

Mga nanalo sa Cavite Local Elections 2025

Inihayag ng Commission on Elections (Comelec) ang mga nagwagi sa nakaraang eleksiyong lokal sa Cavite.

Nanalong gobernador si Abeng Remulla, bise-gobernador, Ram Revilla Bautista.

Nanalong Provincial Board Member -- First

District, Romel Enriquez, Jygs Gandia; Second Dist.-- Edwin Malvar, Alde Pagulayan; Third Dist. -- ony Cantimbuhan, Lloyd Jaro; Fourth Dist. -- Nickol Austria, Jun dela Cuesta; Fifth Dist. -- Aidel Belamide, Ivey Reyes; Sixth Dist. -- Kerby Salazar, Morit Sison;

Seventh Dist.-- Aldrin Anacan, Camille Del Rosario; at eight Dist. -- Jasmin Maligaya, Aimee Nazareno.

Mga nanalong district representatives, Ramon 'Jolo' Revilla, 1st Dist.; Lani Mercado Revilla, 2nd Dist.; AJ Advincula, 3rd Dist.;

Kiko Barzaga, 4th Dist.; Roy Loyola, 5th Dist.; Ony Ferrer, 6th Dist.; Ping Remulla, 7th Dist.; Aniela Tolentino, 8th Dist.

Mga nagwaging alkalde: Cavite City, Denver Reyes Chua; Kawit, Cynthia 'Armie' Aguinaldo;

Sundan sa pahina 2



Mommy Cynthia 'Armie' Aguinaldo, unang babaeng alkalde ng Kawit.

Editorial:

Congratulations to the winners!

Mabuhay ang lahat ng lumahok sa nakaraang eleksiyon nitong Mayo 12.

To those who won, congratulations -- hindi po nasayang ang iyong pagpapagod, the difficult journey into the public service paid off.

Pero hindi po ito ang panahon ng pagmamalaki, sa halip, ito ang tamang oras ng pagpapakumbaba, this is the time to be humble.

Sa mga pinalad, tandaan po natin na banal, sagrado ang pagtitiwalang ibinigay sa inyo ng taumbayan.

Governing the People is a sacred duty and trust articulated in our Constitution and that is: Serve and Protect the People.



Ang pagkahalal po ninyo ay isang pagtanggap ng banal na sagutin na sumunod at ipatupad ang mga batas, maging kasangkapan sa pagpapabuti ng pamahalaan at ng pamayanan.

Several of the winners and losers in the just concluded elections are our

relatives and friends here in BantayBalita.

Nagagalak kami sa mga nagwagi, and for those that lost, masakit pero kailangang tanggapin, pagkat iyon ang pasiya ng taumbayan, and we >Thank you all for your effort.

For those that won, the editorial staff and publisher of

this paper rejoice with you. And please do not waste the opportunity to serve -- strive for the betterment of all the people in your locality.

Paghilumin ninyo ang nasugatang damdamin, ang mga pinakawalang masasakit na salita sa panahon ng kampanyahan ay ihingi ng patawad, at sa mga nagwagi, sana po, kayo ang manguna sa pag-aabot ng kamay ng muling pagkakaisa, at nang mawala ang paghahati-hati sa isip, kilos at gawi ng mamamayang nais nyong paglingkuran.

For all of your winners, we wish that you may have bright futures and please keep true to the promises spoken during the campaign period.

Wag pong ipako ang mga naipangako, at sa mga botante, dapat na tiyakin na ang mga sinabing mga programa, mga ipinamalaking proyekto ay tutuparin ng mga nagwagi.

Yes, Cavitenos voters, make sure our winning candidates they do so.

God bless you and the people of Cavite!

Bless the Philippines!



Chiz sisibakin?

Dating Senate President Tito Sotto, dating Sen. Ping Lacson at Sen. Imee Marcos ay nababalita na tatangkaing palitan si Sen. Chiz Escudero bilang bagong president ng Senado.

Ang tatlo ay sigurado na ang panalo sa katatapos na May 12 midterm election ay nagpaparamdam na, ayon sa mga mamamahayag sa Senado, na may mga kabig na

Sundan sa pahina 2

Bgen Lucas nagpasalamat sa mga nagsilbi sa 2025 NLE

Pinuri at pinasalamatan ni police Brigadier General Paul Kenneth Lucas ang lahat ng miyembro ng pulisya sa Calabarzon na nagsilbi nang buong sikap at katapatan kaya naging mapayapa ang katatapos na halalan nitong Mayo 12.

"Ang inyong paglilingkod ay nagsilbing haligi ng kapayapaan at kaayusan sa bawat polling precincts dito sa rehiyon, na nagbigay-daan para sa isang ligtas, tapat, at

mapayapang proseso ng pagboto," pahayag ni Lucas, pinuno ng Region 4-A ng Philippine National Police sa mga lalawigan ng Cavite, Laguna, Batangas, Rizal at Quezon (Calabarzon).

Pinasalamatan din ni Lucas ang mga guro na tumayong Board of Election Inspectors (BEIs), at mga katuwang na ahensya ng pamahalaan, mga pribadong sektor, Non-Government Organizations (NGOs), at mga

lokal na pamahalaan (LGUs) sa suporta at pakikiisa para sa matagumpay na eleksyon.

Gayundin, pinasalamatan ng heneral ang mga mamamayan ng Calabarzon sa ipinakitang disiplina at kooperasyon sa pagsunod sa mga patakaran sa pagboto, ayon sa utos ng Commission on Elections (Comelec).

Sinabi ni Lucas na dahil sa dedikasyon at pagtutulungan at malasakit ng lahat ng nagsilbi at tumulong sa



PBGEN Paul Kenneth Lucas nakaraang eleksiyon, naging mas matatag at mapayapang ang buong rehiyon. /Tina Go Timbang

Paghihilom at pagkakaisa kailangan ng Bayan ngayon
REVANZE

Cavite State University benchmarked by Technological University of the Philippines
EDUCATOR'S BOOTH

Barangay elections naman!
BUSISIIN NATIN

Driving Digital Transformation: DOST 2, ISU-BIRDC Strengthen SETUP MSMEs Through Digital Skills

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Driving Digital Transformation: DOST 2, ISU-BIRDC Strengthen SETUP MSMEs Through Digital Skills

The Department of Science and Technology (DOST) Region 02, in collaboration with Isabela State University (ISU) and the Business Intelligence and Research and Development Center (BIRDC), officially launched Phase 2 of the training program "SETUP Adoptor's Digital Literacy Skills and Consultancy Towards the Development of SMARTER MSMEs for a Smarter Cagayan Valley."

The three-day training brought together 20 MSMEs from various industries across the region.

In her opening remarks, Dr. Betchie Aguinaldo of ISU and BIRDC emphasized that the training program is a step forward in realizing their shared vision of a Smarter Cagayan Valley.

"Let us make the most of this opportunity to learn, collaborate, and innovate together," Aguinaldo said.

Building upon the foundational skills introduced in Phase 1, this second phase focused on advanced topics such as digital

tools, innovation strategies, data management, cybersecurity, and e-commerce platforms.

Representing DOST Region 02 Regional Director, Dr. Virginia G. Bilgera, Ms. Aileen C. Gonzales, Training Focal Person.

They reiterated the agency's strong support for empowering MSMEs with digital knowledge and tools and that the

training is not just about keeping up with technology—it's about ensuring long-term competitiveness and resilience in an increasingly digital world.

The training reinforces DOST Region 02's vision of building a digitally enabled, innovation-driven Cagayan Valley—empowering MSMEs as catalysts of regional development.

Chiz... mula sa p.1
magtatangkang sibakin sa
puwesto niya si Escudero.

Ayon sa patakaran, 13
boto lamang ay sapat na
para magluklok ng bagong
Pangulo ng Senado.

Matagal nang
kumakalat ang
paniniwalang suportado ni
Escudero ang
pagpapataksik kay Vice
President Sara Duterte
dahil sa pagiging malapit
nito kay First Lady Liza
Marcos -- na lantad
personal na kaaway ng
bise-presidente.

Sa ngayon, pitong
senador ang kilalang
kaalyado ni VP Sara na
sina Senador Robin
Padilla, Bong Go, Ronald
Dela Rosa, Imee Marcos,
Rodante Marcoleta, at
magkapatid na Mark at

Camille Villar.

Posible mapapayag
sina Sotto, Lacson,
magkapatid sa ama na
Sen. Jinggoy Estrada at JV
Ejercito, at sina Sen. Win
Gatchalian at Sen. Joel
Villanueva para sa
kabuuang 14 boto para
mapalitan si Escudero.

Sa liderato ni
Escudero naaprubahan
ang kontrobersiyal na
2025 national budget na
kinukwestiyon ang
legalidad sa Korte
Suprema dahil sa
nabunyag na 'blank items.'

Malalaman ang sagot
sa isyung ito sa
pagbubukas ng 20th
Congress sa Hunyo 2,
bago sumapit ang State of
the Nation Address
(SONA) ni Presidente
Bongbong Marcos sa
Hulyo 29.

Barangay elections naman!

Salamat at natapos na ang midterm elections, pero eto at may inilabas ang Comelec na Resolution no.11132, at Calendar Activities of Comelec Resolution No.10924 in connection with the 01 December 2025 Barangay and Sangguniang Kabataan Elections.

