

GenTri City has a new City Jail Female Dormitory

General Trias Vice Mayor Jonas Labuguen announced that the city government has inaugurated the new General Trias City Jail Female Dormitory in Barangay Navarro.

Labuguen said that the new facility is in line with the city government's goal of providing a proper and safe facility for persons deprived of liberty (PDL).

"Ang lady's dormitory na ito ay itinayo sa tulong ng ating kinatawan, 6th Cavite Representative, Atty. Ony Ferrer at ng Bureau of Jail Management and Penology," said the vice mayor.

Labuguen added: "Itinataas po natin sa ating mahal na Panginoon ang panibagong proyektong ito para sa ating mga babaeng PDL."



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Pidi Barzaga's legacy lives on



THIRD VICE MAYOR
JENNY MAYOR
KIKO CONGRESSMAN
BARZAGA

Totoo, ang mga alaala, ang pamana ng mahirap mapantayang paglilingkod sa bayan ni Cong. Elipidio 'Pidi' Barzaga Jr. ay hinding-hindi malilimutan.

Yes, Pidi's legacy lives on!

And the proof of this: Dahil kay Pidi, ang Dasmaringas noon -- na tinatawag na sleepy town ng Cavite -- ay isa sa pinakaprogresibo, mayaman at maipagmamalaking siyudad sa lalawigan.

Mula nang maupo siya na alkalde, nang lumaon ay maging kongresista, ibinuho na ni Barzaga ang buong



buhay niya sa paglilingkod sa mamamayan ng Cavite.

Katuwang ang kanyang maybahay, si Mayor Jenny A. Barzaga. nagtatamasa ang lungsod sa maraming programa at proyekto na pinakikinabangan ng mga mamamayan.

Barzaga passed away April 27, 2024 California, in the United States.

Ngayon, ang legacy ni Cong. Pidi ay buhay na buhay at naipakita sa nakaraang halalan -- na sa kabila na wala na ang magaling na abogado, CPA, at mambabatas -- nananatili sa isip at puso ng mamamayang Dasmaringas ang napakayaman at di-masusukat na ambag at pamana niya sa Lungsod.

May nagpapalagay na dahil wala na si Cong. Pidi, nawala na rin ang karisma at ang malakas na hatak nito sa mga botante.

Marami ang nagkamali: Matagumpay na inihalal uli ang maybahay ni Cong Pidi -- si Mayora Jenny, pati ang kanyang dalawang anak -- sina Kiko at Thirdy.

Si Kiko ang nagwaging kongresista at papali sa yumaong ama, at si Thirdy ang bise-alkalde.

Magpapatuloy ang legacy ni Cong. Pidi sa kanyang maybahay, Mayora Jenny, at kina Kiko at Thirdy. /DB Caoile

Torre appointed next PNP chief

President Bongbong Marcos has named Maj. Gen. Nicolas Torre III as the new chief of the Philippine National Police.

The appointment of Torre was announced by Executive Secretary Lucas Bersamin in a press conference in Malacañang on Thursday, May 29 afternoon.

Torre will replace outgoing PNP chief Gen. Rommel Marbil.

Bersamin remarked that Marcos may have considered some of Torre's qualities, but said the public should respect the President's prerogative in selecting Torre.



Maj. Gen. Nicolas Torre III

Torre recently led high profile operations, such as the search and arrest of Kingdom of Jesus Christ founder Apollo Quiboloy in Davao City -- which was followed by his promotion as chief of Criminal Investigation and Detection Group.

Bersamin said the public should respect the President's prerogative in selecting Torre who led the high profile operations, such as the search and arrest of Jesus Christ founder, Apollo Quiboloy in Davao City.

Torre then led the arrest of former President Rodrigo Duterte in March this year.

Bersamin said he does not know if the two high profile cases were factors in the President's decision to choose Torre as the next top cop.

"Alam mo lahat ng promotion, reward 'yan. But most promotions are given on merit. Let's assume that this was given on merit," Bersamin said.

MIMAROPA NEWS
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2025

EDUCATOR'S BOOTH

PhilHealth speeds up payments

The Philippine Health Insurance Corporation (PhilHealth) continues to strengthen its commitment to Filipino healthcare by disbursing over P592 million of total claims paid to the National Kidney and Transplant Institute (NKTi) for the first five months of the year (January 1 to May 21, 2025).

This was disclosed by Acting PhilHealth President and CEO Dr. Edwin M. Mercado during his brief visit to the NKTi on

Wednesday, May 28 to personally ensure that patients undergoing hemodialysis and other renal replacement therapies are getting the most of their health insurance coverage from the state health insurer.

Aligned with the directive of President Ferdinand R. Marcos Jr. to ensure the uninterrupted delivery of services, PhilHealth continues to champion its RISE30 Mission ensuring that every Filipino

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Mga bagong idea sa Biosiyensya, itinampok sa sa 2025 Luzon Regional Scientific

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PhilHealth... *from page 1*

experiences the full benefits and services of PhilHealth through faster claims processing and payment.

"Alinsunod sa prayoridad ng ating Pangulong Bongbong Marcos, Jr., ako ay bumibisita at nakikipagpulong sa mga partner health care facilities para malaman at personal kong makita kung paano natutugunan ang pangangailangan ng ating mga kababayang may sakit, at siguruhing mabilis tayong nakapagbabayad ng mga benefit claims," said Dr. Mercado.

According to NKTi, approximately one Filipino develops chronic renal failure every hour, translating to about 120 Filipinos per million population annually.

Since 2023, PhilHealth has been continuously enhancing its benefits for members with Chronic Kidney Disease (CKD) Stage 5. Notably, the coverage for hemodialysis sessions which has expanded from 90 to 156 sessions per year, providing greater support to patients in need.

In addition, PhilHealth significantly increased its Z Benefit Package for Peritoneal Dialysis, offering financial assistance of up to P1.2 million. Its Z Benefit coverage for Kidney Transplantation has also been substantially raised from P600,000 to over P2 million, reflecting PhilHealth's commitment to improving access to critical kidney care for its members.

"Kung dati ay nangangamba ang dialysis patients kung matatapos nila ang lahat ng sessions sa isang taon, ngayon tinanggal na natin 'yan. Bumabalik sila sa PhilHealth na tuwang-tuwa, nagpapasalamat. Nabigyan natin sila ng pag-asa na bukas ulit at sa buong taon, siguradong may dialysis session pa ulit na sagot ng PhilHealth. Ito po ang patunay ng aming misyon na maihatid ang PhilHealth na mabilis, patas, at mapagkakatiwalaan," Dr. Mercado emphasized.

For more details on PhilHealth benefits, member may call PhilHealth's 24/7 touch points at (02) 866-225-88 or at mobile numbers (Smart) 0998-857-2957, 0968-865-4670, (Globe) 0917-1275987 or 0917-1109812.

Mga bagong idea sa Biosiyensya, itinampok sa sa 2025 Luzon Regional Scientific

Matagumpay na naisagawa ng mga siyentipiko, negosyante, lider ng pamahalaan, at mga mag-aaral mula sa iba't ibang panig ng Luzon ang 2025 Luzon Regional Scientific Meeting noong Mayo 20-21 sa Abagatan ti Manila, Alfonso, Cavite.

May temang "Bioscience Innovations: Transforming Enterprise Ecosystems for Wealth Creation," layunin nito na pagsama-samahin ang mga makabagong ideya, palakasin ang pagtutulungan at maitaguyod ang mahalagang gampanin ng biosiyensya sa pambansang kaunlaran.

Pinangunahan ng National Academy of Science and Technology (NAST) Philippines, katuwang ang Department of Science and Technology (DOST) ang pagtitipon na binigyang diin ang kakayahan ng agham na lutasin ang mga suliraning panlipunan at kung paano ito makalilikha ng yaman sa



iba't ibang sektor.

Masayang tinanggap ni Acad. Jaime C. Montoya, pangulo ng NAST PHL ang matatalino at masigasig na dumalo na aniya ay mga "tagapagtaguyod ng agham, na may iisang layunin - harapin ang mga hamon sa pamamagitan ng agham at solusyong nakasentro sa komunidad."

Binigyang diin ni Dr. Renato U. Solidum Jr., Kalihim ng DOST, ang mahalagang papel ng

agham at lipunan at ang pagtulong sa MSMEs gamit ang interbensyong teknolohikal at ang pagsuporta sa mga magsasaka sa pamamagitan ng agribiotech at sa mga nagsisimula ng negosyo gamit ang makabagong teknolohiya.

