

Thank you, PBBM: 50% train fare discount



TINATAYA na 20 milyong Pilipino ang makikinabang sa 50% diskuwento sa pamasaha sa serbisyo ng tren sa Metro Manila, kaugnay ng pagdiriwang ngf 47th National Disability Week observance mula Hulyo 17-23.

Inianunsiyo iito ni Presidente Bongbong Marcos, Miyerkoles. Hulyo 17 at makikinabang dito ang mga senior citizens, person with disabilities (P W D s), at mga estudyante.

Sakop ng programa ang serbisyo ng LRT-1, LRT-2, and MRT-3, at ang PIA

diskuwento ay magagait araw-araw, Sabado at Linggo at pista opisyal.

Sinabi ni PBBM na sapat na ipakita lamang ang ID ng mga estudyante, seniors, P W D s at sila ay mabibigyan ng diskuwentong 50% sa pasahasatren.

Inilunsad ng Pangulo ng programa sa simpleng sermonya sa southboid station sa EDSA.

Nagpakita ng OK sign ang mga seniors, kasama si PBBM sa paglulunsad ng programang 50% diskuwento sa mga linya ng tren sa Metro Manila./

Tying First Lady to Tantoco's cocaine OD, politically motivated

Malacañang on Tuesday, July 15, said that linking First Lady Liza Araneta-Marcos to the recent death of Paolo Tantoco and that he was part of her official entourage are politically motivated and "fake news" and rooted in disinformation.

Palace press officer, Communications Undersecretary Atty. Claire Castro said, "Obstructionists are using this incident to discredit the First Lady, the President, and the administration. It is shameful."

Tantoco's death, currently under investigation in the United States, was revealed in media reports to involve a cocaine overdose (OD). A supposed police report has since circulated on social media, implicating individuals in the First Lady's circle and raising questions from critics, including Sen. Imee Marcos, who called for a full



Palace report to "dispel speculation." Castro said: "That so-called police report posted on Facebook is a complete fabrication." She clarified that Tantoco was not part of the First Lady's entourage during her March 2025 trip to Los Angeles.

On the day in question, Castro said that the First Lady had public engagements and stayed in a different hotel.

Family and Christian Family Organizations

EDUCATOR'S BOOTH

Totoo?: P500K per week bayad sa endorsers ng illegal online gambling

sundan sa pahina 3

Power 101: NGCP updates

see on page 2

BSK ELECTION SA DEC.1, TULOY?

BUSISIIN NATIN!

Mayor Magbitang: Makabagong serbisyo sa Naicquenos

REVANZE

★ DOMZ B. CAOILE

NATATANDAAN ko bago maisalang sa Councilor Rommel Magbitang at "Real Talk" program ng Cavite Press nabanggit niya, mabigat ang laban niya Corps sa kainitan ng eleksiyon, sa pagka-alkalde.

nakausap ng BantayBalita si Naic

sundan sa pahina 5

Si Sec. Boying, si Atong Ang...

Here N There

Power 101: NGCP updates PIA and South Luzon media on transmission projects

Twin Lakes Hotel, Tagaytay City -- In line with its program to enhance understanding of the power grid among various stakeholders, the National Grid Corp. of the Philippines (NGCP) hosted a "Power 101 Seminar" for multi-platform media practitioners based in South Luzon District, here on July 16.

The session at the Twin Lakes Hotel was attended by Philippine Information Agency (PIA) regional staff and media practitioners from Cavite, Batangas and other media outlets from Region 4-A (Calabarzon).

NGCP officials talked about how the NGCP came into being with RA 9136 (Electric Power Industry Reform Act of 2001) paving the way for the transfer of transmission operations from the monopolistic National Power Corp. to the National Transmission Corporation thence NGCP. NGCP on January 15, 2009 won the bid for the transmission concession, and assumed operational control under RA 9511 which granted it a 25-year legislative franchise to operate and maintain the transmission network.