Opo, dear BantayBallita readers, magiging abala na naman tayo sa eleksyon at basahin ang sumusunod:

Applications for registration for voters for the barangay elections & Katipunan ng Kabataan (KK). Oct. 1-7 2025.

Filling of Certificate of Candidacy; Oct. 27 Nov.31 Election Day Period, Nov.20-29. 2025.

Campaign Period. Dec, 01 2025 Election Day Time 7 :00 AM – 3:00 PM.

Nagpapakitang-gilas na ngayon ang mga incumbent barangay captain at mga kagawad, at ang mga natalo na lalaban ul, at mga bagong nais maglingkod sa barangay.

Sa mga patapos na ang termino, siyempre hindi na halos kumikilos, pati na rin ang mga wala nang balak bumalik muli.

Isa sa qualification na titingnan ng mga mamamayan sa mga aspirants sa darating na December elections ay yaong masipag, mabait at aktibo sa barangay -- na ibig sabihin madaling lapitan at madaling makita dahil laging nasa barangay.

@@@

Congratulations kay Dasmariñas City Councilor Rudy Lara na nitong katatapos na midterm elections ay nakakuha ng pinakamataas na bilang ng boto.

Si Konsehal Lara ang topnotcher sa 12 bagong halal na Sanggunian Members ng lungsod.

Sa pamamagitan ng kolum na ito, ipinaabot ni Konsehal Lara ang mataos-sa-puso na pasasalamat sa mga bumoto sa kanya at sa mga supporters at sa pagiging topnotcher ni Konsehal Lara, masasabi natin na talagang mahal siya ng mamamayan.

Nakailang ulit na siya na laging nangunguna, ito ay dahil sa napakaganda niyang track record sa City Council.

Muli, mula sa BantayBalita, congratulations, SPM Rudy Lara ng Team Dasma.



Mga nanalo...

mula sa pahina 1

Noveleta, Davey Chua; Rosario, Jose Voltaire Ricafrente; Bacoor City, Strike Revilla; Imus City, Alex 'AA' Advincula; Dasmariñas City, Jenny Barzaga; Carmona City, Dahlia Loyola;

Silang, Kevin Anarna; Gen, Mariano Alvarez (GMA) Maricel Torres; General Trias, Luis Ferrer IV; Trece Martires City, Gemma Lubigan; Amadeo, Jojo Domingo;

Indang, Virgilio Fidel; Tanza, SM Matro; Tagaytay City, Brent Tolentino; Alfonso, Randy Salamat; General Emilio Aguinaldo (Bailen), Dennis Glean;

Magallanes, Janessa Ann Maligaya; Maragondon, Lawrence Arca; Mendez, Francisco Mendoza Jr.; Naic, Rommel Magbitang; at Ternate, Lamberto Bambang

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PAPI to hold general assembly, election of new officers on June 24

Publishers Association of the Philippines, Inc. (PAPI national president Nelson Santos in a memorandum circular announced that the association's midyear General Assembly (GA) and Election of new PAPI officers for the next three years will be held on June 24, 2025.

Santos also reminded to PAPI members about the other vital General Assembly Resolutions

unanimously approved and adopted during its 2024 National Press Congress.

The approved GA Resolution No. 2024-00-01 has increased the annual membership fee from P1,000 to P3,000 effective January 1, 2025," to help address the progressive inflation and persistently high administrative costs."

Failure to pay the increased fee shall

result to non-renewal of membership of non-compliant PAPI members, the resolution stated.

Also, the approved GA Res. No. 2024-00-02 "encourages the PAPI national leadership to forge and develop sound partnership with key government and private sector agencies, under mutually beneficial terms and conditions, to help such Partner agencies

enhance and optimize the outreach of their public information initiatives, through PAPI affiliate publications and related media channels, including on-line platforms.

In another GA Res. No. 2024-00-03 requires "all active PAPI members and their publications to establish and open their respective Facebook Page or website accounts to serve as



Nelson Santos PAPI National President

media channels of public information packages from Partner agencies, to ensure they will reach wider audiences and benefit Filipinos and the country xxx."

Santos added that only members in good standing or those duly registered and with unexpired membership are qualified to run for officer position and vote.

Diokno, De Lima, prosecutor sa Impeachment ni VP Sara

Kapwa mahusay na abogado, tinanggap ni Akbayan Partylist Representative Atty. Chel Diokno at ML Partylist Atty. Leila De Lima ang alok ng House Prosecution Panel na maging taga-usig sa gagawing impeachment trial kay Vice President Sara Duterte.

Papalitan nila sina General Santos City Lone District Rep. Loreto Acharon at Ako Bicol



Atty. Chel Diokno

party-list Rep. Jil Bongalon na kapwa natalo sa



Atty. Leila De Lima

nakaraang eleksiyon nitong Mayo 12.

Kevin Anarna: Sinibak ng Ombudsman, ibinalik uli na alkalde ng taumbayan

Muling inihalal na alkalde ng munisipalidad ng Silang si Atty. Kevin Anarna sa mainit na eleksiyon noong Lunes, Mayo 12.

Bunga ng kanyang panalo, nabatid na maghahain si Anarna ng mosyon sa Office of the Ombudsman (OMB) na iniutos na sibakin siya sa



tungkulin kaugnay ng mga paratang na katiwalian.

Tinalo ni Anarna si Ted Carranza na dating kapartido at siyang nanungkulang alkalde bunga ng pagsibak ng OMB.

Sa botong 54,700 boto, ipinoroklama ng Comelec board of canvasser ang abogadong si Anarna na nanalo aban kay Carranza, dating heneral ng pulisya, na tumanggap lamang ng

40,000 boto.

Nakakuha lamang ng 34,000 boto si dating Alkalde Omill Poblete.

Nagwaging bise-alkalde si Cris Reyes na tinalo ang nakaupong si Mat Toledo.

Pinasalamatan ni Anarna ang mga mamamayan ng Silang sa pagtiwala sa kanya at ipinangako na tutumbasan ito ng mas maayos na pamamahala sa bayan ng Silang.



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Cavite State University benchmarked by Technological University of the Philippines

Cavite State University (CvSU) was benchmarked recently by the Registrar and Admissions personnel from the Technological University of the Philippines (TUP)—Manila, Taguig, Cavite, and the Visayas campuses—in line with the integration of the TUP Office of the Registrar's Operations Manual, according to CvSU President Ma. Agnes Nuestro.



The visit was led by TUP-Manila University Registrar and Head of the Admissions Office Rosemarie Therese Cruz together with other Registrar personnel. They were welcomed CvSU University Registrar Officer-in-Charge Edwina Roderos with Rabii Randelson Guevarra, Diana Jean Espina, Jayrene Rose Candare-Mercado, and Gillian Joan Hernandez from the Office of Student Affairs and Services (OSAS).

Important takeaways from the discussion include the organizational structure of the Office of the Registrar, the systematic handling and processing of academic records, procedures for enrollment and graduation, maintenance of student confidentiality, and the digital systems to streamline services.

CvSU Public Affairs and Communications Office OIC Director Tania Marie Melo also graced the benchmarking activity.

Laguna State Polytechnic University prepares for Civil Service award

The Laguna State Polytechnic University (LSPU) prepared for securing the Civil Service Commission's (CSC) Program to Institutionalize Meritocracy and Excellence in Human Resource Management (PRIME-HRM) Bronze Award, according to LSPU President Mario Briones.



This was assured in the official recommendation by CSC representatives during the Exit Conference of the PRIME-HRM Onsite Assessment held at the CHMT Function Hall, LSPU-Santa Cruz Campus (SCC), held on April 25, 2025.

President Briones expressed pride and gratitude for this recognition, emphasizing how it reflects LSPU's commitment to continuously improving its human resource management.

Batangas State University placed second in the World Engineering Day Hackathon 2025 in Paris, France

Batangas State University (BatSU) chemical engineering students recently won second place at the World Engineering Day Hackathon 2025 in Paris, France, according to BatSU President Tirso Ronquillo.

BatSU Team ECO BEADa is composed of Trixie Mae Parañaque, Abraham Quintia Jr., Krishna Laida Sadsad, and Charisse May Castillo. They were coached by BSU Chemical and Food Engineering Department associate professor Rhonalyn Maulion.

The team, which competed against thousands of participants from more than 90 countries, presented a project that sought to help farmers deal with water contamination.



University of Rizal System holds Seminar-Workshop on IPCR

The University of Rizal System (URS) held a Seminar-Workshop on Individual Performance Commitment and Review (IPCR) with Monitoring Tools, with the topic "Strategic Performance Management System," held at the URS Angono Computer Laboratory on April 30, 2025, according to URS President Nancy Pascual.

The participants, facilitators, and organizers engaged and collaborated for the continued growth and excellence of URS.



Southern Luzon State University holds International Research Seminar Series, undergoes ISO 9001:2015 audit

The Southern Luzon State University (SLSU) IN Lucban, Quezon recently held the International Research Seminar Series, dubbed as Huntahan, with the topic, "Social Justice and Action Research: Implications for Literacy and Other Teacher Preparation Curriculum and Instruction," with Jose Lalas as resource speaker, according to SLSU President Frederick Villa.