Inihayag naman ni Sancho A. Mabborang, DOST Undersecretary for Regional Operations, ang mga programang pangkomunidad, pangkabuhayan, at

panrehiyon ng DOST na nagtataguyod ng agham, teknolohiya, at inobasyon para patuloy na makatulong sa maliliit na negosyo.

Isa sa mga tampok ng pagtitipon ay ang Research-to-Marketplace Expo, na ipinakita ng mga estudyante at young scientists ang kanilang bioscience prototypes at mga business model sa harap ng mga potensyal na mamumuhunan at opisyal ng lokal na pamahalaan.

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EXTRA JUDICIAL SETTLEMENT OF THE ESTATE OF LOPE VIDALLON AND MARIA ACUNA WITH WAIVER OF RIGHTS

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **LOPE VIDALLON** WHO DIED ON SEPTEMBER 5, 1970 AT ALFONSO, CAVITE AND **MARIA ACUNA** WHO DIED ON OCTOBER 5, 1986 AT ALFONSO, CAVITE LEFT A PARCEL OF LAND SITUATED AT POBLACION 4, ALFONSO, CAVITE COVERED BY A.) TAX DECLARATION NO. AA-01-0004-00082 CONTAINING AN AREA OF 404.55 SQUARE METERS B.) TAX DECLARATION NO. 01-0032-00101 CONTAINING AN AREA OF 4,748 SQUARE METERS SITUATED AT BRGY. UPLI, ALFONSO CAVITE EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 106 PAGE NO. 22 BOOK NO. 178 SERIES OF 2025 NOTARIZED DATE: FEBRUARY 11, 2025

**BANTAYBALITA News Publishing Services
MAY 19, 26 & JUNE 2, 2025**

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF DOMINGO BARBUCO DIMAILIG MARRIED TO NENITA MOJICA DIMAILIG WITH WAIVER OF RIGHTS

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **DOMINGO BARBUCO DIMAILIG** WHO DIED ON NOVEMBER 11, 2021 AT TRECE MARTIRES CITY CAVITE AND **NENITA MOJICA DIMAILIG** WHO DIED ON MARCH 02, 2021 AT TRECE MARTIRES CITY, CAVITE LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-49551 SITUATED IN THE BRGY. OF CABEZAS, TRECE MARTIRES CITY CONTAINING AN AREA OF TWO HUNDRED (200) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 383 PAGE NO. 77 BOOK NO. 181 SERIES OF 2025 NOTARIZED DATE: MAY 27, 2025

**BANTAYBALITA News Publishing Services
MAY 26, JUNE 2 & 9, 2025**

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF FELICIANO CANTIMBUHAN SARREAL AND BENJAMIN SERVIDA SARREAL WITH RENUNCIATION OF RIGHTS

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF **FELICIANO CANTIMBUHAN SARREAL** WHO DIED ON DECEMBER 17, 2021 AT DASMARIÑAS CITY, CAVITE AND **BENJAMIN SERVIDA SARREAL** WHO DIED ON DECEMBER 13, 2024 AT GENERAL TRIAS CITY, CAVITE LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-297601 SITUATED IN BRGY. SALITRAN DASMARIÑAS, CAVITE CONTAINING AN AREA OF SEVEN HUNDRED FIFTY THREE (753) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 189 BOOK NO. 38 PAGE NO. 181 SERIES OF 2025 NOTARIZED DATE: MAY 16, 2025

**BANTAYBALITA News Publishing Services
MAY 26, JUNE 2 & 9, 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 COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-155930 SITUATED AT BLK. 18 LOT 12 BRGY. PULIDO, GMA, CAVITE 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.156 PAGE NO. 32 BOOK NO. IV SERIES OF 2025 NOTARIZED DATE: MAY 08, 2025

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MAY 26, JUNE 2 & 9, 2025**

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
BRANCH 114
City of Bacoor, Cavite
Email: rtc1bcr114@judiciary.gov.ph
Phone No: 0908-499-0181

IN RE: ISSUANCE OF
OWNER'S DUPLICATE
COPY OF TRANSFER
CERTIFICATE OF TITLE
NO. T-0030481 (T-225341)
OF THE REGISTRY OF
DEEDS OF BACOR CITY,

LRC CASE NO.
8843-2025-34

HEIRS OF THE LATE
DOLORES MARALANG
ESPIRITU AND PEDRO
SAN MIGUEL ESPIRITU,
JR., REPRESENTED BY
THEIR ATTORNEY-IN-
FACT, CHASE PATRICK E.
TOBIAS

Petitioners,

X-----X

ORDER

On April 15 2025, petitioners through counsel filed this instant petition alleging among others that: (a) Dolores Maralang Espiritu and Pedro San Miguel Espiritu, Jr. were married on January 3, 1951; (b) they begot four (4) children namely Ma. Wilhelmina Espiritu Tobias, Rommel Maralang Espiritu, Maria Elizabeth Espiritu Dizon, and Alexander Maralang Espiritu; (c) Dolores M. Espiritu died on April 7, 2007 and Pedro Espiritu, Jr. died on October 7, 1992; (d) the property covered by TCT No. T-0030481 (T-225341) was one of the properties left by Dolores Maralang Espiritu and Pedro San Miguel Espiritu, Jr.; (e) the title of the said property was left in the care of Ma. Wilhelmina E. Tobias; (f) sometime in 2024, the heirs of Dolores Maralang Espiritu and Pedro San Miguel Espiritu, Jr. tasked Chase Patrick E. Tobias to sell the property; (g) on December 20, 2024, Chase Patrick E. Tobias met with a prospective buyer at SM Megamall; (h) the next day, the title can no longer be located despite diligent efforts to locate the same; (i) on January 22, 2025, an Affidavit of Lost was executed and annotated to the title under entry no. 2025000960. Petitioners are praying that the court, after due notice and hearing, render judgment directing the Register of Deeds for the Province of Cavite to issue another Owner's Duplicate Copy of TCT No. T-0030481 (T-225341) with the same force and effect in lieu of the loss one.

Finding the petition to be sufficient in form and substance, the same is set for initial hearing on August 5, 2025 (Tuesday) at 2:00 in the afternoon at 2nd floor, Main Square Mall, Bacoor Boulevard (formerly Molino Boulevard) Barangay Bayanan, City of Bacoor, Cavite, at which date, place, and hour, any interested person may appear and show cause why the said petition should not be granted.

Petitioner is directed to cause the publication of the copy of this Order at their expense once a week for three (3) consecutive weeks in a newspaper of general circulation in the Cities and Province of Cavite at least thirty (30) days prior to the scheduled date of hearing. Petitioners Ma. Wilhelmina Espiritu Tobias, Rommel Maralang Espiritu, Maria Elizabeth Espiritu Dizon, and Alexander Maralang Espiritu are directed to appear on the scheduled hearing.

Considering that this court has no appointed sheriff, the sheriff of the Office of the Clerk of Court, RTC Bacoor City, Cavite, is ordered to post this Order in six (6) conspicuous places in the Province of Cavite, where the subject property is situated at least one (1) month prior to the aforesaid date of hearing, particularly at the bulletin boards of the following: (1) the main entrance of the Provincial Building of Cavite; (2) the main entrance of the City Hall Building of Bacoor City, Cavite; (3) the Hall of Justice of Bacoor City (4) 2nd floor, Main Square Mall, Bacoor Boulevard (formerly Molino Boulevard) Barangay Bayanan, City of Bacoor, Cavite; (5) the Registry of Deeds, Bacoor City, Cavite; and (6) the Barangay Hall where the property is situated.

SO ORDERED.

IN CHAMBERS, this 23rd day of April, 2025 in the City of Bacoor, Cavite.