At the Power 101 Session, the participants were



given technical briefings, crisis communication strategies, and a Question and Answer portion with NGCP's South Luzon operations team.

As a transmission service provider, the NGCP delivers high-voltage electricity from power generation plants to distribution utilities, electric cooperatives, and large industrial end-users that enables stable power supply across islands.

As of Dec. 31, 2024, NGCP manages 23,109.94 circuit-kilometers (CKM) of transmission lines and a total substation capacity of 58,653.40 megavolt-amperes



(MVA).

Since 2009, the company has invested roughly ₱395 billion in transmission infrastructure, constructing 5,475.41 CKM of new lines, installing 40,495 MVA in additional substation capacity, and completing 39 new substations nationwide.

The session was aimed at strengthening collaboration between NGCP media and government information officers to ensure transparent, accurate and timely power-related communication to the public./ BB Central Desk

EXTRA-JUDICIAL SETTLEMENT OF ESTATE WITH WAIVER OF RIGHTS

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE SPOUSES **ANASTACIO S. DOMINGUEZ** AND **LIWANAG J. DOMINGUEZ** WHO RESPECTIVELY DIED ON JUNE 25, 1997 AND NOVEMBER 18, 2001 AT SACRAMENTO COUNTY, CALIFORNIA, UNITED STATES OF AMERICA, LEFT A PARCEL LAND COVERED BY TAX DECLARATION NO. 19-238-0007-00287 SITUATED AT BANALO, CITY OF BACOR, CAVITE CONTAINING AN AREA OF 147000 HAS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. JASPER C. SALES UNDER DOC. NO. 171 PAGE NO. 36 BOOK NO. 18 SERIES OF 2025 NOTARIZED DATE JUNE 18, 2025ES OF 2025 NOTARIZED DATE JULY 11, 2025

BANTAYBALITA News Publishing Services
July 14, 21 & 28, 2025



BUSISIN NATIN!

★ Tom Halim

Alam ba niyo na tuwang-tuwa ang mga aspiranting nais na lumaban sa barangayan matapos mabasa nila ang bagong post ng Comelec na mayroong Comelec registration sa August 1, to 10. Bigla namang



BSK ELECTION SA DEC.1, TULOY?

nanamlay ang mga last termers na mga naka upo sa kasalukuyan dahil karamihan sa mga ito ay mayroon pa umanong mga proyektong dapat na maisakatuparan bago manlamang matapos ang kanilang termino. Tuwang -tuwa naman ang mga mamamayan sa ilang barangay dahil gustong-gusto na nila mapalitan ang kanilang kasalukuyan Kapitan.

Handang handa na ang Team Toledo ng Barangay Salawag kung saan makikita sa larawang ito kasama si Dasmariñas City Mayor Jenny Barzaga upang suportahan ang na sabinang grupo. Para sa kaalaman ng lahat ng mamamayan ng mga taga barangay Salawag ito na po ang panlaban ng Team Dasma Team Toledo na may Solidong Serbisyo para sainyo. Kay Toledo niyo po matitikman ang maayos na pagkalinga at suporta dahil gusto nito na happy

kayo.

Hindi na magawang tanggihan nitong si Action Man Narciso Viñegas ang alok ng mga taga barangay San Agustin 2, na tumakbo bilang Kapitan sa darating na Dec. 1, 2025, Isa sa mga nag alok at nangako ng suporta ang tropang High Way Star, Epilan, Nameless, South Cris Friday Club at tropang Manuela. Ayon sa mga ito kailangan raw na si kuya Siso ang magpatuloy ng mga magagandang programa ni out going barangay Chairman Fernando Narvaez dahil sa ito lamang daw ang aktibong patuloy na sumusuporta sa kanilang barangay ano mang okasyon.



HERE N THERE

★ Eli Tapanan

Si Sec. Boying, si Atong Ang...