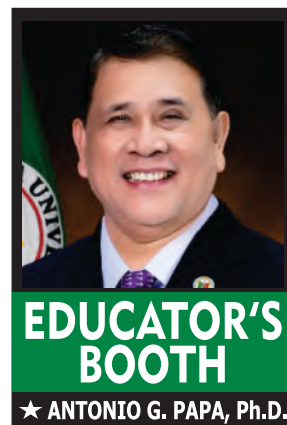
Likewise, SLSU recently underwent a two-day audit with the external auditors from TÜV Rheinland.

During the Opening Program, SLSU Quality Assurance Office Director Gillian Portia Dimaranan described the event as a good opportunity to help the university grow and improve.

The audit team was led by Cecilia Ignacio with Elisa Cruz, John Francis Faustorilla, Jr., and their technical expert, Jessy Jessica Rosit. They provided feedback to ensure that SLSU complies with the standards and effectively improves the management system to maintain its existing certification.



Dr. Antonio G. Papa is a trustee of the New Era University in Quezon City and the second head deacon at the Local Congregation of Indang, Ecclesiastical District of Cavite South. He has a Bachelor of Science in Agricultural Education degree from the Don Severino Agricultural College now Cavite State University, and Master of Science and Doctor of Philosophy degrees in Extension Education at the University of the Philippines Los Baños.



EDUCATOR'S BOOTH
★ ANTONIO G. PAPA, Ph.D.

Paghihilom...mula sa p.10

At harapin ang laganap na kahirapan, kawalan ng trabaho, at ang pagpapabuti sa ekonomya ng bansa.

Sa aming bagong gobernador at bise gobernador, at mga bokal, mainit na pagbati at ang adhikang mapaunlad ang Cavite, mapagkalooban kaming mamamayan ng mabuting pamamahala ay matagumpay nyong maisagawa.

At sa mga bagong senador, mabuhay kayo at sana, ang nakaraang pagkakamali sa inaprubahang 2025 national budget ay inyong mapag-aralan at hindi na maulit sa 2026.

Sa nakaraang eleksiyon, ang panawagan ng madlangbayan ay pagkakaisa, at 'wag nating payagan pa na ang magkakasalungat na pananaw ay muling maghati sa atin.

Nasaksihan ng BantayBalita ang napakainit na pagtatalo sa mga rally, kampanyahan, lalo na ang batikusan sa mga pahayagan, radyo at telebisyon, lalo na sa social media ng magkakatanggaling kampo ng partido politikal.

Nahati ang magpapamilya, may nasirang pagkakaibigan, may mga nabuong hidwaan dahil sa pagsuporta sa kani-kaniyang napupusuang nais na maihalal -- na ang ipinangako ng mga kandidato ay ang pagkakaisa, paghahain ng mga programa at proyekto na ang naisin ay magbigay ng ginhawa, at magpanukala at gawin ang mga problema ng mamamayan.

Kung naging bunga ng kampanya ay pagtatalo at

paghihiwalay ng mga magkakapamilya, magkakasama, ngayon tapos na ang eleksiyon, sana ang panawagan sa kapayapaan, pagkakaisa at paghihilom ng mga sugat na nalikha ng alitan sa politika ay umpisahan ng mapapalad na nagwagi.

At ang mga hindi pinalad, masakit pero kailangang tanggapin at yakapin nang maluwag sa loob ang pasiya ng taumbayan.

Kailangan ngayon na magsimula na ang pagbibigkis, mag-anyaya kayo ng pagkakaisa ng lahat, at sa mga hindi pinalad, gamutin ang kirot ng pagkatalo sa pagtitiwalang ang mga nanalo ay gagawin ang naipangakong solusyon sa kahirapan, at pagpapatupad sa mga proyektong mag-aangat sa buhay at kabuhatan ng mamamayan ay

mananatiling pangarap na lamang.

Tapos na ang eleksiyon, ang totoong labanan ngayon ay hindi patunayan na ang isang partido ay higit sa kalabang pangkat.

Ang dapat na maipakita sa taumbayan ay ang katuparan ng mga naipangako at solusyonan ang nakita at nailantad na mga kamalian, pagkukulang, at ang mga iyon punuan ng totooanang reporma at pagsisikap na mapaginhawa ang taumbayan.

Ang totoong labanan matapos ang eleksiyon ay kung paano pagkakaisahin ang bayan, at paano pagbubutihin ang serbisyo sa mamamayan.

Kapakanan ng bayan, ng mamamayan, una at higit na mahalaga, kasya sa politika: ito sana ay maging gabay

ng mga nagwagi ngayong halalan.

Hindi ito ang panahon ng patindihin pa ang paghihiwalay ng pananaw sa politika.

Panawagan ng pahayagang ito sa lahat, lalo na sa mga binigyan ng buong tiwala ng taumbayan, na itigil muna ang politika, at unahin ang kapakanan ng taumbayan.

Wag na gamitin ang politika upang hatiin ang bayan, kungdi ito ay maging kasangkapan sa pagbibigkis sa iisang layunin -- ang kapanatagan sa buhay ng bawat pamilyang Pilipino.

Dapat ay pagkakaisa at pagtutulungan.

Sa mga nagwagi, gawing totoo, makatotohanan ang pagtitiwalang ibinigay at magpakita ng milagro, ng himala ng pagbabago, ng kaunlaran ng lahat.

Tapos na ang eleksyon: Bayan na muna, higit sa lahat.

Sa mga inihalal, sa inyo ang aming mainit at may kasiyahang pagbati, at panalangin, na sana matupad ang mga ipinangako sa bayan.

At higit sa lahat, ipagtiwala sa Makapangyarihang Lumikha ang lahat ng kilos at isip, para sa kabutihan ng bawat isang mamamayan, sa mga kakampi at maging sa hindi kaagapay,

Tandaan, ang pinuno ay dapat magsilbi sa lahat, lalo na sa mga hindi kapanalig, sapagkat sa panunumpa sa tungkulin ay bibigkasin ang katapatan sa paglilingkod sa lahat ng nasasakupan.

Sa pahinang ito, aming inilathala ang mga larawan ng mga nagwagi, at muli ang pagbati ng pahayagang ito sa inyong matamis na tagumpay.

HERITAGE HOMES TRECE MARTIRES CITY
HOMEOWNERS ASSOCIATION INCORPORATED
Block 4 Lot 5 Phase 2, Brgy Gregorio,
Trece Martires City
RP-HLURB REG No.04-47111

Resolution for Dissolution of the Heritage Homes
Trece Martires Homeowners Association
Incorporated and Creation of a New Association

Resolution No.: **BR 2024-18**

Date: July 6, 20204

WHEREAS, the Heritage Homes Trece Martires City Homeowners Association Incorporated was established to manage and oversee the common interests of the property owners within the MOLDEX INC;

WHEREAS, the subdivision consist of three (3) phases, but currently only PHASE 1 has a registered homeowners association;

WHEREAS, the subdivision plan was revised, resulting in the conversion of land originally intended for amenities into residential lots where homes have since been constructed;

WHEREAS, the Association's Board of Directors has determined that dissolving the current Association and creating a new association will better serve the needs and interests of the community;

WHEREAS, the unanimous approval of the homeowners residing in all phases of the subdivision was obtained a duly conducted general assembly meeting;

WHEREAS, it is imperative to ensure that the dissolution of the Association does not negatively impact any existing creditors or obligations of the Association;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Heritage Homes Trece Martires City Homeowners Association Incorporated, as follows:

1. Dissolution of Current Association:

The Heritage Homes Trece Martires City Homeowners Association Incorporated shall be dissolved in accordance with the governing documents of the Association and applicable state law.

2. Creation of New Association:

A new homeowners association, Unified Heritage Homes Homeowners Association Incorporated shall be created to succeed the dissolved Association. The New Association will assume all responsibilities, rights, and obligations of the dissolved Association, excluding any changes to creditor arrangements.

3. Protection of Creditors:

All creditors of the Association shall be duly notified of the proposed dissolution and creation of the New Association. The New Association shall honor all existing obligations and liabilities to creditors without interruption or modification. Appropriate legal and financial measures will be undertaken to ensure that the transition does not adversely affect any creditor of the Association.

4. Transfer of Assets and Liabilities:

All assets and liabilities of the dissolved Association shall be transferred to the New Association. This includes but is not limited to properties, financial accounts, contracts, and other pertinent agreements.

5. Notification and Compliance:

Proper notifications shall be sent to all relevant parties, including homeowners, creditors, service providers, and government authorities, regarding the dissolution and creation of the New Association. The dissolution and creation process shall comply with all relevant local, state, and federal laws and regulations.

6. Coverage Expansion:

The new association shall be established to cover all three phases of the subdivision, ensuring cohesive management and oversight of the entire community.

7. Subdivision Plan Revision:

The homeowners acknowledge the revision of the subdivision plan and the conversion of land intended for amenities into residential lots with constructed homes.

8. Unanimous Approval:

The homeowners residing in all three phases of the subdivision have unanimously approved the dissolution

of the current association and the creation of the New Association during a general assembly meeting held on March 23, 2024.

9. Implementation:

The Board of Directors is authorized and directed to take all necessary actions to implement this resolution, including the execution of any documents and the performance of all acts necessary to accomplish the dissolution and creation of the New Association.

10. Effective Date:

This resolution shall be effective immediately upon its adoption.

CERTIFICATION

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Board of Directors of the Heritage Homes Trece Martires City Homeowners Association Incorporated at a meeting held on April 10, 2024, at which a quorum was present and voted in favor thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 7TH day of July, 2024.