(Sgd.) NIKKI ROSE DELA PEÑA ESPERANZA
Presiding Judge

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

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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 PEDRO B. NARVAEZ WITH WAIVER OF RIGHTS
NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **PEDRO B. NARVAEZ** WHO DIED ON AUGUST 23, 2002 AT SILANG, CAVITE LEFT A PARCEL OF LAND DESCRIBED AS FOLLOWS A.) TRANSFER CERTIFICATE OF TITLE NO. (T-593622) 17675 SITUATED AT MUNTING-ILOG, SILANG, CAVITE WITH IMPROVEMENTS B.) CERTIFICATE OF TRANSFER TITLE NO. (T-73127) 40989 WITH IMPROVEMENTS SITUATED AT MUNTING ILOG, SILANG, CAVITE C.) TRANSFER CERTIFICATE OF TITLE NO. (T-13539) 43127 WITHOUT IMPROVEMENTS SITUATED AT MUNTING-ILOG, SILANG, CAVITE EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 112 PAGE NO. 23 BOOK NO. 181 SERIES OF 2025 NOTARIZED DATE: MAY 11, 2025

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 - Maria Elizabeth Espiritu Dizon (Petitioner) - Blk. 4 Lot 17 Hyacinth St., F&E de Castro Village, Niog, Bacoor City, Cavite
 - Alexander Maralang Espiritu (Petitioner) - Blk. 4 Lot 17 Hyacinth St., F&E de Castro Village, Niog, Bacoor City, Cavite
 - Chase Patrick Espiritu Tobias (Attorney-in-fact) - No. 5 Garnet St., Empalico Homes, Talon Uno, Las Piñas City
 - Hanna H. Barcena/BP Law Barcena and Partners (Counsel for Petitioners) - Unit 403, 3rd Avenue, Bagong Lipunan ng Crame, Quzon City/ bplawoffice.group@gmail.com
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EXTRA JUDICIAL SETTLEMENT OF DECEASED EMERENCIANA TUAZON SABATER

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **EMERENCIANA T. SABATER** WHO DIED ON SEPTEMBER 10, 2021 AT KAWIT, CAVITE LEFT A PARCEL OF LAND DESCRIBED AS FOLLOWS 1.) TRANSFER CERTIFICATE OF TITLE NO. T-1302735 SITUATED IN THE BO. OF MARULAS, MUN.OF KAWIT, PROV. OF CAVITE CONTAINING AN AREA OF SIX HUNDRED NINETY ONE SQ. METERS & SIXTY FOUR SQ. DECIMETERS (691.64) SQUARE METERS 2.) TRANSFER CERTIFICATE OF TITLE NO. (057-2011005525) 071-2015001684 SITUATED IN THE BO. OF MARULAS, CITY OF KAWIT PROVINCE OF CAVITE CONTAINING AN AREA OF ONE THOUSAND SEVEN HUNDRED TWENTY SIX (1,726) SQ. METERS 3.) TRANSFER CERTIFICATE OF TITLE NO. (057-2011005530) 071-2015001689 SITUATED IN THE BO. OF MARULAS, CITY OF KAWIT PROV. OF CAVITE CONTAINING AN AREA ONE THOUSAND SIX HUNDRED EIGHT (1,608) SQ. METERS 4.) TRANSFER CERTIFICATE OF TITLE NO. T-1302741 SITUATED IN THE BO. OF MARULAS, MUNICIPALITY OF KAWIT PROVINCE OF CAVITE CONTAINING AN AREA OF EIGHT HUNDRED TWO (802) SQ. METERS 5.) TRANSFER CERTIFICATE OF TITLE NO. T-1302742 SITUATED IN THE BO. OF MARULAS, MUNICIPALITY OF KAWIT PROV. OF CAVITE CONTAINING AN AREA OF NINE THOUSAND ONE HUNDRED FIFTY SEVEN (9,157) SQ. METERS 6.) TRANSFER CERTIFICATE OF TITLE NO. (057-2011005542) 071-2015001701 SITUATED IN THE BO. OF MARULAS CITY OF KAWIT PROV. OF CAVITE CONTAINING AN AREA OF ONE THOUSAND NINE HUNDRED SIXTY FOUR (1,964) SQ. METERS 7.) TRANSFER CERTIFICATE OF TITLE NO. (057-2011005543) 071-2015001702 SITUATED IN THE BO. OF MARULAS CITY OF KAWIT PROVINCE OF CAVITE CONTAINING AN AREA OF SIX HUNDRED SEVENTY NINE (679) SQ. METERS 8.) TRANSFER CERTIFICATE OF TITLE NO. (057-2011005540) 071-2015001699 SITUATED IN THE BO. OF MARULAS CITY OF KAWIT PROV. OF CAVITE CONTAINING AN AREA OF ONE THOUSAND TWO HUNDRED SIX (1,206) SQ. METERS 9.) TRANSFER CERTIFICATE OF TITLE NO. (057-2011005527) 071-2015 001686 SITUATED IN THE BO. OF MARULAS, CITY OF KAWIT PROV. OF CAVITE CONTAINING AN AREA OF TWO THOUSAND SEVEN HUNDRED (2,700) SQ.METERS 10.) TRANSFER CERTIFICATE OF TITLE NO. T-542006 SITUATED IN THE BO. OF P.F ESPIRITU, MUN. OF BACOR PROV. OF CAVITE CONTAINING AN AREA OF NINE HUNDRED NINE (909) SQ.METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. ANGELICA R. PULIDO UNDER DOC. NO. 282 PAGE NO. 58 BOOK NO. II SERIES OF 2025 NOTARIZED DATE: MAY 14, 2025

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MAY 19, 26 & JUNE 2, 2025

EXTRA JUDICIAL SETTLEMENT OF ESTATE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **DOROTEO BAYAS** WHO DIED ON APRIL 25, 1990 AT BRGY. 4, AMADEO, CAVITE MARRIED TO **LUZONIA BAYAS** WHO DIED ON JANUARY 06, 2003 AT DELA SALLE UNIVERSITY MEDICAL CENTER AND DAUGHTER ROSALINDA B. MARQUEZ WHO DIED ON DECEMBER 28, 2014 AT AMADEO, CAVITE LEFT A PARCEL OF LAND SITUATED IN POBLACION 8, AMADEO, CAVITE WITH TAX DECLARATION NO. 02-008-00208 CONTAINING AN AREA OF THREE THOUSAND ONE HUNDRED SIXTY EIGHT (3,168) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 289 PAGE NO. 58 BOOK NO. IX SERIES OF 2025 NOTARIZED DATE: MAY 18, 2025

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**EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF DECEASED PERSON
SPOUSES MAXIMA F. ARCA AND
GODOFREDO ARCA SR.**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **SPOUSES MAXIMA F. ARCA AND GODOFREDO ARCA SR.** WHO DIED ON NOVEMBER 13, 2014 AND AUGUST 10, 2012 AT TANZA, CAVITE LEFT A PARCEL OF LAND DESCRIBED AS FOLLOWS A.) TRANSFER CERTIFICATE OF TITLE NO. T-910827 SITUATED AT MUNICIPALITY OF TANZA, PROV. OF CAVITE B.) TRANSFER CERTIFICATE OF TITLE NO. 1310347 SITUATED AT MUNICIPALITY OF TANZA, PROVINCE OF CAVITE C.) TRANSFER CERTIFICATE OF TITLE NO. 057-201611099 SITUATED AT MUNICIPALITY OF TANZA PROV. OF CAVITE D.) TRANSFER CERTIFICATE OF TITLE NO. T-1310354 SITUATED AT MUNICIPALITY OF TANZA PROV. OF CAVITE EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 416 PAGE NO. 84 BOOK NO. 181 SERIES OF 2025 NOTARIZED DATE: MAY 27, 2025

**BANTAYBALITA News Publishing Services
MAY 26, JUNE 2 & 9, 2025**

**EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF THE LATE SPS. TITO
JAVIER ALEGRE AND INOCENCIA
NOVICIA ALEGRE**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **SPOUSES TITO JAVIER ALEGRE** WHO DIED ON DECEMBER 21, 2007 AT MENDEZ, NUÑEZ, CAVITE AND **INOCENCIA NOVICIA ALEGRE** WHO DIED ON SEPTEMBER 24, 1987 AT STATE OF HAWAII: LEFT A PARCEL OF LAND DESCRIBED AS FOLLOWS A.) TRANSFER CERTIFICATE OF TITLE NO. 572602 SITUATED AT BRGY. ANABU IMUS CITY, CAVITE CONTAINING AN AREA OF ONE HUNDRED SIXTY SIX (166) SQM.B.) TRANSFER CERTIFICATE OF TITLE NO. T-52603 SITUATED AT ANABU, IMUS CITY, CAVITE CONTAINING AN AREA OF ONE HUNDRED SIXTY EIGHT (168) SQM. C.) TAX DECLARATION NO. AA-14-0019-004-(26)-1001 CONTAINING AN AREA OF FIFTY SEVEN (57) SQM. EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 337 PAGE NO. 68 BOOK NO. 181 SERIES OF 2025 NOTARIZED DATE: MAY 23, 2025