HINDI isang private matter lamang ang report ng Los Angeles County Medical Examiner na ang dahilan ng kamatayan ni Paolo Tantoco, 44, ay cocaine overdose (OD). Fake news daw, sabi ni Press UnderSecretary Atty. Claire Castro, ang pag-uugnay kay First Lady Liza Araneta Marcos (LAM), sa kamatayan ni Tantoco – na kasama sa delegasyon ng Unang Ginang sa Los Angeles para i-promote ang Manila International Film Festival sa US na noon ay tumakbo mula Marso 4-7.

Kasama si Paole sa delegasyon kasi, sinamahan niya ang misis niya -- si Dina Arroyo-Tantoco na deputy social secretary ni Pres. Bongbong Marcos – opisyal na kasama ng Unang Ginang, at balita rin, participant sa promotion ng MIFF sina Senate Pres. Chiz Escudero, Sen. Jinggoy Estrada, mga top executive ng mainstream media, mga sikat na artista, at big business personalities.

Hindi totoo, fake ang kumakalat na balita na naroon daw sang Unang Ginang, kasama iba pa sa hotel room na nakita ang bangkay ni Tantoco at sa silid ay nagkalat ang white powdery substance?

Sa press briefing ni Press USec, i Atty. Claire Castro ay sinab niya na paninirang puri, malisyoso ang pagsasangkot sa Unang Ginang sa cocaine OD na dahilan daw ng kamatayan ni Tantoco.

Very silent ang Malakanyang, at walang imik ang Pangulo – na umalis patungong US upang makipag-usap kay Pres. Donald Trump

kaugnay ng ipinataw ng 20% tariff sa ating mga export products duon.

Maging si Ate Imee ni PBBM ay kinumpirma na cocaine OD nga ang ikinamatay ni Tantoco, at may panawagan nimbestigahan ang pangyayari pagkat nakakaladkad sa kahihyan at eskandalo ang Malakanyang at ang Pilipinas.

Tama ng ana gawin ito pagkat ang insidente ay isang big public interest.

Sana, marinig natin ang boses ng Palasyo, hindi kailangan ang katahimikan, pagkat pag matahimik, parang may itinatago, may pinagtatakan.

Kung tampered ang medical report at malisyoso ang pag-uugnay kay FL Liza, pwede po ba, ilabas na ang genuine, orig, authentic na medical report at ang totoong resulta ng imbestigasyon ng pulisya ng Los Angeles, at tama, kasuhan ang mga nagkakalat ng peke at paninirang puri laban sa Unang Ginang.

At mas mabuti, kung mismong si FL LAM ang magsasalita sa totoong pangyayari sa pagkamatay ni Tantoco, para matapos na ang usapan.

Teka, bakit daw marami sa mainstream media (MSM) tulad ng ABS-CBN, GMA, mga broadsheet na Manila Bulletin, Philippine Star, Daily Inquirer at iba pa ay hindi nag-abalang ilatahala ito.

Ilang buwan nang usap-usapan sa social media, sa blog ng mga influencers, pero nito lamang nakaraang linggo, tanging ang Bilyonaryo.Com at Politiko.Com ang naglabas na tungkol sa cocaine OD ni Tantoco.

Saglit na naglabas ang GMA 7 tungkol sa Tantoco death pero wala pang isang oras, nabura na aga sa website ng media network.

Napakiusapan ang maraming MSM pero hindi ang Philippine Daily Tribune, wow, may balls at inilabas ang news tungkol sa Tantoco death.

May "usapan" daw sa mga

"napakiusapan?"

Nang sumunod na mga araw, may naglabas ng mga Tantoco OD case, pero pagtangg sa kaugnayan ng FL, at PRs mula sa Palasyo – na okay na okay naman sa amin.

Aabangan natin ang susunod na kabanata ng eskandalong ito.

