE HUNDRED FOURTY FOUR (144) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. JASPER C. SALES UNDER DOC. NO. 112 PAGE NO. 98 BOOK NO. II SERIES OF 2022 NOTARIZED DATE: NOVEMBER 05, 2022

BANTAYBALITA News Publishing Services
JANUARY 13, 20 & 27, 2025

(Sgd.) ALEX E. MARTINEZ
Sheriff-in-Charge

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 PAULINO E. CASES, JR.
Attorney-in-Fact of the Mortgagee
CASES COLLECTION MANAGEMENT, INC.
6th Floor JELP Business Solutions Building,
409 Addition Hills, Shaw Boulevard, Mandaluyong City

ROBEL D. LORENZO
Mortgagor
(1) No. 5 Malvar Street, Mabini, Manggahan, Pasig City
(2) Lot 3, Block 38, Rancho Imperial De Silang, 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
JANUARY 20, 27 & FEBRUARY 3, 2025

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
BRANCH 132
Naic, Cavite
rtcnaic132@judiciary.gov.ph
rtcbranch132@gmail.com
09691022337

IN THE MATTER OF PETITION
FOR CORRECTION OF
ERRONEOUS ENTRY IN THE
CIVIL REGISTRY RECORD OF
BIRTH OF FLORIZA
NEPOMUCENO MALIGAYA
SUCH THAT HER DATE OF
BIRTH FROM “NOVEMBER
23, 1954” TO “NOVEMBER 23,
1953”,

FLORIZA NEPOMUCENO
MALIGAYA
Petitioner,

SP. PROC. CASE NO. NC-2025-11

-versus-

THE PHILIPPINE STATISTICS
AUTHORITY, AND THE
LOCAL CIIVL REGISTRAR OF
THE MUNICIPALITY OF
MAGALLANES CAVITE
Respondents.
=====

ORDER

Before this Court is a Verified Petition for Correction of Entry in the Certificate of Live Birth filed by the petitioner through her counsel, Atty. Neil Noe G. Reyes of Reyes Alcaraz & Associates, praying that after due notice, publication, and hearing, a judgment be issued directing respondent the Philippine Statistics Authority to change and/or correct the date of birth of the petitioner appearing in her Certificate of Live Birth from “November 23, 1953” to “November 23, 1954”.

Petitioner alleged that she was born on 23 November 1953 in Poblacion, Magallanes, Cavite to Pedro Maligaya and Medina Nepomuceno. However, due to circumstances unknown to her, a clerical error was committed in the date of birth in the registry which also appears in the PSA copy of her Certificate of Live Birth. She is consistent in using her correct date of birth of 23 November 1953 from the start of her formal education up to present.

Finding the petition to be sufficient in form and substance, hearing is hereby set on 06 May 2025 at 2:00 o'clock in the afternoon.

Any interested person who wishes to comment and/or oppose the petitioner may, within fifteen (15) days from notice of the petition, or from the last date of publication of such notice, file his/her opposition thereto.

At petitioner's expense, let a copy of this Order be published once a week for three (3) consecutive weeks in a newspaper of General circulation in the Province of Cavite.

Petitioner is further directed to furnished the Office of the Solicitor General, Local Civil Registry of Magallanes, Cavite, and Philippine Statistics Authority with a copy of petition and its annexes for their information and appropriate actions and to submit proof of compliance thereof.

Furnish a copy of this Order to parties, counsel, to the Office of the Solicitor General (OSG), to the Local Civil Registrar of Magallanes, Cavite, and the Philippine Statistics Authority for their information.

SO ORDERED.

16 January 2025, Naic, Cavite.

(Sgd.) RALPH S. ARELLANO
Presiding Judge

BANTAYBALITA News Publishing Services
JANUARY 27, FEBRUARY 3 & 10, 2025

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

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

File No. FC-DC- 1577 – 24

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

SPS. CHARLES C. VILLAMOR Jr. and
TESSIE A. VILLAMOR, CHARLES C.
VILLAMOR Jr. is herein represented by his
Attorney-in-Fact TESSIE A. VILLAMOR,
Respondents/Mortgagors.