**BANTAYBALITA News Publishing Services
MAY 26, JUNE 2 & 9, 2025**

**EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF DECEASED PERSON:
ERLINDA A. ABANADOR**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **ERLINDA A. ABANADOR** WHO DIED ON JANUARY 2025 AT BACOR CITY, CAVITE LEFT A REAL PROPERTY DESCRIBED AS FOLLOWS A.) TRANSFER CERTIFICATE OF TITLE NO. T-1333667 SITUATED IN BRGY. MAMBOG MUNICIPALITY OF BACOR PROV. OF CAVITE CONTAINING AN AREA OF ONE HUNDRED THIRTY THREE (133) SQUARE METERS, B.) HEAVENLY PEACE MEMORIAL GARDEN, INC. LOT: 1-4 BLOCK 43 SECTION GARDEN SANCTIFICATION CREGULAR) C.) MOTOR VEHICLE MAKE: TOYOTA PLATE NO. DAL-5209 BODY TYPE; SEDAN MV FILE NO. 0401-00000916931 SERIES: VIOS 1.3 AT CHASSIS NO. PA1813F37K4002902 ENGINE NO: INR X428718 CR NO.: 349502495 EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 297 PAGE NO. 60 BOOK NO. 181 SERIES OF 2025 NOTARIZED DATE: MAY 21, 2025

**BANTAYBALITA News Publishing Services
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**EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF DECEASED PERSON:
MANUEL CALMA AND HONORATA
OSORIO WITH ABSOLUTE SALE**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **SPS. MANUEL CALMA** WHO DIED ON AUGUST 25, 1980 AT QUEZON CITY AND **HONORATA OSORIO** WHO DIED ON JUNE 30, 1981 AT QUEZON CITY LEFT A PARCEL OF LAND SITUATED IN THE BO. OF BUBOY, MUNICIPALITY OF PAGSANJAN, PROVINCE OF LAGUNA COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 89681 CONTAINING AN AREA OF TWO HUNDRED FORTY (240) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 338 PAGE NO. 68 BOOK NO. 181 SERIES OF 2025 NOTARIZED DATE: MAY 23, 2025

**BANTAYBALITA News Publishing Services
MAY 26, JUNE 2 & 9, 2025**

**DEED OF EXTRA-JUDICIAL
SETTLEMENT OF ESTATE OF THE LATE
CLODELIO MARQUEZ ISO**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **CLODELIO MARQUEZ ISO** WHO DIED ON JANUARY 29, 2009 AT BRGY. CONCHU, TRECE MARTIRES CITY, CAVITE LEFT A PARCEL OF LAND WITH IMPROVEMENT SITUATED AT BRGY. LALLANA, MUNICIPALITY OF TRECE MARTIRES CITY, PROVINCE OF CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-49986 CONTAINING AN AREA OF FOUR HUNDRED (400) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 146 PAGE NO. 30 BOOK NO. XI SERIES OF 2025 NOTARIZED DATE: MAY 22, 2025

**BANTAYBALITA News Publishing Services
MAY 26, JUNE 2 & 9, 2025**

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**

**EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF THE LATE CLAUDIO T.
ARGUELLES SR. AND VISITACION P.
ARGUELLES**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **CLAUDIO T. ARGUELLES** WHO DIED ON JUNE 17, 2018 AT MEDICAL CENTER IMUS DIVERSION RD. PALICO 4, IMUS CITY, CAVITE AND **VISITACION P. ARGUELLES** WHO DIED ON JANUARY 03, 2016 AT OUR LADY OF THE PILLAR MEDICAL CENTER, TAMSUI AVENUE, BAYAN LUMA, IMUS CITY CAVITE LEFT A PARCEL OF LAND IN PARKDALE CLASSIC 2 LOT 4 BLK.1 ANABU 1, IMUS CITY, CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 586508 CONTAINING AN AREA OF ONE HUNDRED NINETEEN (119) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 299 PAGE NO. 60 BOOK NO. IX SERIES OF 2025 NOTARIZED DATE: MAY 09, 2025

**BANTAYBALITA News Publishing Services
MAY 19, 26 & JUNE 2, 2025**

**EXTRA JUDICIAL SETTLEMENT OF
ESTATE FELIX B. MINTU AND
VERONICA MINTU WITH DEED OF
ABSOLUTE SALE**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **FELIX B. MINTU AND VERONICA V. MINTU** WHO DIED INTESTATE LEFT A PARCEL OF LAND SITUATED IN PARADAHAN, TANZA, CAVITE UNDER TRANSFER CERTIFICATE OF TITLE NO. T-1165841 CONTAINING AN AREA OF TWO HUNDRED ONE (201) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 383 PAGE NO. 57 BOOK NO. 181 SERIES OF 2025 NOTARIZED DATE: MAY 21, 2025

**BANTAYBALITA News Publishing Services
MAY 26, JUNE 2 & 9, 2025**

**EXTRA JUDICIAL SETTLEMENT OF
STATEMENT OF THE LATE FELOMENA
ARAÑAS BLANCAFLOR**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **FELOMENA ARAÑAS BLANCAFLOR** WHO DIED ON JULY 01, 2020 AT PUNTA 2, TANZA, CAVITE LEFT A PARCEL OF LAND SITUATED AT BLOCK 12 LOT 31 SUMMER CREST VILLAGE, SAHOD ULAN, TANZA, CAVITE, CONTAINING AN AREA OF SIXTY FIVE (65) SQUARE METERS COVERED BY TCT NO. T-952141 EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 126 PAGE NO. 26 BOOK NO. XI SERIES OF 2025 NOTARIZED DATE: MAY 22, 2025

**BANTAYBALITA News Publishing Services
MAY 26, JUNE 2 & 9, 2025**

**EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF JOEL D. TANGUIN WITH
RENUNCIATION OF RIGHTS**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **JOEL D. TANGUIN** WHO DIED ON SEPTEMBER 01, 2024 LEFT A PARCEL OF LAND SITUATED AT BO.OF VELOSO, DASMARIÑAS, CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 057-2017029446 CONTAINING AN AREA OF ONE HUNDRED SIXTY SIX SQ.MTS. & TWO SQ. DECIMETER (166.2) SQ.MTS. EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 223 PAGE NO. 45 BOOK NO. 181 SERIES OF 2025

**BANTAYBALITA News Publishing Services
MAY 26, JUNE 2 & 9, 2025**

**EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF THE DECEASED
PERSON SPOUSES CIRIACO
MARDO AND JUANA PEJI MARDO
WITH DEED OF ABSOLUTE SALE
(UNILATERAL)**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **SPOUSES CIRIACO MARDO AND JUANA PEJI MARDO** WHO DIED ON JUNE 26, 1979 AND NOVEMBER 13, 2002 AT MENDEZ, CAVITE LEFT A PARCEL OF LAND COVERED BY TAX DECLARATION NO. AA-14-0022 SITUATED IN THE BRGY. OF PALOCPOC, II MUNICIPALITY OF MENDEZ PROVINCE OF CAVITE WITH AN AREA OF 379 SQM. TAX DECLARATION NO. AA-14-00252 SITUATED IN THE BRGY. OF PALOCPOC II MUN. OF MENDEZ PROV. OF CAVITE WITH AN AREA OF 423 SQM. EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 153 PAGE NO. 11 BOOK NO. 181 SERIES OF 2025 NOTARIZED DATE: MAY 08, 2025

**BANTAYBALITA News Publishing Services
MAY 19, 26 & JUNE 2, 2025**

**EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF LORENZO HERRERA
ATIENZA**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE LORENZO HERRERA ATIENZA WHO DIED ON FEBRUARY 18, 2011 AT LAS PIÑAS CITY LEFT A PARCEL OF LAND DESCRIBED AS FOLLOWS A.) TRANSFER CERTIFICATE OF TITLE NO. 076-2017001172 SITUATED AT ALFONSO, CAVITE CONTAINING AN AREA OF TWO THOUSAND SEVEN HUNDRED SEVENTY FOUR (2,774) SQUARE METERS B.) TRANSFER CERTIFICATE OF TITLE NO T-6633 SITUATED IN THE BRGY. OF LUCSUHIN, MUN.OF ALFONSO, PROV. OF CAVITE CONTAINING AN AREA OF ONE THOUSAND FIFTY EIGHT (1,058) SQUARE METERS C.) TRANSFER CERTIFICATE OF TITLE NO. 0055-2018002108 SITUATED IN THE SITIO OF PASONG BACA, BARRIO OF PAMPLONA, MUN. OF LAS PIÑAS, PROV. OF RIZAL CONTAINING AN AREA OF ONE HUNDRED EIGHTY THREE (183) SQM. D.) TAX DECLARATION NO. AA-01-0029 00127 WITH AN AREA OF 1,000000. BRGY. ROAD, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 326 PAGE NO. 62 BOOK NO. 180 SERIES OF 2025 NOTARIZED DATE: APRIL 24, 2025