@@@

Malapit na uli ang SONA ng ating Pangulo, ano-ano kaya ang ating maririnig na akomplisment sa nakaraang taon at ngayong 2025, Ibinida noon ni PBBM na naipatayo nila ang 5,000 flood control projects na ginastusan ng P500-bilyon, pero na-fact check na wala yata kasi noong bumagyo at bumuhos ang malakas na ulan, ang daming namatay na tao at hayop sa pagkalunod sa baha.

Sa isang hearing sa Supreme Court, nabisto na ang mga pinondohang flood control project noong 2024 ay pinodohan uli ngayong 2025.

Humihiingi po ng paliwanag at transparency ang taumbayan, hindi milagro!

@@@

Mai-appoint kaya si Justice Sec. Boying Remulla na kapalit ng malapit naming magretirong Ombudsman Samuel Martires?

Well, kahit marami ang kontra sa kanya, prerogative ng Pangulo na i-appoint ang gusto niyang kapalit ni Martires.

Kung agad na maresolba ni Koyang Boying ang missing sabungero at maipakulong ang itinuturong utak at mga kasabwat, aba, pwede nga siyang iupo sa Ombudsman.

Pero siya mismo ang maysabi, ang itinuturong utak – si Billionaire at Gambling Czar Atong Ang – ay maimpluwensiya raw at maaaring kahit ang opisina ng mga hukom ay kayang "pasukin."

Sabi ni Atong Ang, siya ay inosente, at wala siyang kakayahang gawin ang ibinibintang na pagpatay sa nawawalang sabungero.

Well, anoman ang paniniwala ng marami, ang paratang ay paratang lamang, at ayon sa ating batas, the accused is always presumed innocent, until proven guilty.

So, sa ngayon, si Atong Ang ay walang sala, at nasa kamay ni Sec, Boying ang pagsasampa ng mga kaso, pagkalap ng matitibay na ebidensiya upang mapanagot si Atong.

Kayo, type nyong maging Ombudsman si Sec. Boying?

Para sa inyong komento, magmensahe sa taparaneliseo@gmail.com

**Totoo?:
P500K
per week
bayad sa
endorsers
ng illegal
online
gambling**



SA mga social media infleuncer na may m a l a k i n g tagasubaybay, kapag pumayag na maging endorser ng illegal online gambling, kada linggo, sila ay tumatanggap ng P500,000 kada linggo.

Ibinunyag it oni Renato Paraiso, deputy executive director ng Cybercrime Investigation and Coordinating Center (CICC) sa isang interbyu ni Pinky Webb on Agenda ng Bilyonaryo News Channel's primetime newscast,

Sinabi ni Paraiso na bunga ng mahigpit na kampanya ng gobyerno laban sa ilegal na sugal, marami nang social media influencer ang kusang inalis ang endorsement ng illegal online gambling.

"Malaki talaga 'yung compensation sa kanila... I've heard, it's P500,000 per week 'pag medyo okay, okay ka na, 'yung medyo malaki 'yung following mo," sabi ni Paraiso kay Webb.

Ayaw agad maghusga, sinabi ni Paraiso na naniniwala siya na may mga influencer na hindi alam na ilegal ang iniendorso nilang online gambling.

TESDA awards outstanding TVET programs

THE TECHNICAL Education and Skills Development Authority (TESDA) has conferred honors to exemplary technical vocational education and training (TVET) programs in the country through the agency's System for TVET Accreditation and Recognition (STAR) Awards Program.

The recognition was awarded during the 7th National Quality TVET Forum held on July 8 at the Hilton Manila Hotel, Pasay City, with the theme "Empower, Innovate, Transform: Cultivating the Growth Mindset in TVET for a Sustainable Tomorrow".

TESDA Secretary Kiko Benitez underscored the importance of continuous improvement and innovation in the TVET system and highlighted that these awards reaffirmed the agency's commitment to quality, accountability, and future-ready skills development.

"To ensure that our policies, processes, and procedures [remain relevant], from curriculum to instruction to assessment, we are continuously improving and aligning with industry standards and global benchmarks," Sec. Kiko said.