BELINDA POMPERADA

Secretary
Heritage Homes Trece Martires City Homeowners Association Incorporated

Attested by:

JOANA ROSE DALUSONG

President
Heritage Homes Trece Martires City Homeowners Association Incorporated

Executed on May 13, 2025, before Notary Public Fe B. Añonuevo, under Doc. No. 84, Page No. 17, Book No. 181, Series of 2025

BANTAYBALITA News Publishing Services
MAY 12 & 19, 2025

Kampanya ng Alyansa, pumalpak

Dahil sa pagpalpak ng estratehiya sa kampanya ng Alyansa, pinakamalaking nakinabang dito, ayon kay dating Senador Panfilo 'Ping' Lacson ay sina dating Senador Bam Aquino at Kiko Pangilinan.

Sina Aquino at Pangilinan, ayon kay Lacson, ay ang 'biggest beneficiaries' sa kampanya ng DuterTen at ng Alyansa Minus Two.

Sa di pa opisyal na bilang ng Comelec, tiyak na rin ang panalo ni Lacson na ipinaabot ang pasasalamat sa muling pagtitiwala sa kanyang pagbabalik sa Senado.

"The people have spoken. Big surprises on big wins and big upsets," sabi ng Cavitenong senador.

Dagdag pa niya, naging malaking dahilan ay ang pagpalpak ng makinarya ng Alyansa,

at ang mainit na paglahok sa eleksiyon ng mga millenials at Gen Z generation.

Tinukoy ni Lacson ang malakas na impluwensiya ni dating Presidente Rodrigo Duterte, social media at ang pagkabigo ng mga kandidato ng administrasyon na maakit ang mga botante sa kanilang panig.

"All that being said, the biggest beneficiaries of 'DuterTen' and 'Alyansa Minus Two' are Bam Aquino and Kiko Pangilinan," sabi ni Lacson na idinugtong naang dalawa ay kapwa kuwalipikado at totoong nagpakahirap sa kampanya.

Handa na magtrabaho uli, sinabini Lacson na, "One thing is for certain: when all is said and done, it's the people who get to decide. This is the essence of democracy."

AFFIDAVIT OF SELF-ADJUDICATION

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **ARSENIO CASTILLO** WHO DIED ON DECEMBER 03, 1998 AT 14 LOANS ST. GSIS VILLAGE QUEZON CITY and AGAPITO I, CASTILLO WHO DIED ON JULY 30, 1975 LEFT A PARCEL OF LAND SITUATED IN POB. 1, GEN. EMILIO E. AGUINALDO, CAVITE COVERED BY TAX DECLARATION OF REAL PROPERTY WITH TD NO. AA-06 0001 00117 EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIR, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 442 PAGE NO. 89 BOOK NO. 11 SERIES OF 2025 NOTARIZED DATE APRIL 4, 2025

**BANTAYBALITA News Publishing Services
MAY 12, 19 & 26, 2025**

AFFIDAVIT OF SELF-ADJUDICATION (OF THE INTESTATE OF THE LATE JOSEFINA J. PERALTA AND DANTE HERRERO PERALTA)

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **SPS. JOSEFINA J. PERALTA AND DANTE HERRERO PERALTA** WHO DIED ON OCTOBER 12, 2021- DECEMBER 9, 2007 AT UNIVERSITY OF STO.TOMAS HOSPITAL CALOOCAN CITY-GRACE GENERAL HOSPITAL- SAN JOSE DEL MONTE, BULACAN LEFT A PARCEL OF LAND SITUATED IN BLK.5 LOT 16 SEC E (5) PHASE 1, BAHAY KATUPARAN, BRGY. BAGTAS, TANZA, CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-611972 WITH A TOTAL AREA OF THIRTYSIX POINT FOURTY (36.40 SQM.) WITH IMPROVEMENTS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 312 PAGE NO. 69 BOOK NO. I SERIES OF 2025 NOTARIZED DATE: MAY 3, 2025

**BANTAYBALITA News Publishing Services
MAY 12, 19 & 26, 2025**

EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH DEED OF ABSOLUTE SALE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **CONSOLACION G. DE GUIA**, WHO DIED ON AUGUST 08, 2021 AT **MILAGROS, MASBATE** LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 057-2025010534 SITUATED IN THE BO. OF MOLINO, MUN.OF BACOR, PROVINCE OF CAVITE CONTAINING AN AREA OF TWO HUNDRED (200) SQM. EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. JASPER C. SALES UNDER DOC. NO. 37 PAGE NO. 9 BOOK NO. 18 SERIES OF 2025 NOTARIZED DATE: MAY 06, 2025

**BANTAYBALITA News Publishing Services
MAY 12, 19 & 26, 2025**

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF DECEASED PERSON ALLAN B. GAAN

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **ALLAN B. GAAN** WHO DIED ON OCTOBER 25, 2021 AT TANZA, CAVITE LEFT A PARCEL OF LAND SITUATED IN BRGY. QUINTANA, MUN. OF TANZA PROV. OF CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-1037935 CONTAINING AN AREA OF ONE HUNDRED (100) SQM. EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 14 PAGE NO. 3 BOOK NO. 181 SERIES OF 2025 NOTARIZED DATE MAY 07, 2025

**BANTAYBALITA News Publishing Services
MAY 12, 19 & 26, 2025**

EXTRA-JUDICIAL SETTLEMENT OF ESTATE BY AGREEMENT OF THE HEIRS

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **FERNANDO SANTOS MAGPANTAY** DEED ON OCTOBER 26, 2024 IN LOS ANGELES, CALIFORNIA, UNITED STATES OF AMERICA AND **MERCEDES DIZON MAGPANTAY** WHO DIED ON APRIL 16, 2021 IN QUEZON CITY, METRO MANILA LEFT A PARCEL OF LAND LOCATED IN 23 GARCIA ST. GREEN HEIGHTS VILLAGE, SUCAT, PARAÑAQUE CITY COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 33737-A WITH IMPROVEMENT WITH AN AREA OF 264 SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO.85 PAGE NO.17 BOOK NO. XI SERIES OF 2025 NOTARIZED DATE: APRIL 25, 2025

**BANTAYBALITA News Publishing Services
MAY 12, 19 & 26, 2025**

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF ROBERTO LECTURA RAYMUNDO JR. WITH WAIVER OF RIGHTS

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **ROBERTO LECTURA RAYMUNDO JR.** WHO DIED ON APRIL 30, 2010 AT VALENZUELA CITY LEFT A PARCEL OF LAND UNDER TRANSFER CERTIFICATE OF TITLE NO. (T-200982) T-75060 WITH AN AREA OF SEVEN HUNDRED FIFTY (750) SQM. SITUATED IN LOT 11 BLK.10 OF THE CITYVIEW FARM LOT, TANZA, CAVITE TWO THOUSAND THREE HUNDRED TWENTY-TWO (2,322) COMMON SHARES OF SAN MIGUEL CORPORATION WITH THE RATE OF P74.00 PER SHARE AS OF 30 APRIL 2010 EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 342 PAGE NO. 69 BOOK NO. 127 SERIES OF 2020 NOTARIZED DATE: JANUARY 06, 2020

**BANTAYBALITA News Publishing Services
MAY 12, 19 & 26, 2025**

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF MIGUEL BAY MRD. TO CELESTINE JAVIER BAY

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **MIGUEL BAY** WHO DIED ON MAY 05, 1996 AT AMADEO,CAVITE AND **CELESTINE JAVIER BAY** WHO DIED ON 23 OCTOBER 2019 AT AMADEO, CAVITE LEFT A PARCEL OF LAND COVERED BY ORIGINAL CERTIFICATE OF TITLE NO. (P-8074) 5326 SITUATED AT TALON, AMADEO, CAVITE CONTAINING AN AREA OF NINE THOUSAND FIVE HUNDRED EIGHTEEN (9,518) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 62 PAGE NO. 13 BOOK NO. 181 SERIES OF 2025 NOTARIZED DATE: MAY 09, 2025

**BANTAYBALITA News Publishing Services
MAY 12, 19 & 26, 2025**

EXTRA JUDICIAL SETTLEMENT OF ESTATE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **JERRY T. CAINTIC** WHO DIED ON NOVEMBER 23, 2016 AT JOSE REYES MEMORIAL HOSPITAL LEFT A PARCEL OF LAND SITUATED AT BRGY. PULIDO, BLK.18 LOT 12, GMA, CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-155930 CONTAINING AN AREA OF TWO HUNDRED TWO (202) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 161 PAGE NO. 33 BOOK NO. IV SERIES OF 2025 NOTARIZED DATE: MAY 08, 2025

**BANTAYBALITA News Publishing Services
MAY 12, 19 & 26, 2025**

EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH RENUNCIATION OF RIGHTS

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **INOCENCIA CAGUIMBAL CARDEÑO** WHO DIED ON NOVEMBER 24, 2011 AT PASAY GENERAL HOSPITAL LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 465569 SITUATED IN THE BRGY. OF MOLINO, MUN.OF BACOR, PROV. OF CAVITE WITH IMPROVEMENT EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. LUIS L. HERNANDEZ UNDER DOC. NO. 281 PAGE NO. 26 BOOK NO. XXVI SERIES OF 2025 NOTARIZED DATE: MAY 06, 2025