**BANTAYBALITA News Publishing Services
MAY 26, JUNE 2 & 9, 2025**

**AMENDED EXTRA-JUDICIAL
SETTLEMENT OF ESTATE OF
THE LATE JUFIL M. BAG-AO**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **JUFIL M. BAG-AO** WHO DIED ON MAY 09, 2017 AT MAKATI MEDICAL CENTER, SAN LORENZO, MAKATI CITY, METRO MANILA LEFT A PARCEL OF LAND AND ONE (1) BANK DEPOSIT 1.) SAVINGS ACCOUNT-PESO ACCOUNT NO. :354-7-35450964-0 BALANCE PHP 187,842.29 METROPOLITAN BANK AND TRUST COMPANY GENERAL TRIAS CAVITE BRANCH 2.) TRANSFER CERTIFICATE OF TITLE NO. 057-2019003822 LOCATED AT FLORIDA SUN ESTATES GOVERNOR'S DRIVE, BRGY. MANGGAHAN, GEN.TRIAS, CAVITE CONTAINING AN AREA OF ONE HUNDRED TWENTY (120) SQM. 3.) TRANSFER CERTIFICATE OF TITLE NO. 057-2019003820 SITUATED AT FLORIDA SUN ESTATES, GOVERNOR'S DRIVE, BRGY. MANGGAHAN, GEN.TRIAS, CAVITE WITH AN AREA OF ONE HUNDRED TWENTY (120) SQM. 4.) TRANSFER CERTIFICATE OF TITLE NO. T-1240825 LOCATED AT SABANG, DASMARIÑAS, CAVITE WITH AN AREA OF SEVENTY FIVE (75) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. PATRICIO I. BONCAYAO, JR. UNDER DOC. NO. 250 PAGE NO. 81 BOOK NO. 321 SERIES OF 2025 NOTARIZED DATE: APRIL 07, 2025

**BANTAYBALITA News Publishing Services
MAY 26, JUNE 2 & 9, 2025**

**EXTRA JUDICIAL SETTLEMENT OF
STATEMENT OF THE LATE SALOME
BALICAS SAMANTILA**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **SALOME BALICAS SAMANTILA** WHO DIED ON MARCH 11, 2014 AT MV SANTIAGO MEDICAL CENTER BRGY, DE OCAMPO, TRECE MARTIRES CITY, CAVITE LEFT A PARCEL OF LAND SITUATED AT BLOCK 3 LOT 22 PH.1 SECTION 8, BRGY. BAGTAS, TANZA, CAVITE CONTAINING AN AREA OF THIRTY SIX POINT FOUR (36.4) SQUARE METERS COVERED BY "T"-617038 UNDER THE NAME OF CASA REGALIA INC. EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 97 PAGE NO. 20 BOOK NO. XIV SERIES OF 2025 NOTARIZED DATE: MAY 26, 2025

**BANTAYBALITA News Publishing Services
MAY 26, JUNE 2 & 9, 2025**

**EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF THE LATE GORGONIO S.
MANALO**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **GORGONIO S. MANALO** WHO DIED ON JANUARY 30, 2003 AT MATAGBAK 1, ALFONSO, CAVITE LEFT A PARCEL OF LAND SITUATED AT MATAGBAK, ALFONSO CAVITE CONTAINING AN AREA OF ONE THOUSAND FOUR HUNDRED EIGHTY EIGHT (1488) SQUARE METERS COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 076-2017008412 EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 111 PAGE NO. 23 BOOK NO. XI SERIES OF 2025 NOTARIZED DATE: MAY 22, 2025

**BANTAYBALITA News Publishing Services
MAY 26, JUNE 2 & 9, 2025**

**DEED OF EXTRA JUDICIAL
SETTLEMENT OF ESTATE**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **MARY GRACE D. MAESA** WHO DIED ON FEBRUARY 5, 2024 AT AMOSUP SEAMAN'S HOSPITAL SAN JOSE ST. INTRAMUROS, MANILA LEFT THE FOLLOWING PROPERTIES 1.) BANK ACCOUNT AT BDO-SHAW BLVD. HIGH POINTE CENTER BRANCH AMOUNTING TO ONE THOUSAND THREE HUNDRED NINETY FIVE DOLLARS AND 70/100 (USD 1,395.70) PLUS INTEREST EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. MADELYN D. SARMIENTO UNDER DOC. NO. 139 PAGE NO. 29 BOOK NO. 6 SERIES OF 2025 NOTARIZED DATE: MAY 14, 2025

**BANTAYBALITA News Publishing Services
MAY 26, JUNE 2 & 9, 2025**

**EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF THE LATE BONIFACIO D.
PURIFICATION**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **BONIFACIO D. PURIFICATION** WHO DIED ON OCTOBER 22, 2005 AT KAONG, SILANG, CAVITE LEFT A PARCEL OF LAND SITUATED AT KAONG, SILANG, CAVITE WITH TRANSFER CERTIFICATE OF TITLE NO. F-7835 CONTAINING AN AREA OF TWENTY TWO THOUSAND ONE HUNDRED (22,100) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 351 PAGE NO. 71 BOOK NO. X SERIES OF 2025 NOTARIZED DATE: MAY 21, 2025

**BANTAYBALITA News Publishing Services
MAY 26, JUNE 2 & 9, 2025**

**EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF THE LATE FELICIANO
MARASIGAN PANGANIBAN AND
DIOSA MANALO PANGANIBAN WITH
WAIVER OF RIGHTS**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **FELICIANO MARASIGAN PANGANIBAN** WHO DIED ON JULY 11, 2015 AT EAC MEDICAL CENTER, CAVITE SALITRAN 2, CITY OF DASMARIÑAS, CAVITE AND **DIOSA MANALO PANGANIBAN** WHO DIED ON DECEMBER 30, 2008 AT DELA SALLE UNIVERSITY MEDICAL CENTER DASMARIÑAS, CAVITE LEFT A PARCEL OF LAND SITUATED AT KAYBAGAL, CITY OF TAGAYTAY COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-20056 CONTAINING AN AREA OF FIVE HUNDRED (500) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 371 PAGE NO. 75 BOOK NO. XIII SERIES OF 2025 NOTARIZED DATE: MAY 26, 2025

**BANTAYBALITA News Publishing Services
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ADDENDUM

NOTICE IS HEREBY GIVEN THAT THE EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE LATE **CLAUDIO T. ARGUELLES SR. AND VISITACION P. ARGUELLES** EXECUTED BY CLAUDIO PAREDES ARGUELLES JR. ENTERED INTO THE NOTARIAL OF ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 299 PAGE NO. 60 BOOK NO. IX DATED MAY 09, 2025 THAT THE LEGAL HEIRS CLAUDIO PAREDES ARGUELLES JR. AND MAUREEN AVERILLA ARGUELLES SHOULD BE INCLUDED FROM THE SAID INSTRUMENT, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 385 PAGE NO. 77 BOOK NO. XIII SERIES OF 2025 NOTARIZED DATE: MAY 26, 2025

**BANTAYBALITA News Publishing Services
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**EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF THE LATE FELICIANO
MARASIGAN PANGANIBAN AND
DIOSA MANALO PANGANIBAN WITH
WAIVER OF RIGHTS**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **FELICIANO MARASIGAN PANGANIBAN** WHO DIED ON JULY 11, 2015 AT EAC MEDICAL CENTER, CAVITE SALITRAN 2 CITY OF DASMARIÑAS, CAVITE AND **DIOSA MANALO PANGANIBAN** WHO DIED ON DECEMBER 30, 2008 AT DELA SALLE UNIVERSITY MEDICAL CENTER, DASMARIÑAS CITY, CAVITE LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-20060 SITUATED AT BARRIO OF KAYBAGAL, CITY OF TAGAYTAY CONTAINING AN AREA OF FIVE HUNDRED SIXTY SIX (566) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 372 PAGE NO. 75 BOOK NO. XIII SERIES OF 2025 NOTARIZED DATE: MAY 26, 2025

**BANTAYBALITA News Publishing Services
MAY 26, JUNE 2 & 9, 2025**

**EXTRA JUDICIAL SETTLEMENT OF
THE ESTATE OF THE EUFEMIO PAYAD
WITH DEED OF ABSOLUTE SALE OF
PORTION ONLY**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **EUFEMIO PAYAD** WHO DIED ON SEPTEMBER 22, 1961 AT SILANG, CAVITE LEFT A PARCEL OF LAND COVERED BY TAX DECLARATION NO. AA-18-0063-01251 LOCATED AT BRGY. ULAT, SILANG, CAVITE CONTAINING AN AREA OF THREE THOUSAND SIX HUNDRED EIGHTY SIX (3,686) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. ROCHELLE V. CASTILLO-ANGCAO UNDER DOC. NO. 99 PAGE NO. 21 BOOK NO. 48 SERIES OF 2025 NOTARIZED DATE: MAY 13, 2025