The STAR Program has 4 categories, with the lowest "Candidate Status" given to training programs with identified weaknesses, and the highest "Three Stars" awarded to those that present standards substantially above the threshold of competency-based training programs.

Receiving the higher, Two Stars level of the awards for their training programs are Jacobo Z. Gonzales Memorial School of Arts and Trades (for Electronic Products Assembly and Servicing (EPAS) NC II); Regional Training Center – CALABARZON (for Organic Agriculture Production NC II and Shielded Metal Arc Welding (SMAW) NC I); and, Provincial Training Center – Bilar (for Cookery NC II).

One Star awardees include TESDA - NAVOTAAS Training Institute (Refrigeration and Air - Conditioning Servicing (DomRAC) NC II); Regional Training Center - National Capital Region (Mechatronics Servicing NC II and PV Systems Installation NC II); IGAMA Colleges Foundation, Inc. (Health Care Services NC II); Pangasinan Technological Institute (Bread and Pastry Production NC II); Lasam Institute of Technology (Agricultural Crops Production NC I); Aparri Polytechnic Institute (Electrical Installation and Maintenance (EIM) NC II); Regional Training Center - II Tuguegarao (Housekeeping NC II and Cookery NC II); Isabela School of Arts and Trades (Housekeeping NC II, SMAW NC II, and Computer Systems Servicing NC II).

Other One Star awardees are Southern Isabela College of Arts and Trades (Caregiving NC II, Gas Metal Arc Welding (GMAW) NC II, Food and Beverage Services (FBS) NC II, Cookery NC II, and Driving NC

II); Provincial Training Center – Calumpit (EIM NC II); Provincial Training Center – Tarlac (EIM NC II); Rizal Provincial Technical Education and Skills Development Center – Cainta (EIM NC II); and Provincial Training Center - Rosario (EIM NC II and PV Systems Installation NC II); Jacobo Z. Gonzales Memorial School of Arts and Trades (Dressmaking NC II); Regional Training Center – CALABARZON (EPAS NC II); Torrijos Poblacion School of Arts and Trades (DomRAC NC II); Puerto Princesa School of Arts and Trades (EIM NC II); and Buyabod School of Arts and Trades (EIM NC II).

Also receiving One Star recognition are Provincial Training Center – Palawan (Driving NC II); Simeon Suan Vocational and Technical College (Dressmaking NC II and Organic Agriculture Production NC II); Camarines Sur Institute of Fisheries and Marine Sciences (Organic Agriculture Production NC II); Dumalag Vocational Technical School (Housekeeping NC II, FBS NC II, and Dressmaking NC II); Leon Ganson Polytechnic College (Organic Agriculture Production NC II and Cookery NC II); Provincial Training Center – Samboan (EIM NC II); Provincial Training Center – Daanbantayan (Housekeeping NC II); and

Regional Training Center VII Cebu (Automotive Servicing NC I); Regional Training Center - VIII Tacloban (Automotive Servicing NC IV); Balicuatro College of Arts and Trades (SMAW NC II); Dipolog School of Fisheries (Bartending NC II and Bread and Pastry Production NC II); Oroquieta Agro-Industrial School (Organic Agriculture Production NC II); Davao Oriental Polytechnic Institute (Animal Production (Poultry-Chicken) NC II, Bread and Pastry Production NC II, and Cookery NC II); General Santos National School of Arts and Trades (FBS NC II); and Surigao del Norte College of Agriculture and Technology (Cookery NC II and SMAW NC II)./Rogelio Llovit, Jr.



COURTESY CALL



SA paggaganp ng tungkulin bilang hepe ng pulisya ng Carmona City, nagbigay-galang kay Mayor Dahlia Loyola si Police Lt. Colonel Melvin Molina Balba. Mainit na tinanggap ng alkalde ang koronel na inihayag ang suporta aty tiwala sa bagong hepe ng pulisya ng lungsod,

"Kaisa po ninyo ang Lokal na Pamahalaan ng Carmona sa inyong hangarin na mapanatiling ligtas, mapayapa, at protektado ang ating bayan. Maligayang pagdating po sa Carmona, PLt.Col. Balba," wika ni Mayor Loyola.