X-----X

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act No. 3135, as amended by Act No. 4118 filed by the petitioner/mortgagee, HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND), a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with postal address at The Petron Mega Plaza Building No. 358 Sen. Gil Puyat Avenue, Makati City, in favor of the ASIA TRUST BANK, a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines with principal place of business at ATB Building, 1424 Quezon Avenue, Quezon City, against the respondents / mortgagors, SPS. CHARLES C. VILLAMOR Jr. and TESSIE A. VILLAMOR, CHARLES C. VILLAMOR Jr. is herein represented by his Attorney-in-Fact TESSIE A. VILLAMOR, with postal address at #79 Caterpillar Ave., St. Mary's Village, Pamplona, Las Piñas City, Metro Manila; Lot 2, Block 6, Sunnydale Homes, Bo. Sabang, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of 19 November 2024 amounts to ONE MILLION THIRTY SEVEN THOUSAND FOUR HUNDRED THIRTY SEVEN PESOS & 70/100 (Php 1,037,437.70), exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on February 14, 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, Buro 1, 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-727703

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Dasmariñas, Province of Cavite, bounded and described as follows:

A parcel of land (Lot 2, Blk. 6 of the cons. subd. plan, OCS-04-121113, being a portion of the cons. of Lots 3183-A – 3138-B, (LRC) PSD-300202, LRC Rec. No.), situated in the Bo. of Sabang, Municipality of Dasmariñas, Province of Cavite. Bounded on the E., along line 1-2 by Lot 4, Blk. 6; on the S., & SW., along line 2-3-4 by Road Lot 6; on the W., along line 4-5 by Road Lot 1; on the N., along line 5-1 by Lot 1, Blk. 6, all of the cons. subd. plan. Beginning at a point marked “1” on plan being S. 56 Deg. 02'E., 192.41 m. from MON. No. 145, Imus Estate; Thence S. 0 Deg. 45'E., 8.50 m. to point 2; thence S. 89 Deg. 15'W., 5.79 m. to point 3; thence N. 45 Deg. 37'W., 3.99 m. to point 4; thence N. 0 Deg. 21'W., 5.67 m. to point 5; thence N. 89 Deg. 15'E., 8.56 m. to the point of beginning, containing an area of SIXTY NINE (69) SQ. METERS. All points referred to are indicated on the plan and are marked on the ground by P.S Cyl. Conc. Mons. 15x60 cm; bearings true; date of original survey July 27, 1905-June 11, 1908 and that of the cons. subd. survey: Oct. 15-31, 1996 and was approved on Feb. 7, 1997.

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

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

In the event the publication auction should not take place on the said date and time, it shall be held on February 28, 2025 at the same time and place without further notice.

Dasmariñas City, Province of Cavite, January 10, 2025.

(Sgd.) GERALD A. FARGAS
Sheriff IV

RA 9048 Form No. 4.1. (LCRO)
(Revised 18 Aug. 2001)

Republic of the Philippines
Local Civil Registry Office

Province: Cavite

City/Municipality: Imus

Republic of the Philippines
City of Imus

Petition No. CFN-0003-2025

PETITION FOR CHANGE OF FIRST NAME

I, JEAZAR C. LAPIDARIO, of legal age, Filipino, and a resident of
(complete name of petitioner) (nationality/citizenship)
295 Purok 1 Caluncan, Talisay, Batangas, after having been duly sworn to in accordance with law,
(complete address)

hereby declare that:

- I am the petitioner seeking the change of first name in:
a) ☒ my Certificate of Live Birth
b) ☐ the Certificate of Live Birth of N/A
(complete name of document owner)
who is my N/A
(relation of owner to the petitioner)
2) I was born on 09 October 1962 at Imus
(date of birth) (city/municipality)
Cavite Philippines
(province) (country)
3) The birth was recorded under registry number 90-817
4) The first name to be changed is from JOSE JEAZAR to JEAZAR
5) The grounds for filing this petition are the following: (Ground selected should be explained/justified in a separate sheet of paper to be attached to this form.)
a) ☐ The first name is extremely difficult to write or pronounce;
b) ☒ I have habitually and continuously used JEAZAR and I am publicly known in the community with that first name;
c) ☐ The first name is tainted with dishonor;
d) ☐ The first name is ridiculous;
e) ☐ The first name causes confusion;
f) ☐ Others: (Specify)
6) I submit the following documents to support this petition: (Use additional sheets, if necessary.)
a) My Certificate of Live Birth that needs correction (PSA and LCR copies)
b) My Baptismal Certificate
c) My Certificate of Marriage
d) My children's Certificates of Live Birth (3)
e) Barangay, Police and NBI Clearances
f) My valid IDs (COMELEC & Senior Citizen)
g) Affidavit of One and Same Person
h) Affidavit of Unemployment
7) I have not filed any similar petition and that, to the best of my knowledge, no other similar petition is pending with any LCRO, Court or Philippine Consulate.
8) I have no pending criminal, civil or administrative case in any court or any quasi-judicial body.
9) I am filing this petition at the LCRO of Imus Cavite
(city/municipality) (province)
in accordance with R.A. No. 9048 and its implementing rules and regulations.

JEAZAR C. LAPIDARIO
Signature over printed name of petitioner

VERIFICATION

I, JEAZAR C. LAPIDARIO, the petitioner, hereby certify that the allegations herein are true and correct to the best of my knowledge and belief.

JEAZAR C. LAPIDARIO
Signature over printed name of petitioner

SUBSCRIBED AND SWORN to before me this 13th day of January 2025
in the city/municipality of Imus, Cavite, petitioner exhibiting his Community Tax Certificate No. 29151866 issued on 09 January 2025 at Imus City, Cavite.

RANDY B. GONZALES
OIC-City Civil Registrar

Doc. No. _____
Page No. _____
Book No. _____
Series of _____

For C/MCR use only

ACTION TAKEN BY THE C/MCR

☒ Granted ☐ Denied (Provide the basis for denial.)

Finding the petition sufficient in form and substance, the same is hereby GRANTED. The child's First Name in the Certificate of Live Birth of JEAZAR C. LAPIDARIO with Reg. No. 90-817 is hereby changed from "JOSE JEAZAR" to "JEAZAR", in accordance with R.A. 9048.

Date: 07 February 2025

(SGD) RANDY B. GONZALES
OIC-City Civil Registrar

Payment of filing fee (Please attach copy of the official receipt.)

O.R. No. Attached herewith is certified true copy of Certificate of Indigency.
Amount paid N/A
Date paid Issued on 13 January 2025

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JANUARY 20 & 27, 2025

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

Copy furnished:

Home Development Mutual Fund (PAG-IBIG Fund)
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue,
Makati City

ATTY. CLARENCE LEE B. EVANGELISTA
Legal Counsel, Panlilio's Credit and Collection Services
3rd Floor, Z-Executives Suites Bldg., 1132 Quezon Ave., Quezon City

CHARLES C. VILLAMOR Jr. and TESSIE A. VILLAMOR,
CHARLES C. VILLAMOR Jr. is herein represented by his
Attorney-in-Fact TESSIE A. VILLAMOR
#79 Caterpillar Ave., St. Mary's Village, Pamplona,
Las Piñas City, Metro Manila
Lot 2, Block 6, Sunnydale Homes,
Bo. Sabang, Dasmariñas City, Cavite

BANTAYBALITA News Publishing Services
JANUARY 13, 20 & 27, 2025

'Tol ng bawat Pilipino!'

Kung ang isang kandidatong senador sa ngayon pa lamang ay umuubos na ng mahigit isang bilyong piso, siya ba ay inyong iboboto?

Kung manalo, tiyak una niyang gagawin ay umisip ng paraan upang mabawi ang nagastos na one billion pesos, at siyempre, matapos na mabawi iyon, aba, kailangang tumubo pa!