**BANTAYBALITA News Publishing Services
MAY 26, JUNE 2 & 9, 2025**

**AFFIDAVIT OF SELF-ADJUDICATION
OF STATE OF ERIC MAYO GLINOFRIA
WITH DEED OF ABSOLUTE SALE**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **ERIC MAYO GLINOFRIA** WHO DIED ON AUGUST 09, 2023 AT GEN.TRIAS CITY, CAVITE LEFT A PARCEL OF LAND COVERED BY ORIGINAL CERTIFICATE OF TITLE NO. CARP2016 000205 KALOOB NA PATENTE BLG.045625-16-31805 CONTAINING AN AREA OF THIRTY TWO THOUSAND THREE (32,003) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 300 PAGE NO. 60 BOOK NO. 179 SERIES OF 2025 NOTARIZED DATE: MARCH 19, 2025

**BANTAYBALITA News Publishing Services
MAY 26, JUNE 2 & 9, 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 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 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

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. I SERIES OF 2024 NOTARIZED DATE: MAY 09, 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

DEED OF EXTRA-JUDICIAL SETTLEMENT OF REAL PROPERTY

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **EULOGIA LARA TAGLE** WHO DIED ON MAY 11, 2011 LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-122365 SITUATED IN PASONG BUAYA, MUNICIPAL OF IMUS PROVINCE OF CAVITE CONTAINING AN AREA OF EIGHT HUNDRED FOURTEEN (814) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 93 PAGE NO. 19 BOOK NO. 181 SERIES OF 2024 NOTARIZED DATE: MAY 13, 2025

BANTAYBALITA News Publishing Services
MAY 19, 26 & JUNE 2, 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

EXTRA-JUDICIAL SETTLEMENT OF ESTATE OF THE LATE ELISEO C. CALDEJON (WITH WAIVER OF RIGHTS)

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **ELISEO C. CALDEJON** WHO DIED ON APRIL 03, 2020 AT VETERANS MEMORIAL MEDICAL CENTER, QUEZON CITY LEFT A PARCEL OF LAND SITUATED IN THE BRGY. OF TEJERO, MUNICIPALITY OF ROSARIO PROV.OF CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T- 1130068 CONTAINING AN AREA OF ONE HUNDRED SIXTY FOUR (164) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO 186 PAGE NO. 38 BOOK NO. 181 SERIES OF 2025 NOTARIZED DATE: MAY 16, 2025

BANTAYBALITA News Publishing Services
MAY 19, 26 & JUNE 2, 2025

SELF ADJUDICATION WITH (UNILATERAL) DEED OF ABSOLUTE SALE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **SPOUSES LUCIO MARDO** WHO DIED ON AUGUST 19, 1962 AT ALFONSO, CAVITE AND **MARIA O. MARDO** WHO DIED ON JUNE 3, 1996 AT PALOCPOC, MENDEZ, CAVITE LEFT A PARCEL OF LAND COVERED BY TAX DECLARATION NO. AA-140021 00341 SITUATED IN THE BRGY. OF PALOCPOC 1, MENDEZ, CAVITE CONTAINING AN AREA OF FIVE THOUSAND THREE HUNDRED SIXTY SEVEN (5,367) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 278 PAGE NO. 56 BOOK NO. 180 SERIES OF 2025 NOTARIZED DATE: APRIL 21, 2025

BANTAYBALITA News Publishing Services
MAY 19, 26 & JUNE 2, 2025

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF JULIO DE ANITO CABANSAG WITH RENUNCIATION OF RIGHTS

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **JULIO DE ANITO CABANSAG** WHO DIED ON JANUARY 20, 1977 AT SILANG, CAVITE LEFT A PARCEL OF LAND SITUATED AT BIGA 1, SILANG, CAVITE COVERED BY ORIGINAL TITLE NO. 20160 00296 CONTAINING AN AREA OF ELEVEN THOUSAND SIXTY EIGHT (11,068) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 235 PAGE NO. 181 BOOK NO. 47 SERIES OF 2025 NOTARIZED DATE: MAY 20, 2025

BANTAYBALITA News Publishing Services
MAY 19, 26 & JUNE 2, 2025

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

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **CRISPINA G. SAQUILAYAN** WHO DIED ON APRIL 21, 2007 AT DASMARIÑAS CITY LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-432893 SITUATED IN THE BRGY. OF MALAGASANG DOS, MUN.OF IMUS PROV. OF CAVITE CONTAINING AN AREA OF TWO HUNDRED TWENTY (220) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 81 PAGE NO. 17 BOOK NO. 181 SERIES OF 2024 NOTARIZED DATE: MAY 9, 2025

BANTAYBALITA News Publishing Services
MAY 19, 26 & JUNE 2, 2025

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE LATE WITH WAIVER OF RIGHTS

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **ELLEN JAURIGUE RABINO** WHO DIED ON NOVEMBER 28, 2022 AT POBLACION 11, CITY OF STO. TOMAS BATANGAS LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-717809 SITUATED IN BLK.20 LOT 9 ZONE 1, AFP HOUSING BULIHAN, SILANG, CAVITE CONTAINING AN AREA OF SIXTY FOUR SQUARE AND FIFTY DECIMETER (64.50) SQ. METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 396 PAGE NO. 80 BOOK NO. VII SERIES OF 2025 NOTARIZED DATE: MAY 15, 2025

BANTAYBALITA News Publishing Services
MAY 19, 26 & JUNE 2, 2025

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF CO-OWNER BONIFACIO PAYAD DE LEON WITH PORTION

SALE NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **BONIFACIO DE LEON** WHO DIED ON NOVEMBER 27, 2023 AT BRGY. ULAT, SILANG, CAVITE LEFT A PARCEL OF LAND COVERED BY TAX DECLARATION NO. AA-18-0063-00854 SITUATED IN THE BRGY. OF ULAT, SILANG, CAVITE CONTAINING AN AREA OF ONE THOUSAND SEVEN HUNDRED TWENTY (1,720) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 185 PAGE NO. 77 BOOK NO. 179 SERIES OF 2025 NOTARIZED DATE: MARCH 12, 2025

BANTAYBALITA News Publishing Services
MAY 19, 26 & JUNE 2, 2025

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 & 26, 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

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE LATE ALBERTO RAMOS CAPARAS WITH RENUNCIATION OF RIGHTS AND DEED OF DONATION

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **ALBERTO RAMOS CAPARAS** WHO DIED ON SEPTEMBER 24, 2018 AT DELA SALLE UNIVERSITY MEDICAL CENTER (DLSUMC) DASMARIÑAS CITY CAVITE LEFT A PARCEL OF LAND DESCRIBED AS FOLLOWS 1.) TAX DECLARATION NO. AA-18-0060-01636 LAND/TAX DECLARATION NO. AA-18-0060-01637 RES. BLDG. WITH AN AREA OF 533 SQ.M. LOCATED IN BRGY. TUBUAN 1, SILANG, CAVITE 2.) TRANSFER CERTIFICATE OF TITLE (TCT) NO. 076-2023008058 LOCATED IN BRGY. TUBUAN 1. MUN. OF SILANG PROV. OF CAVITE WITH AN AREA OF 183 SQ.M. 3.) TRANSFER CERTIFICATE OF TITLE NO. 076-2023008059 LOCATED AT BRGY. TUBUAN, MUN. OF SILANG PROV. OF CAVITE WITH AN AREA OF 533 SQ.M. 4.) TRANSFER CERTIFICATE OF TITLE NO.076-2022002890 / TAX DECLARATION NO. AA-18-0060-01558 WITH AN AREA OF ONE THOUSAND TWO HUNDRED SEVEN AND TWENTY-EIGHT HUNDREDTHS SQUARE METERS (1,207.28 SQ.M.) OR ONE-SEVENTH (117 SQ.M) SQUARE METERS SHARE/ PORTION 5.) TRANSFER CERTIFICATE OF TITLE NO. 176-2022007751/ TAX DECLARATION NO. AA-18-2025-02056 PORTION/SHARE OF DECEDENT'S 5,544.42 SQ.M. 6.) TAX DECLARATION NO. AA-18-0060-01641 SHARE PORTION OF THE DECEDENT: 4.14 SQ.M LOCATED AT BRGY. TUBUAN 1, SILANG, CAVITE 7.) TRANSFER CERTIFICATE OF TITLE NO. 076-2019007791/TAX DECLARATION NO. AA-18-0060-01552 PORTION/SHARE OF THE DECEDENT: 1.85 SQ.M. LOCATED AT BRGY. TUBUAN, SILANG, CAVITE 8.) TRANSFER CERTIFICATE OF TITLE NO. 076-2019007790 / TAX DECLARATION NO. AA- 18-0060-01551 PORTION/SHARE OF DECEDENT 30.57 SQ.M. LOCATED IN BRGY. TUBUAN, MUN. OF SILANG PROV. OF CAVITE 9.) TRANSFER CERTIFICATE OF TITLE NO. 076-2023008061 / TAX DECLARATION NO. AA-18-0060-01550 PORTION/SHARE OF DECEDENT 30.71 SQ.M. LOCATED IN BRGY. TUBUAN, MUN.OF SILANG PROV. OF CAVITE EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS ,EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 199 PAGE NO. 40 BOOK NO. 181 SERIES OF 2025 NOTARIZED DATE: MAY 19, 2025