Inaasahan ng pamahalaang lungsod na magagampanang mabuti ni Lt. Col. Balba ang tungkulin na mapanatili ang kapayapaan at kaayusan sa siyudad at matiyak ang seguridad ng mamamayan laban sa kriminalidad.

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Maraming salamat po!

REVANZE
 ★ DOMZ B. CAOILE

Mayor Magbitang...

Hindi biro ang katunggali niya – dating three-term councilor, dating three-term vice mayor at dating three-term mayor at totoong malakas sa tao si Vice Mayor Junio 'Jun' Dualan.

Tawag kay Mayor Rommel ngayon ay “Giant Killer” at sabi niya, hindi rin niya akalain na mananalo siya, at ngayon ay bisi siya sa paglilingkod upang tuparin ang ipinangako niyang makabagong paglilingkod sa mamamayan ng Naic.

Sinilip natin ang kanyang FB page at nitong nakaraang mga araw, sunod-sunod ang aktibidad sa mga barangay, na tinatawag niyang Executive Briefing 2025 – na dito, nakikipag-usap siya sa mga national agency sa Cavite, sa Cavite police, DILG at mga opisyal ng barangay.

Sa mga miting na ito sa mamamayan, hindi lang basta nakikinig ang alkalde, nagpapanukala rin siya ng mga posibleng hakbang at solusyon sa mga hinaing at problemang inilalapit sa kanya.

At isa pa, approachable ang alkalde, palibhasa ay Kabataan at puno ng energy at sigla, sa labas man o sa kanyang opisina sa munisipyo, welcome ang publiko.

Sa mga pulong na dinadaluhan, nilalatag ni Mayor Magbitang sa mamamayan ang kanyang mga programa at ang direksiyon ng kanyang makabagong pamumuno sa susunod na tatlong taon.

Nakipagpulong din siya sa mga miyembro ng Sangguniang Bayan at kay Vice Mayor Jacinta Remulla at hiningi ang kooperasyon sa mga programa niya sa edukasyon, health, peace and order at iba pang serbisyo at mungkahing solisyon patungkol sa garbage collection, water services at iba pa.

Nitong nakaraang linggo, nakipagmiting si Mayor Magbitang sa mga water concessioner, mga negosyante, at binisita ang palengke at inalam ang mga problema ng mga manininda.

Ang panawagan niya, samahan siya, sabi ni Mayor Magbitang upang maisulong ang mas maayos, mas mabilis, at mas makataong pamumuno.

Mangyari na kaya sa kanyang termino ang pagtatayo ng Naic Public Hospital at ang Sanitary Landfill?

Good luck, Mayor Rommel.

@@@

Iba Talaga itong si Alfonso Mayor Randy Salamat, aba kung magtrabaho, kayod Talaga, parang hindi last termer – sobrang sipag.

Tuloy-tuloy lamang siya sa serbisyong matapat, sabi nga ni Mayor Randy, sinusuklian lamang niya ang mainit at matibay na suporta na ibinigay sa kanya sa una, ikalawa at ngayong ikatlong termino niya bilang punongbayan.

Feeling thankful lagi si Mayor, at basta sa kapakanan ng constitutees, hands-on siya sa pagbibigay serbisyo, tulad kamakailan, kasama ang tropa Gangneung Medical Team ng South Korea nagdaos sila ng Medical and Dental Mission.

Of course, katuwang ang Sanggunian, tinatalakay na ang mga programa at proyekto at serbisyong Salamat sa mga taga-



Alfonso, na siyempre, ito naman ay patunay lamang, basta maayos at mahusay ang pamamahala, ang bayan ay laging nakasuporta.