**BANTAYBALITA News Publishing Services
MAY 12, 19 & 26, 2025**

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE LATE SABAS G. PANGANIBAN AND LEONIDA D. GLORIANI WITH WAIVER OF RIGHTS

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **SABAS G. PANGANIBAN AND LEONIDA D. GLORIANI** WHO DIED ON MARCH 2, 2004 & JANUARY 15, 2024 AT GEN.EMILIO AGUINALDO, CAVITE LEFT A PARCEL OF LAND COVERED BY TAX DECLARATION NO. AA-06-0006-00825 LOCATED AT BRGY. CASTANOS CERCA, GEN.E. AGUINALDO, CAVITE CONTAINING AN AREA OF TEN THOUSAND FOUR HUNDRED TEN (10,410) SQUARE METERS TAX DECLARATION NO. AA-06-0006-00826 LOCATED AT BRGY. CASTANOS CERCA, GEN. E. AGUINALDO, CAVITE WITH AN AREA OF SEVENTYTHREE (73) SQM. EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 401 PAGE NO. 81 BOOK NO. III SERIES OF 2025 NOTARIZED DATE: MAY 07, 2025

**BANTAYBALITA News Publishing Services
MAY 12, 19 & 26, 2025**

AFFIDAVIT OF SELF-ADJUDICATION

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **ALFREDO S. DELGADO JR.** WHO DIED ON JULY 30, 2021 IN DASMARIÑAS CITY, CAVITE LEFT A PARCEL OF LAND SITUATED IN BUROL MAIN, DASMARIÑAS CITY, CAVITE UNDER TRANSFER CERTIFICATE OF TITLE NO. 057-20140010479 CONTAINING AN AREA OF ONE HUNDRED (100) SQM. EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 58 PAGE NO. 12 BOOK NO. 181 SERIES OF 2025 NOTARIZED DATE: MAY 08, 2025

**BANTAYBALITA News Publishing Services
MAY 12, 19 & 26, 2025**

ADDENDUM TO DEED OF EXTRA JUDICIAL SETTLEMENT OF ESTATE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **RYAN ESTONILO CASTAÑEDA** WHO DIED ON MARCH 10, 2019 AT B14 L4, MARKSVILLE SUBDIVISION, BRGY. ALAPAN 1, IMUS CITY, CAVITE THAT THE REQUESTING PARTIES EXECUTED A DEED OF EXTRA JUDICIAL SETTLEMENT OF ESTATE NOTARIZED BY ATTY. CRISANTO U. PASCUAL JR. UNDER DOC. NO. 483 PAGE NO. 97 BOOK NO. 1 SERIES OF 2024 THAT THE PARTIES REQUESTING TO INCLUDE THE NAMES OF THEIR PARENTS **EDNA E. CASTAÑEDA AND ROMEO CASTAÑEDA** IN THE DEED OF EXTRA JUDICIAL SETTLEMENT OF ESTATE OF RYAN ESTONILO CASTAÑEDA. EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. CRISANTO U. PASCUAL JR. UNDER DOC. NO. 386 PAGE NO. 78 BOOK NO. 1 SERIES OF 2024 NOTARIZED DATE: MAY 09, 2025

**BANTAYBALITA News Publishing Services
MAY 12, 19 & 26, 2025**

DEED OF EXTRA JUDICIAL SETTLEMENT WITH DEED OF ABSOLUTE SALE (PORTION)

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **ROSALINDA LANGIT GENOVES** WHO DIED ON SEPTEMBER 19, 2021 AT MANILA LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 057-2019047914 LOCATED AT BRGY. PARADAHAN, TANZA, CAVITE WITH AN AREA OF TWO THOUSAND FIVE HUNDRED THIRTY (2,530) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 160 PAGE NO. 32 BOOK NO. IV SERIES OF 2025 NOTARIZED DATE: MAY 08, 2025

**BANTAYBALITA News Publishing Services
MAY 12, 19 & 26, 2025**

EXTRA JUDICIAL SETTLEMENT OF DECEASED EMILIANO FAMY ALVAREZ

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF DECEASED **EMILIANO FAMY ALVAREZ** WHO DIED ON AUGUST 7, 2000 AT NOVELETA, CAVITE LEFT A PARCEL OF LAND DESCRIBED AS FOLLOWS TRANSFER CERTIFICATE OF TITLE NO. (T-2019990) 2014000458 SITUATED IN THE BO. OF SAN RAFAEL MUN.OF NOVELETA PROV. OF CAVITE CONTAINING AN AREA OF TWO HUNDRED FORTY (240) SQUARE METERS ORIGINAL CERTIFICATE OF TITLE NO. (0-2233) 071-2014000288 SITUATED IN THE BO. OF SAN RAFAEL MUN.OF NOVELETA PROV.OF CAVITE CONTAINING AN AREA OF SEVEN HUNDRED (700) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 361 PAGE NO. 73 BOOK NO. 180 SERIES OF 2025 NOTARIZED DATE: APRIL 28, 2025

**BANTAYBALITA News Publishing Services
MAY 12, 19 & 26, 2025**

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF LEOPOLDO ESCAROS AGAO WITH DEED OF ABSOLUTE SALE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **LEOPOLDO ESCAROS AGAO** WHO DIED ON AUGUST 18, 2004 AT MANILA LEFT A PARCEL OF LAND SITUATED IN BRGY. SALITRAN, MUN.OF DASMARIÑAS PROV. OF CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-935960 WITH AN AREA OF EIGHTY FOUR (84) SQM. EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 168 PAGE NO. 14 BOOK NO. V SERIES OF 2025 NOTARIZED DATE: MAY 09, 2025

**BANTAYBALITA News Publishing Services
MAY 12, 19 & 26, 2025**

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF MIGUEL S. HONRADA AND MARIETTA LUNG CAY HONRADA

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **MIGUEL S. HONRADA** WHO DIED ON SEPTEMBER 3, 1993 AT ROSARIO, CAVITE AND **MARIETTA LUNG CAY HONRADA** WHO DIED ON DECEMBER 30, 2024 AT GENERAL TRIAS, CAVITE LEFT A PARCEL OF LAND DESCRIBED AS FOLLOWS TRANSFER CERTIFICATE OF TITLE NO. T-73584 SITUATED IN THE BO. OF TEJERO MUNICIPALITY OF ROSARIO, PROVINCE OF CAVITE CONTAINING AN AREA OF THREE HUNDRED (300) SQM. TRANSFER CERTIFICATE OF TITLE NO. T-441538 SITUATED IN THE BO. OF PANAPAAN MUNICIPALITY OF BACOR PROVINCE OF CAVITE WITH AN AREA OF ONE HUNDRED FIFTY (150) SQM. TRANSFER CERTIFICATE OF TITLE NO. T-310301 SITUATED IN THE BO. OF TEJERO, MUNICIPALITY OF GEN.TRIAS PROVINCE OF CAVITE CONTAINING AN AREA OF TWO HUNDRED THREE (203) SQM. TRANSFER CERTIFICATE OF TITLE NO. T-86215 SITUATED IN THE BO. OF TEJERO MUNICIPALITY OF ROSARIO. PROVINCE OF CAVITE CONTAINING AN AREA OF THREE HUNDRED FORTY-FOUR (344) SQM. EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 07 PAGE NO. 02 BOOK NO. 181 SERIES OF 2025 NOTARIZED DATE: MAY 06, 2025

**BANTAYBALITA News Publishing Services
MAY 12, 19 & 26, 2025**

PAGBABAHAGING LABAS SA HUKUMAN NG NAIWANG PAG-AARI NG MAG-ASAWANG CEFERIANO CABRAL MALIMBAN AT SEVIRINA BERBER MALIMBAN NA MAY BILIHANG LUBOS NG ISANG BAHAGI NG LUPA

IPINAGBIBIGAY ALAM SA LAHAT NA ANG MAG-ASAWANG **CEFERIANO CABRAL MALIMBAN** NA NAMATAY NOONG MAYO 22, 2009 SA BRGY. PANTIHAN 4, MARAGONDON, CAVITE AT **SEVIRINA BERBER MALIMBAN** NA NAMATAY NOONG PEDRERO 23, 2008 SA BRGY. PANTIHAN 4, MARAGONDON, CAVITE NA ANG MAG-ASAWA AY NAKAPAG-IWAN NG PARSELA NG LUPA NA SAKOP NG TAX DECLARATION NO. 13 0019 00184 NA MAY SUKAT 1.5089.5 METRO KWADRADO NA MATATAGPUAN SA BRGY. PANTIHAN 4, MARAGONDON, CAVITE ANG PAGBABAHAGING ITO NG PARSELANG PANSAKAHAN AY PARA SA MGA TAGAPAG-MANA NILAGDAAN AT MAY SELYONG PANTATAK NI ATTY. FE B. AÑONUEVO NA MAY DOC.NO. 401 PAGE NO. 8 BOOK NO. 180 SERIES OF 2025 TINATAKAN NOONG APRIL 29, 2025

**BANTAYBALITA News Publishing Services
MAY 5, 12 & 19, 2025**

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF LATE JOSE ALCORIZA BERNARDINO