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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 OF DECEASED PERSON LAMBERTO A. DUMAEI WITH ABSOLUTE SALE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **LAMBERTO A. DUMAEI** WHO DIED ON DECEMBER 27, 2009 AT ALFONSO, CAVITE LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-225573 SITUATED IN THE BRGY. OF LUKSUHIN, MUN. OF ALFONSO PROV. OF CAVITE CONTAINING AN AREA OF FOUR HUNDRED NINETY-NINE (499) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 304 PAGE NO. 61 BOOK NO. 180 SERIES OF 2025 NOTARIZED DATE: MAY 15, 2025

**BANTAYBALITA News Publishing Services
MAY 19, 26 & JUNE 2, 2025**

DEED OF EXTRA JUDICIAL SETTLEMENT

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **BONIFACIA A. DE JESUS** WHO DIED ON MARCH 05, 2021 AT #182 BAYAN LUMA 6, IMUS CITY, CAVITE LEFT A PARCEL OF LAND SITUATED AT BRGY. BAYANG LUMA 6, IMUS, CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-197620 EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 432 PAGE NO. 81 BOOK NO. VI SERIES OF 2025 NOTARIZED DATE: MAY 14, 2025

**BANTAYBALITA News Publishing Services
MAY 19, 26 & JUNE 2, 2025**

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF HELENA DELA TORRE FAJARDO

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **HELENA DELA TORRE FAJARDO** WHO DIED ON JANUARY 16, 2022 LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 057-2013019983 SITUATED IN THE POBLACION, MUNICIPALITY OF IMUS PROV. OF CAVITE CONTAINING AN AREA OF ONE THOUSAND FOUR HUNDRED SIXTY SEVEN (1,467) SQUARE METERS TAX DECLARATION NO. A-239-0004-00285 RESIDENTIAL HOUSE SITUATED AT 292 COL.M. TOPACIO ST. IMUS, CAVITE EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 184 PAGE NO. 37 BOOK NO. 181 SERIES OF 2025 NOTARIZED DATE: MAY 16, 2025

**BANTAYBALITA News Publishing Services
MAY 19, 26 & JUNE 2, 2025**

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE LATE SPOUSES FEDERICO AREVALO AND PURA ACUÑA

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **FEDERICO AREVALO** WHO DIED ON DECEMBER 17, 1998 AT DR. RODOLFO POBLETE MEMORIAL-HOSPITAL ALFONSO, CAVITE AND **PURA ACUÑA** WHO DIED ON MAY 30, 2003 AT SICAT, ALFONSO, CAVITE LEFT A PARCEL OF LAND SITUATED AT SICAT, ALFONSO, CAVITE COVERED BY TAX DECLARATION NO. AA-01-0025-00214 CONTAINING AN AREA OF TWENTY NINE THOUSAND FOUR HUNDRED FORTY THREE (29,443) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 286 PAGE NO. 58 BOOK NO. IX SERIES OF 2025 NOTARIZED DATE: MAY 19, 2025

**BANTAYBALITA News Publishing Services
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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-23-019
-versus- FOR: Extra-Judicial Foreclosure of
Real Estate Mortgage under Act No.
3135 as amended by Act No. 4118

**SPS .FROILAN S. BUSILIG
AND MAYLENE D. BUSILIG**
Mortgagor/s-Borrowers

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 March 28, 2006 by Mortgagors/Borrowers, SPS. FROILAN S. BUSILIG AND MAYLENE D. BUSILIG, both of legal age, Filipino Citizens, with residence and postal addresses at (1) Lot 5 Blk 9 Magnagon Spring Homes, Bo. Maguyam, Silang, Cavite and (2) Blk 9 Lot 7 Magnagon Spring Homes, Bo. Maguyam, Silang, Cavite represented by MAYLENE D. BUSILIG as per Special Power of Attorney executed and notarized on December 28, 2005, 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-61596 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors/Borrowers in the amount of THREE HUNDRED FOUR THOUSAND SIX HUNDRED SEVENTY-EIGHT PESOS AND 91/100 (Php304,678.91) inclusive of interest and other charges, as of February 28, 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 July 3, 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-61596
Registry of Deeds for Tagaytay City**

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

A parcel of land (Lot 5, Block 9 of the subd., plan, Psd-042118-073079, being a portion of Lot 1-A-2 (LRC) Psd-303024, L.R.C. Record No.), situated in the Bo. of Maguyam, Mun. of Silang, Prov. of Cavite. Bounded on the S., along line 1-2 by Lot 7 Blk. 9; on the W., along line 2-3 by Rd. Lot 10, on the N., along line 3-4 by Lot 3 Blk. 9, on the E., along line 4-1 by Lot 6 Blk. 9, all on the subd., plan. Beginning at pt. marked "1" on plan being S. 44 deg. 05'W., 9474.19m. from BLLM No. 2, Carmona, Cavite, thence N.88 deg. 48'W., 9.00m. to pt.2; thence N.1 deg. 12'E., 5.00m. to pt. 3; thence S. 88 deg. 48'E., 9.00m. to pt. 4; thence S. 1 deg. 12'W., 5.00m. to the pt. of beginning, containing an area of FORTY FIVE (45) SQ. METERS. All pts. referred to are indicated on the plan and marked on the ground by P.S. Cyl. Conc. Mons. 15x40 cm., bearings true; date of original survey, August 21, 1920 and that of the subd., survey, Jan. 22-31 & Feb., 106, 1994 and was approved on Aug. 4, 1994.

is registered in accordance with the provisions of the Property Registration Decree in the name of"

Sps. Froilan S. Busilig and Maylene D. Busilig, of legal age- Filipino"

In the event the public auction should not take place on the said date, it shall be held on July 10, 2025 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE NO. T-61596 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, May 13, 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
ESTATE OF MIGUEL S. HONRADA AND
MARIETTA LUNGDAY 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 LUNGDAY 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**

(Sgd.) **ATTY. VARBRAANNA. VARIAS-DIMAYUGA**
Clerk of Court & 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:

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

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

**MARIA VICTORIA D. CAPIRAL c/o
ATTY. POMPEYO P. MAYNIGO**
Attorney-in-Fact of the Petitioner/Mortgagee
Vision Credit & Collection Services Incorporated
JRDC Building 117 Sen. Gil Puyat Ave., Pasay City

SPS. FROILAN S. BUSILIG AND MAYLENE D. BUSILIG
Mortgagor/s-Borrower/s
(1) Lot 5 Blk 9 Magnagon Spring Homes, Bo. Maguyam, Silang, Cavite
(2) Blk 9 Lot 7 Magnagon Spring Homes, Bo. Maguyam, Silang, Cavite