Kaya, maraming salamat sa pagkakaroon nila ng isang magaling na alkalde, si Mayor Randy Salamat!

At ibinalita rin ni Mayor Randy na maayos ang kalagayan ng mga seasonal workers na ipinadala ng pamahalaang bayan para magtrabaho sa South Korea, na bahagi ito ng sister city agreement upang mapaunlad ang kaalaman sa agrikultura, skilled industries at iba pang job opportunities.

Next issue, ang iba pang baguhang halal na alkalde, at para sa inyong komento, m a g m e n s a h e l a m a n g s a bantaybalitanews59@gmail.com

GANGNEUNG MEDICAL MISSION 2025
IN PARTNERSHIP WITH THE LOCAL GOVERNMENT UNIT OF ALFONSO THROUGH MAYOR RANDY SALAMAT

JULY 17, 2025 | 8:00 AM | ALFONSO TOWN PLAZA COVERED COURT

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- BLOOD CHEMISTRY TEST
- WHOLE ABDOMEN ULTRASOUND
- THYROID ULTRASOUND
- ELECTROCARDIOGRAM (ECG)
- EYE CONSULTATION & FREE READING GLASSES

SERVICES AVAILABLE FOR WALK-INS (NO PRE-REGISTRATION NEEDED)

- ADULT & PEDIATRIC CONSULTATION
- BREAST SCREENING
- FREE HAIRCUT

@LGUAlfonsoCavite @mayorrandysalamat #ResponsiblengSerbisyo

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF DANILO B. PIMENTEL

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **DANILO BASA PIMENTEL** WHO DIED ON MARCH 15, 2019 LEFT A PARCEL OF LAND COVERED BY TAX DECLARATION NO. AA-10 0018 00858 SITUATED IN CAYQUIT III, INDANG, CAVITE CONTAINING AN AREA OF 1.608100 (AGRICULTURAL LAND), EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 171 PAGE NO. 35 BOOK NO. V SERIES OF 2025 NOTARIZED DATE JUNE 19, 2025

BANTAYBALITA News Publishing Services
 July 14, 21 & 28, 2025

EXTRA JUDICIAL SETTLEMENT OF ESTATE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **ANGELITO S. CAMERINO** WHO DIED ON AUGUST 25, 2016 AT PHILIPPINE GENERAL HOSPITAL, TAFT AVENUE, MANILA THAT SAID DECEASED LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE (TCT) NO. T 647716 LOCATED AT BRGY. ANABU 1A, IMUS CITY, CAVITE CONTAINING AN AREA OF ONE HUNDRED FIFTY-SIX (156) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. ROWENA B. MANN-ALCAIDE UNDER DOC. NO. 47 PAGE NO. 11 BOOK NO. III SERIES OF 2025 NOTARIZED DATE APRIL 24, 2023

BANTAYBALITA News Publishing Services
 July 14, 21 & 28, 2025

DEED OF EXTRA JUDICIAL SETTLEMENT OF ESTATE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **RAVINA S. LUNGAY** WHO DIED ON JULY 11, 2023 IN TRECE MARTIRES CITY, CAVITE LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 077-2019007760 SITUATED AT LOT 27 BLK. 5 PH.2 OF THE SUBDIVISION PLAN PCS-04-029782 BRGY. HUGO PEREZ, CITY OF TRECE MARTIRES, PROVINCE OF CAVITE WITH AN AREA OF FORTY (40) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC.NO. 42 PAGE NO. 9 BOOK NO. III SERIES OF 2025 NOTARIZED DATE JULY 11, 2025

BANTAYBALITA News Publishing Services
 July 14, 21 & 28, 2025

AFFIDAVIT OF SELF-ADJUDICATION

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **TEODORA ABAD** WHO DIED ON OCTOBER 28, 1988 AT IMUS CITY, CAVITE LEFT A PARCEL OF LAND WITH IMPROVEMENTS SITUATED AT MEDICION 2ND, IMUS CITY, CAVITE UNDER TRANSFER CERTIFICATE OF TITLE NO. T-112981 CONTAINING AN AREA OF TWO HUNDRED SIXTY-EIGHT (268) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 357 PAGE NO. 72 BOOK NO. 182 SERIES OF 2025 NOTARIZED DATE JULNE 16, 2025