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **JOSE ALCORIZA BERNARDINO** WHO DIED ON SEPTEMBER 05, 2021 IN KHOBAR, EASTERN REGION, SAUDI ARABIA LEFT A PARCEL OF LAND SITUATED IN THE BRGY. OF SAN AGUSTIN, CITY OF TRECE MARTIRES PROVINCE OF CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 67488 CONTAINING AN AREA OF FORTY ONE (41.20) DECIMAL SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. JASPER C. SALES UNDER DOC. NO. 32 PAGE NO. 8 BOOK NO. 18 SERIES OF 2025 NOTARIZED DATE: MAY 06, 2025

**BANTAYBALITA News Publishing Services
MAY 12, 19 & 26, 2025**

EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH RENUNCIATION OF RIGHTS

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **SERGIO S. TUPPIL AND MANZUETA D. TUPPIL** WHO DIED ON OCTOBER 31, 2014 AND MAY 25, 2012 IN CAVITE LEFT A PARCEL OF LAND WITH IMPROVEMENT SITUATED IN KAWIT, CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 057-2012027630 CONTAINING AN AREA OF ONE HUNDRED TWO (102) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. LUIS L. HERNANDEZ UNDER DOC. NO. 173 PAGE NO. 224 BOOK NO. XXIV SERIES OF 2025 NOTARIZED DATE: MAY 06, 2025

**BANTAYBALITA News Publishing Services
MAY 12, 19 & 26, 2025**

EXTRA JUDICIAL SETTLEMENT OF THE ESTATE OF THE LATE SISENANDO MENDOZA ATASAN WITH DEED OF ABSOLUTE SALE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **SISENANDO MENDOZA ATASAN** WHO DIED ON DECEMBER 16, 2012 AT TUY, BATANGAS LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. P-4366 CONTAINING AN AREA OF EIGHT HUNDRED FORTY FIVE (845) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 357 PAGE NO. 78 BOOK NO. 180 SERIES OF 2025 NOTARIZED DATE: APRIL 25, 2025

**BANTAYBALITA News Publishing Services
APRIL 28, MAY 5 & 12, 2025**

EXTRA JUDICIAL SETTLEMENT OF DECEASED PERSON SPOUSES FELIPE DUNCA MITRA AND ROSITA BORJA MITRA WITH RENOUNCE OF RIGHTS

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **SPOUSES FELIPE DUNCA MITRA AND ROSITA BORJA MITRA** WHO DIED ON MARCH 10, 2006 AND APRIL 23, 2004 AT BACOR, CAVITE LEFT A PARCEL OF LAND SITUATED IN THE BO. OF MOLINO MUNICIPALITY OF BACOR PROVINCE OF CAVITE WITH TRANSFER CERTIFICATE OF TITLE NO. T-163084 CONTAINING AN AREA OF ONE HUNDRED EIGHTY (180) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 372 PAGE NO. 75 BOOK NO. 180 SERIES OF 2025 NOTARIZED DATE: APRIL 28, 2025

**BANTAYBALITA News Publishing Services
MAY 5, 12 & 19, 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

BDO UNIBANK, INC.,
Mortgagee,

EJF NO. TG-23-282

-versus- For: Application for Extra-Judicial
Foreclosure of Mortgage
(under Act No. 3135, as Amended)

**SPOUSES GUSEEJ EDUSADA CORDOVEZ
AND DONNAVILLE DE MATA CORDOVEZ,**
Debtors/Mortgagors.

X-----X

SECOND NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, a universal banking corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office and place of business at BDO Towers Valero, formerly Citibank Tower, 8741 Paseo de Roxas, Makati City, pursuant to the terms and conditions of the Uniform Loan and Mortgage Agreement (Real Estate) ("MORTGAGE") executed and notarized on October 21, 2019 and July 07, 2021 by Debtors/Mortgagors, **SPOUSES GUSEEJ EDUSADA CORDOVEZ AND DONNAVILLE DE MATA CORDOVEZ**, both of legal age, Filipinos, with residence and postal addresses at: (1) 1517B, Almanza Metropolis Condominium, Manila Doctors Village, Almanza Las Pinas City 1750 and (2) Block 1, Lot 7, Crosswinds Pines, Grove 2, Tagaytay City, Cavite, in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by TRANSFER CERTIFICATE OF TITLE NO. 076-20201002644 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Debtors/Mortgagors in the amount of SEVEN MILLION TWO HUNDRED ONE THOUSAND FIVE HUNDRED NINETY-THREE PESOS AND 34/100 (Php 7,201,593.34) as of November 15, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Oliver N. Mendoza, will sell at public auction on June 19, 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 properties with all its improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE
NO. 076-2021002644
Registry of Deeds for Tagaytay City**

"IT IS HEREBY CERTIFIED that certain land situated in BRGY. IRUHIN, MUN. OF TAGAYTAY CITY, PROV. OF CAVITE, IS. OF LUZON bounded and described as follows:

A PARCEL OF LAND (LOT 7 BLK. 1 OF THE SUBD. PLAN PSD-04-192511, BEING A PORTION OF LOT C-4-G-1, PSD-04-025887, LRC REC. NO. 34342), SITUATED IN BRGY. IRUHIN, MUN. OF TAGAYTAY CITY, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE NE., ALONG 1-2 BY RD. 4, ON THE SE., ALONG LINE 2-3 BY LOT 8 BLK. 1, ON THE SW., ALONG LINE 3-6 BY LOT 29 BLK. 1, EASEMENT, AND ON THE NW., ALONG 6-1 BY LOT 6 BLK. 1, ALL OF THE SUBD. PLAN BEGINNING AT A PT. MARKED "1" ON PLAN BEING S. 19' 19"E, 10533.07 M. FROM BLLM NO. 1, MUN. OF SILANG, THENCE S. 05' 08' E., 15.88 M. TO PT. 2; S. 88' 02"W., 14.90 M. TO PT. 3; N. 01'58"W., 1.59 M., TO PT. 4; N. 12'41"W., 7.93 M. TO PT. 5; N. 01'36"W., 5.62 M. TO PT. 6; N. 84'52"E., 15.49 M. TO PT. OF BEGINNING, CONTAINING AN AREA OF TWO HUNDRED THIRTY EIGHT (238) SQ. M. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS. CYL. CONC. MONS. 15X40CM., BEARINGS TRUE; DATE OF ORIG. URVEY, NOV. 19, 1928 TO JUNE 10, 1937 & THAT OF THE SUBD. PLAN, EXECUTED BY ROLANDO NATHANIEL S. PADA, G.E. ON MARCH 1-10, 2007 & WAS APPROVED ON APRIL 2, 2007. Is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: SPOUSES GUSEEJ EDUSADA CORDOVEZ AND DONNAVILLE DE MATA CORDOVEZ, BOTH FILIPINO, OF LEGAL AGES, FILIPINOS
Address: 1517B ALMANZA METROPOLIS CONDO, MANILA DOCTOR'S VILLAGE, LAS PINAS CITY

In the event the public auction should not take place on the said date, it shall be held on June 26, 2025, without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE NO. 076-2021002644 the

AFFIDAVIT OF SELF-ADJUDICATION OF MARY ROSELLE CABUCO GANA

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF **MARY ROSELLE CABUCO GANA (ROSELLE)** WHO DIED ON APRIL 18, 2024 AT SILANG, CAVITE LEFT A PARCEL OF LAND DESCRIBED AS FOLLOWS A.) TAX DECLARATION NO. 18-0051-01500 LOCATED IN SABUTAN, SILANG CAVITE WITH AN AREA OF 1.000 (AGRICULTURAL LAND) B.) TAX DECLARATION NO. 18-0051-0151 LOCATED IN SABUTAN, SILANG, CAVITE WITH AN AREA OF 73 SQM. (HOUSE) C.) TAX DECLARATION NO. 18-0051-00841 LOCATED AT SABUTAN, SILANG, CAVITE WITH AN AREA OF 0.1592 (AGRICULTURAL LAND) D.) TAX DECLARATION NO. AA-18-0030-01412 LOCATED AT KAONG, SILANG, CAVITE WITH AN AREA OF 2.9017 (AGRICULTURAL LAND) E.) TAX DECLARATION NO. AA-18-0030-01450 LOCATED AT KAONG, SILANG, CAVITE WITH AN AREA OF 1.000 (AGRICULTURAL LAND) F.) TAX DECLARATION NO. AA-18-0030-01416 LOCATED AT KAONG, SILANG, CAVITE WITH AN AREA OF. 9500 (AGRICULTURAL LAND) G.) OCT NO. CLOA-435 LOCATED AT KAONG, SILANG, CAVITE WITH AN AREA OF TWENTY ONE THOUSAND FOUR HUNDRED EIGHTY THREE (21,483) SQM. H.) OCT NO. CLOA-434 LOCATED AT KAONG, SILANG, CAVITE WITH AN AREA OF FORTY SIX THOUSAND NINE HUNDRED FIFTY TWO (46,952) SQM. EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 43 PAGE NO. 9 BOOK NO. XXV SERIES OF 2025 NOTARIZED DATE: MARCH 11, 2025

**BANTAYBALITA News Publishing Services
APRIL 28, MAY 5 & 12, 2025**

AFFIDAVIT OF SELF-ADJUDICATION

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **HECTOR B. OCSENA** WHO DIED ON DECEMBER 18, 2024 AT STA. ROSA, LAGUNA LEFT A PARCEL OF LAND COVERED BY KATIBAYAN NG ORIHINAL NA TITULO BLG. OP-5638 SITUATED IN THE BRGY. OF MALABAG, MUN. OF SILANG PROV. OF CAVITE WITH AN AREA OF FOUR HUNDRED THIRTEEN (413) SQM. EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 391 PAGE NO. 70 BOOK NO. 180 SERIES OF 2025 NOTARIZED DATE: APRIL 29, '25

**BANTAYBALITA News Publishing Services
MAY 5, 12 & 19, 2025**

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, April 28, 2025.