**BANTAYBALITA News Publishing Services
MAY 26, JUNE 2 & 9, 2025**

**EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF THE LATE: JOSE RAUL
TENGCO SABATER WITH GEN.
RENUNCIATION OF RIGHTS**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **JOSE RAUL TENGCO SABATER** WHO DIED ON JULY 24, 2021 LEFT A PARCEL OF LAND DESCRIBED AS FOLLOWS A.) TRANSFER CERTIFICATE OF TITLE NO. 071-2022000204 SITUATED IN THE BO. OF MARULAS, MUNICIPALITY OF KAWIT PROV. OF CAVITE WITH IMPROVEMENTS B.) TRANSFER CERTIFICATE OF TITLE NO. 071-2022000205 SITUATED IN THE BO. OF MARULAS, CITY OF KAWIT PROVINCE OF CAVITE WITH IMPROVEMENTS C.) TRANSFER CERTIFICATE OF TITLE NO. 071-2022000206 SITUATED IN THE BO. OF MARULAS, CITY OF KAWIT, PROVINCE OF CAVITE WITH IMPROVEMENTS D.) TRANSFER CERTIFICATE OF TITLE NO. 071-2022000207 SITUATED IN THE MUNICIPALITY OF KAWIT PROVINCE OF CAVITE WITH IMPROVEMENTS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 199 PAGE NO. 40 BOOK NO. 181 SERIES OF 2025 NOTARIZED DATE: MAY 19, 2025

**BANTAYBALITA News Publishing Services
MAY 19, 26 & JUNE 2, 2025**

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

NOTICE IS HEREBY GIVEN THAT THE EXTRA JUDICIAL SETTLEMENT OF ESTATE AMONG HEIRS WITH DEED OF ABSOLUTE SALE, TRANSFER CERTIFICATE OF TITLE NO. T-128588 NOTARIAL OF ATTY. CEACAR ANTHONY S. SOLIS UNDER DOC. NO. 19 PAGE NO. 4 BOOK NO. 16 SERIES OF 2024 DATED SEPTEMBER 13, 2024 THAT DUE TO INADVERTENCE THE CITIZENSHIP OF ALL HEIRS-SELLERS AND VENDEE WERE NOT INDICATED ALL "FILIPINO THE CIVIL STATUS OF THE VENDEE SHOULD BE SINGLE AND THE HEREIN HEIRS ALL HAVING FULL LEGAL-CAPACITY AND THE REAL PROPERTY ABOVE SPECIFIED IN EQUAL SHARE " SHOULD BE INDICATED EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS , EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 263 PAGE NO. 53 BOOK NO. 181 SERIES OF 2025

**BANTAYBALITA News Publishing Services
MAY 19, 26 & JUNE 2, 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**

MIMAROPA NEWS

OMSC ROTC Unit Undergoes RAATI 2025

The Occidental Mindoro State College Reserve Officers' Training Corps (OMNC-ROTC) Unit underwent the Regional Annual Administrative and Tactical Inspection (RAATI) 2025, held at the Labangan Campus, led by Col. Virgilio C. Hamos Jr., GSC (INF) PA, RAATI Chairman and Assistant Division Commander for RRA, 21D, PA, on May 5, 2025, according to OMNC President Dr. Elbert C. Edaniol.



Accordingly, the inspection covered administrative areas such as facilities, records, compliance with directives, and tactical exercises, including parade drills, raid scenarios, map reading, weapons handling, first aid, and a comprehensive examination.

The event concluded with the results announcement by LTC Neil Armstrong F. Batayola (INF) PA, Vice Chairman of RAATI, presentation of mementos, and the formal turnover and assumption of command.

MinSU holds 5-day capacity-building training

The Mindoro State University (MinSU), in cooperation with the Department of Social Welfare and Development (DSWD), held a five-day capacity-building training from May 14 to 18, 2025, MinSU President Dr. Enya Marie D. Apostol said in a statement.

The event was conducted in line with the implementation of the Tara, Basa! Program - a DSWD nationwide literacy initiative. Said activity stemmed from the partnership forged between DSWD and MinSU through a Memorandum of Agreement signed on April 10, 2025.



The training aimed to equip student tutors and youth development workers with the necessary skills to effectively engage young learners.

MarSU mentors and students join CommTECH Nusantara 2025 in Indonesia

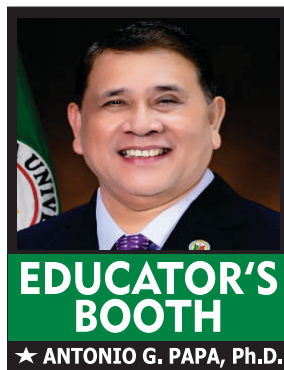
The Marinduque State University (MarSU) mentors and students joined the CommTECH Nusantara Virtual Exploration of Indonesia – Ramadhan Edition, organized by the Institut Teknologi Sepuluh Nopember (ITS) Global Engagement, held from March 10 to March 21, 2025, says MarSU President Dr. Diosdado P. Zulueta.

Through the virtual program, MarSU continues to provide its students, faculty, and personnel with opportunities for cross-cultural exchange and academic enrichment in pursuit of internationalization and global engagement.

The program offered participants an immersive experience of Indonesian culture, traditions, and language, with a special focus on the Ramadhan celebrations across different regions of Indonesia.

MarSU proudly sent participants from various colleges, including the College of Education, College of Arts and Social Sciences, College of Industrial Technology, and College of Business and Accountancy, to engage in this two-week virtual exchange program.

The program featured a diverse range of activities, such as virtual city tours, cultural immersion sessions, language lessons, and interactive performances that fostered a deeper appreciation and understanding of Indonesia's rich heritage.



RSU exec garners Best Oral Presentation in China

Romblon State University (RSU) CRAITech Director Marvin Rick G. Forcado garnered the Best Oral Presentation at the 2025 5th International Symposium on Computer Technology and Information Science (ISCTIS 2025) held in Xi'an, China, on May 17, 2025 according to RSU President, Dr. Merian P. Catajay-Mani.

His paper is titled "Optimizing Marble Classification with a PSO-GA Enhanced MobileNetV2 Deep Learning Model."

Forcado's award elevated the university's reputation in both national and international arenas.



PSU hosts DLSU-D tour and benchmarking activity

The Palawan State University–College of Architecture and Design (PSU-CAD) hosted a total of 56 fourth-year Architecture students and faculty from De La Salle University–Dasmariñas (DLSU-D) for an educational tour focused on benchmarking and open dialogue, on May 15, 2025, said PSU President Dr. Ramon Docto in a statement.



The DLSU-D visitors were welcomed by PSU-CAD faculty and students and toured the College of Architecture and Design, and the College of Engineering's Petroleum Building, where they observed PSU's learning spaces, student projects, and current initiatives.

WPSU agripreneurs receive cash prize from the DA

Western Philippines State University (WPSU) student- and alumni-led agribusiness ventures were recognized under the Start-Up Category, each receiving ₱80,000 in seed capital and a plaque of recognition from the Department of Agriculture Young Farmers Challenge (DA-YFC) program, says WPSU President Dr. Amabel S. Sariego.

The awardees from WPU College of Agriculture, Forestry, and Environmental Sciences (CAFES) and the College of Engineering and Technology (CEAT) include three students and two alumni.

The student awardees are Erwin M. Thuco, Native Hog Production; Mark Clifford N. Pula, Ford's Vermiculture; and Racky R. Eleazar, Broiler Production.

The alumni awardees include Rennie George R. Lampano, The Aqua Harvest – Crayfish Farming; and Jeseron A. Subong, Seasoned Fruit Wine Processing.

The above ventures stood out among other provincial entries, showcasing innovative, scalable, and sustainable approaches to agricultural production and processing.

At the regional level, Kristalyn B. Sumioag and Kieron L. Talde, both representing CEAT, secured the Regional Award with an additional ₱150,000 in capital funding for their enterprises Quack Wise (duck production) and Bukid Josefina, respectively.

Notably, both Sumioag and Talde also qualified for further funding of ₱150,000 under an extended support mechanism by DA-MIMAROPA, aimed at projects identified as highly promising and investment-ready.

Meanwhile, WPSU alumna Noriel C. Emag was recognized under the UPSCALE Category, which provides ₱300,000 in expansion funding for ventures that previously received ₱50,000 in YFC support and have shown strong growth and viability. Emag's project, Zea Mays Yellow Corn Farm Products Wholesaling, is now on track for further expansion.

Their adviser Magnifico Emmanuel H. Osorio III received the certificate of recognition on behalf of the university during the said ceremony.

The recognition highlights WPU's growing impact in youth agribusiness and its commitment to producing future leaders in sustainable farming.



Dr. Antonio 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 is a retired university professor at the College of Economics, Management and Development Studies, Cavite State University (CvSU) in Indang, Cavite. In 2018, he served as a scientist 1 and consultant at Marinduque State College, now Marinduque State University in Boac, Marinduque. He graduated with a Bachelor of Science in Agricultural Education degree at the Don Severino Agricultural College, now CvSU, in 1978, and both Master of Science and Doctor of Philosophy degrees in Extension Education at the University of the Philippines Los Baños, College, Laguna in 1986 and 1991, respectively.