Para sa ganitong kandidato, ang politika o public service ay isang negosyo: maglalagay ka ng puhunan, at umaasa ka, tutubo iyon ng mas malaki pa kaysa kapital.

Sa isang kandidatong mahigit sa One Billion Pesos ang nagagastos sa mga billboard, PRs, mga lider sa mga lalawigan, tiyak hindi siya mangangahas na gumastos para



REVANZE

★ Domz B. CAOILE

lamang sa sinasabi na gusto niyang maglingkod sa bayan, lalo na sa mahihirap na sektor ng ating lipunan.

Ipinanganak ba tayo kahapon, tayo ba ay bagong panganak lamang upang madaling mauto at mabola ng ganitong kandidato?

Tiyak ang sagot nyo, "Wag ako." (Don't me?), hehehe.

Wag tayong pabola,



mga mahal kong mambabasa.

@@@

Ito ang gusto ko kay Kabayang Senador Francis 'Tol' Tolentino, yun ba na alam niya ang damdamin ng karaniwang Pinoy.

Kaya sa kanyang kampanya sa

pagbabalik sa Senado, brilliant, sa tingin ko ang kanyang munting handog sa pamilyang Pinoy.

Sabi nga, kung nais mong mahalin ka, busugin mo ang iyong minamahal.

Nakatikim na ba kayo ng ipinamimigay si Sen. Tol na instant noodle packs na may pangalan niya at slogan?

"Tol ng Bawat Pilipino" ang nakaimprenta sa pakete ng noodles na may retrato niya.

Umaasa tayo, sa busog na masustansiyang pakete ng noodles, aangat ang voter's preference ni Sen. Tolentino, kasi po,

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kailangan natin ng tulad niya: matalino, isang abogado at ang malasakit sa atin, hindi na matatawaran.

Naniniwala tayo, makababalik siya sa Senado.

Kailangan natin si Tol para sa maipagpatuloy niya ang totoong pagsisilbi sa mamamayang Pinoy.

@@@

Napanood ba nyo ang one-on-one interview sa Real Talk social media platform ng Cavite Press Corps (CPC) Episode 1 na

guest ay si Cavite Comelec Supervisor Atty. Mitzele Morales-Castro?

Sa episode ay ininterbyu siya ng aming CPC President Ross Calderon na kami na mga member ay sobrang excited.

Isang abogado, graduate ng Law sa Philippine Christian University (PCU).

Kung paano na nababalanse ang mabigat na trabaho niya bilang nanay, misis, at public servant, isa itong

Sundan sa pahina 2



Shabu Lab nabisto sa pagsabog

Tanza, Cavite -- Dahil sa malakas na pagsabog sa loob ng isang bahay sa Barangay Sahud Ulan, bayang ito, nabisto ang small scale shabu laboratory ng mga nakatakas na suspek.

Sa ulat, bandang alas 5 ng umaga, Martes, Enero 28, nabulog ang Leon Fojas St. sa sa barangay sa malakas na pagsabog, kasunod nito'y nakitang tumatakbo palabas ang mga nangungupahan sa loob ng bahay,

Nadiskubre ng nagrespondeng mga tauhan ng Bureau of Fire Protection (BFP), tumambad sa gilid sa isang silid ng inuupahang bahay ang tila laboratoryo na pinaglulutuan ng shabu.

Nagkalat ang mga

kemikal at iba pang gamit sa laboratoryo.

Nakatakas ang umuupa sa bahay, dalawang Chinese, isang Indonesian at isang Pinay.

Ayon kay "Gab," caretaker ng bahay,

nakakausap niya online ang umuupang Pinay at Voice Assistant Online.

irentahan ang bahay sa P27K kada buwan.

Nobyembre 2024 lumipat ang mga tenant sa lugar, at ayon kay

Gab, wala silang alam na may laboratoryo ng ilegal na droga ang nirentahang bahay.

Pinaghahanap pa ang mga tumakas na suspek ng ilegal na laboratoryo ng shabu. / Vincent Octavio