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

(Sgd.) **OLIVER N. MENDOZA**
Sheriff-In-Charge

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

Copy Furnished:

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

**SPOUSES GUSEEJ EDUSADA CORDOVEZ
AND DONNAVILLE DE MATA CORDOVEZ**
Debtors/Mortgagors

- (1) 1517B, Almanza Metropolis Condominium, Manila Doctors Village, Almanza Las Pinas City 1750
- (2) Block 1, Lot 7, Crosswinds Pines, Grove 2, Tagaytay City, Cavite

**BANTAYBALITA News Publishing Services
MAY 12, 19 & 26, 2025**

EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH WAIVER OF RIGHTS

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **ROMEO E. CARABIDO AND ADELINA Z. CARABIDO** WHO DIED ON MARCH 20, 2008 AND MARCH 21, 2025 AT NAVOTAS CITY AND TRECE MARTIRES CITY, THAT ADELINA Z. CARABIDO LEFT A MOTORCYCLE WITH SIDE CAR MAKE KAWASAKI ENGINE NO. BC125A5858024 MV NO. 0401-00001120313 YEAR 2019 EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. JASPER C. SALES UNDER DOC. NO. 31 PAGE NO. 8 BOOK NO. 18 SERIES OF 2025 NOTARIZED DATE: MAY 05, 2025

**BANTAYBALITA News Publishing Services
MAY 5, 12 & 19, 2025**

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF MANOLO MEDRANO WITH RENUNCIATION OF RIGHTS

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **MANOLO RUBIO MEDRANO** WHO DIED ON NOVEMBER 16, 2008 AT TAGUIG, CITY LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 26802 SITUATED IN SITIO CENTRAL UPPER BICUTAN, MUN. OF TAGUIG CITY WITH AN AREA OF TWO HUNDRED NINETY-THREE (293) SQM. EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 368 PAGE NO. 74 BOOK NO. 180 SERIES OF 2025 NOTARIZED DATE: APRIL 28, 2025

**BANTAYBALITA News Publishing Services
MAY 5, 12 & 19, 2025**

EXTRA JUDICIAL SETTLEMENT OF DECEASED PERSON PATRICK BORJA MITRA WITH RENOUNCE OF RIGHTS

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **PATRICK BORJA MITRA** WHO DIED ON MARCH 16, 2007 AT IMUS CITY, CAVITE LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-544140 SITUATED IN THE BRGY. OF MOLINO, MUN. OF BACOR PROV. OF CAVITE CONTAINING AN AREA OF SEVENTY SEVEN (77) SQM. EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 370 PAGE NO. 74 BOOK NO. 180 SERIES OF 2025 NOTARIZED DATE: APRIL 28, 2025

**BANTAYBALITA News Publishing Services
MAY 5, 12 & 19, 2025**

DEED OF EXTRA JUDICIAL SETTLEMENT OF ESTATE OF DECEDENTS

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **DIONISIA HEBRON MENDOZA** WHO DIED ON NOVEMBER 18, 1998 **PRESENTACION H. MENDOZA** WHO DIED ON JULY 16, 2012 **IRENEO H. MENDOZA** WHO DIED ON AUGUST 25, 2010 **ANTONIO H. MENDOZA** WHO DIED ON DECEMBER 12, 2009 **REYNALDO H. MENDOZA** WHO DIED ON MARCH 08, 2003 LEFT A TWO PARCEL OF LAND DESCRIBED AS FOLLOWS TAX DECLARATION NO. AA-02-0023-01147 WITH AN AREA OF THREE HUNDRED SIXTY SIX (366) SQM TAX DECLARATION NO. AA-02-0023-01148 WITH AN AREA OF ONE THOUSAND THREE HUNDRED FORTY FIVE (1,345) SQM EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 412 PAGE NO. 83 BOOK NO. 180 SERIES OF 2025 NOTARIZED DATE: APRIL 30, 2025

**BANTAYBALITA News Publishing Services
MAY 5, 12 & 19, 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

BDO FINANCE CORPORATION,
as Assignee-in-Interest of
BDO Leasing and Finance, Inc.,
Mortgagee-Assignee,

EJF NO. TG-24-030

-versus- For: Application for Extra-Judicial
Foreclosure of Mortgage
[under Act No. 3135, as amended]

SPS. DIONAALON AND RODOLFO
ALON, as represented by their
attorney-in-fact, Ryan O. Alon,
Debtors/Mortgagors.

X-----X

SECOND NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial foreclosure sale under Act 3135, as amended by Act No. 4118, filed by Mortgagee/Assignee, **BDO FINANCE CORPORATION, as Assignee-in-Interest of BDO Leasing and Finance, Inc.**, a domestic corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office and place of business at 39/F BDO Corporate Center Ortigas, 12 ADB Avenue, Ortigas Center, Mandaluyong City, pursuant to the terms and conditions of the Real Estate Mortgage ("MORTGAGE") executed and notarized on August 11, 2017, by Debtors/Mortgagors, **SPOUSES DIONNA ALON AND RODOLFO ALON**, both of legal age, Australian citizens, with residence and postal address/es at: (1) Unit 627-A, Bldg. 8, Field Residences, Dr. A. Santos Avenue, Brgy. San Dionisio, Parañaque City; (2) Unit D, E. Rodriguez St., Gate 2, Summergreen Executive Village, San Andres, Cainta, Rizal; and (3) Unit 2024, Tower 4, Wind Residences, Emilio Aguinaldo Highway, Barangay Maharlika West, Tagaytay City, represented by **RYAN O. ALON** as per Special Power of Attorney executed and notarized on November 6, 2015, in favor of Mortgagee-Assignor, **BDO LEASING AND FINANCE, INC.**, which has assigned all its rights, liabilities, title and interest in and to the obligations/loan receivables, including its corresponding collateral, to herein Mortgagee-Assignee, by virtue of a Deed of Assignment executed and notarized on October 15, 2020 and March 25, 2022 respectively, over a real estate property including improvements thereon, described in and covered by CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2017001349 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Debtors/Mortgagors in the amount of FOUR MILLION ONE HUNDRED FIFTY-EIGHT THOUSAND TWO HUNDRED SIXTY-NINE PESOS AND 30/100 (Php4,158,269.30) as of January 15, 2024, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Baby Leem B. Maristela, will sell at public auction on **JUNE 18, 2025, at 10:00 o'clock** in the morning or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

CONDOMINIUM CERTIFICATE OF TITLE
NO. 076-2017001349
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that the unit identified and described as:

WIND RESIDENCES TOWER 4
FLOOR LEVEL : TWENTIETH FLOOR
UNIT NUMBER : UNIT-2024
UNIT TYPE : 1 BEDROOM UNIT
UNIT AREA : 31.97 SQUARE METERS

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on TRANSFER CERTIFICATE OF TITLE 2012004160 which embraces and describes the land located at BRGY. SALABAN, MAHARLIKA WEST (NOW), CITY OF TAGAYTAY with an area of FIVE THOUSAND FIVE HUNDRED FORTY-THREE (5,543) Square Meters, is registered in the name of:

Owner: **SPOUSES DIONNA ALON AND RODOLFO ALON, AUSTRALIAN CITIZENS**
Address: Unit 627-A BUILDING 8 FIELD RESIDENCES, DR. A. SANTOS AVENUE, BARANGAY SAN DIONISIO, PARAÑAQUE CITY 1700"

AFFIDAVIT OF SELF-ADJUDICATION

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **CORAZON P. ANGCAO** WHO DIED ON JULY 3, 2006 LEFT A PARCEL OF LAND UNDER TRANSFER CERTIFICATE OF TITLE NO. T-113000 SITUATED AT INDANG, CAVITE CONTAINING AN AREA OF SEVEN THOUSAND THREE HUNDRED SEVENTY-TWO (7,372) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 331 PAGE NO. 67 BOOK NO. 180 SERIES OF 2025 NOTARIZED DATE: APRIL 24, 2025

BANTAYBALITA News Publishing Services
APRIL 28, MAY 5 & 12, 2025

EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF THE LATE SABINA
COMENDADOR COROT AND MACARIO
P. COROT WITH WAIVER OF RIGHTS
AMONG HEIRS IN FAVOR OF
CRESENCIA COROT BENAVIDEZ
WIDOW

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **SABINA COMENDADOR MARRIED TO MACARIO P. COROT** WHO DIED ON MARCH 18, 2011 AND APRIL 4, 1996 BOTH AT MANILA, PHILIPPINES LEFT A PARCEL OF LAND COVERED BY TCT NO.159373(38243) SITUATED IN THE BO. OF SABUTAN (NOW ANAHAW 2) MUN. OF SILANG, PROVINCE OF CAVITE CONTAINING AN AREA OF NINETY (90) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 360 PAGE NO. 72 BOOK NO. 180 SERIES OF 2025 NOTARIZED DATE: APRIL 28, 2025

BANTAYBALITA News Publishing Services
APRIL 28, MAY 5 & 12, 2025

In the event the public auction should not take place on the said date, it shall be held on JUNE 25, 2025, without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2017001349 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, April 22, 2025.

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

(Sgd.) **BABY LEEM B. MARISTELA**
Sheriff-In-Charge

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

CopyFurnished:

BDO FINANCE CORPORATION, as Assignee-in-Interest of BDO Leasing and Finance, Inc.
Mortgagee-Assignee
39/F BDO Corporate Center Ortigas, 12 ADB Avenue, Ortigas Center, Mandaluyong City

SPOUSES DIONNA ALON AND RODOLFO ALON
Debtors/Mortgagors

- (1) Unit 627-A, Bldg. 8, Field Residences, Dr. A. Santos Avenue, Brgy. San Dionisio, Parañaque City
- (2) Unit D, E. Rodriguez St., Gate 2, Summergreen Executive Village, San Andres, Cainta, Rizal
- (3) Unit 2024, Tower 4, Wind Residences, Emilio Aguinaldo Highway, Barangay Maharlika West, Tagaytay City

RYAN O. ALON
Attorney in Fact of the Debtors/Mortgagors
Unit D.E. Rodriguez St., Gate 2, Summergreen Executive Village, San Andres, Cainta, Rizal

BANTAYBALITA News Publishing Services
MAY 5, 12 & 19, 2025

AFFIDAVIT OF SELF ADJUDICATION
WITH SIMULTANEOUS DEED OF SALE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **VERNADETH ARVIOLA KATIGBAK** WHO DIED ON OCTOBER 03, 2021 AT PALANGUE CENTRAL, NAIC, CAVITE LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 057-2018012393 CONTAINING AN AREA OF TWENTY EIGHT (28) SQM. SITUATED IN BLK.32 LOT 22 PASINAYA HOMES II, BRGY. SABANG, NAIC, CAVITE EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. IGNACIO C. MANAPIL UNDER DOC. NO. 728 PAGE NO. 49 BOOK NO. IX SERIES OF 2025 NOTARIZED DATE: APRIL 22, 2025

BANTAYBALITA News Publishing Services
APRIL 28, MAY 5 & 12, 2025

EXTRA JUDICIAL SETTLEMENT OF
ESTATE WITH DEED OF ABSOLUTE
SALE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **FLAVIANO O. ELIC** WHO DIED ON MARCH 22, 2024 AT BRGY. LAUREL, TANAUAN CITY, BATANGAS LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 164187 LOCATED AT TANAUAN, BATANGAS COVERING AN AREA OF 2,007 SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 231 PAGE NO. 47 BOOK NO. I SERIES OF 2025 NOTARIZED DATE : APRIL 02, 2025

BANTAYBALITA News Publishing Services
APRIL 28, MAY 5 & 12, 2025

DEED OF EXTRA JUDICIAL
SETTLEMENT OF ESTATE OF CHARLES
EDUARD CABUCO GANA

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **CHARLES EDUARD CABUCO GANA** WHO DIED FEBRUARY 19, 2020 IN STA. ROSA, LAGUNA LEFT A PERSONAL PROPERTY AND REAL PROPERTIES DESCRIBED AS FOLLOWS CASH IN BANK BANK OF PHILIPPINE ISLAND AMOUNTING TO P559,931.73 CASH DEPOSIT WITH EAST WEST BANKING CORPORATION IN THE AMOUNT OF 637,659.42 DALLAR DEPOSITS WITH BANCO DE ORO IN THE AMOUNT OF USD 2,120.59 IN THE NAME OF DECEDENT OR KARINA MAE OCON GANA, CONVERSION AT THE TIME OF DEATH IS PHD 50.6130 IN CASH OF PHD 107,329.422 A.) TRANSFER CERTIFICATE OF TITLE NO. 060-2021010331 SITUATED IN BRGY. BALIBAGO, STA. ROSA. LAGUNA B.) TAX DECLARATION NO. 18-0051-01500 LOCATED AT SABUTAN, SILANG, CAVITE WITH AN AREA OF 1.000 (AGRICULTURAL LAND) C.) TAX DECLARATION NO. 18-0051-0151 LOCATED AT SABUTAN, SILANG, CAVITE WITH AN AREA OF 73 SQM. D.) TAX DECLARATION NO. 18-0051-00841 LOCATED AT SABUTAN, SILANG, CAVITE WITH AN AREA OF 0.1592 E.) TAX DECLARATION NO .AA-18-0030-01412 LOCATED AT KAONG, SILANG, CAVITE WITH AN AREA OF 2.9017 F.) TAX DECLARATION NO. AA-18-0030-01450 LOCATED AT KAONG, SILANG, CAVITE WITH AN AREA OF 1000 (AGRICULTURAL LAND) G.) TAX DECLARATION NO. AA-18-0030 01416 LOCATED AT KAONG, SILANG, CAVITE WITH AN AREA OF 9500 (AGRICULTURAL LAND) H.) OCT NO. CLOA-435 LOCATED AT KAONG, SILANG, CAVITE CONTAINING AN AREA OF TWENTY ONE THOUSAND FOUR HUNDRED EIGHTY THREE (21,483) SQM. 1.) OCT NO. CLOA-434 LOCATED AT KAONG, SILANG, CAVITE WITH AN AREA OF FORTY SIX THOUSAND NINE HUNDRED FIFTY TWO (46,952) SQM. EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 47 PAGE NO. 10 BOOK NO. XXX SERIES OF 2025 NOTARIZED DATE: MARCH 17, 2025

BANTAYBALITA News Publishing Services
APRIL 28, MAY 5 & 12, 2025

Paghihilom at pagkakaisa kailangan ng Bayan ngayon



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taparaneliseo@gmail.com

VOLUME 3 NO. 33

10.00

MAY 12 - 18, 2025

Salamat po, at natapos na rin ang mainit, masigla, at away-politika sa nakaraang May 12 midterm elections. Nagsalita na at nagpasiya na ang makapangyarihang taumbayan kung sino sa pagtingin nila ay dapat na maiupo sa pamahalaang lokal dito sa ating lalawigan ng Cavite.

Sa mga nagwaging mayor, vice mayor at mga konsehal ng

REVANZE

★ Domz B. CAOILE

p a m a h a l a a n g munisipal at lungsod, mabuhay kayo.

Sa mga binasbasan na muling maglingkod bilang kinatawan ng lalawigan sa Kongreso, sana po, mas makabuluhang batas para sa pag-angat ng buhay ng mga kapospalad ang unahing iakda.

Sundan sa pahina 5

ELECTED OFFICIALS

PROVINCIAL GOVERNMENT OF CAVITE

HOUSE MEMBERS CONGRESS

HON. BARRON SOLID B. REVILLA

HON. LAM MERCADO DEVILLA

HON. ADRIAN DEY C. ADVINCULA

HON. FRANCIS A. BARRERA

HON. ROY M. LOYOLA

HON. ANTONIO A. PERMAN

HON. CRISPIN ORDOZ G. BENAVALA

HON. ANGELA BARRICA G. TOLINTINO

PHILIPPINES NATIONAL AND LOCAL ELECTION

2025-2028

TEAM UNLAD NOVELETA!

BOARD CHIEF ENRIQUEZ

MAYOR DAVEY REYES CHUA

VICE MAYOR DINO REYES CHUA

BOARD MEMBER JYGS GANDIA

1 ALIX

3 ALVAREZ

4 BARZAGA

5 ENRIQUEZ

7 LONTOC

8 LONTOC

11 EDWIN

13 RICKY SALUD SARIA

NEWLY ELECTED OFFICIALS OF ALFONSO, CAVITE

MAYOR RANDY SALAMAT

VICE MAYOR MADONA MOJICA-PEL

COUNCILORS

JEFF SALAMAT

REX FEROLINO

SILVERIO PEREA

MSLEN REYES

ERWIN SIGNO

LITO RESURRECCION

EBETH VARIAS

CYNTHIA PEJI

MARAMING SALAMAT PO!

SA PATULOY NINYONG TIWALA AT SUPORTA MGA IMUSEÑOS!

TEAM A AA

SA NAGKAKA 1 SANG TEAM A AA TULOY ANG PAG-ANGAT AT PAG-ASA

MARAMING SALAMAT PO!

TULOY-TULOY ANG MAS UNLAD ANGAT NA BAYAN NG MARAGONDON!

LAWRENCE "UMBE" ARCA

JASMIN MALIGAYA

MIGUEL ARCA

PINBOY ANGELES

BONN RILLO

EMIL DIGAL

JOEL ANQUE

ALAN ANGELES

JOEL PERIO

EHMIL SENA

ELECTED OFFICIALS

PROVINCIAL GOVERNMENT OF CAVITE

BOARD MEMBERS SANGGUNIANG PANLALAWIGAN

HON. ADRIAN PAUL BELANDIERE

HON. PAB DAYNE REYES

HON. KERRY SALAZAR

HON. MAURITO SISON

HON. CARILLE DEL ROSARIO

HON. JOHN KESTER ALDRIN ANACAN

HON. EMBEREN NAZARENO

HON. JASMIN MALIGAYA

PHILIPPINES NATIONAL AND LOCAL ELECTION

2025-2028