BANTAYBALITA News Publishing Services
 July 14, 21 & 28, 2025

EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH DEED OF ABSOLUTE SALE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **DAHINDA TARIO CADUADA** WHO DIED ON NOVEMBER 09, 2023 AT NATIONAL KIDNEY AND TRANSPLANT INSTITUTE, EAST AVENUE, QUEZON CITY, METRO MANILA LEFT A PARCEL OF LAND COVERED TRANSFER CERTIFICATE OF TITLE NO. T-820883 SITUATED IN THE BRGY. OF SALITRAN, MUNICIPALITY OF DASMARIÑAS, PROVINCE OF CAVITE CONTAINING AN AREA OF SEVENTY-FIVE (75) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. CRISANTO U. PASCUAL JR. UNDER DOC. NO. 139 PAGE NO. 70 BOOK NO. 06 SERIES OF 2025 NOTARIZED DATE MAY 06, 2025

BANTAYBALITA News Publishing Services
 July 14, 21 & 28, 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

CITYSTATE SAVINGS BANK, INC.
Mortgagee,

EJF No. **TG-25-056**
FOR: Application for Extra-Judicial
Foreclosure of Mortgage (Under Act No.
3135, As Amended)

-versus-

MARY JANE T. TOLEDANA,
Debtors/ Mortgageors.

NOTICE OF EXTRA JUDICIAL SALE

Upon extra-judicial foreclosure sale under Act 3135, as amended, filed by Petitioner/Mortgagee, **CITYSTATE SAVINGS BANK, INC.**, a domestic corporation duly authorized to engage in banking business by the Bangko Sentral ng Pilipinas, with head office address at 2nd Floor, Citystate Centre Building, 709 Shaw Boulevard, Pasig City, pursuant to the terms and conditions of the Real Estate Mortgages ("MORTGAGE") executed and notarized on October 26, 2022 and June 15, 2023, by Mortgagor/Borrower, **MARY JANE TUD TOLEDANA**, of legal age, Filipino and with residence and postal addresses at (1) Tower 2, Unit 5035 Light Residences, Mandaluyong City; (2) 211 Soliven Blvd., Greenheights Subd., Nangka, Marikina and (3) 20X ADB Avenue Tower, ADB Avenue, Ortigas, Pasig City, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATES OF TITLE NOS. 076-2022007222 and 076-2023003769** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagor/Borrower, in the amount of **TEN MILLION FIVE HUNDRED TWENTY-SIX THOUSAND FOUR HUNDRED THREE PESOS AND 35/100 (Php 10,526,403.35)** inclusive of interest and penalty charges, as of April 15, 2025 the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Oliver T. Bocacao, Jr., will sell at public auction on **September 10, 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. 076-2022007222
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF ANULING (NOW: NEOGAN), CITY OF MENDEZ-NUNEZ (NOW: TAGAYTAY), PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

LOT NO: 3-1-6 PLAN NO: PSD-04-245294
PORTION OF: LOT 3-1 PSD-04-242976
LOCATION: BARANGAY OF ANULING (NOW: NEOGAN),
CITY OF MENDEZ- NUNEZ (NOW: TAGAYTAY)
PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES

LINE	DIRECTION	ADJOINING LOT (S)
1-2,7-8-1	NE, NW	LOT 3-1-7 PSD-04-245294
2-3-4	SE	LOT 9 (ROAD), (LRA) PCS-39478
4-5-6-7	SW	LOT 3-1-8, PSD-04-245294

**TIE POINT: BLLM NO.1 MUNICIPALITY OF MENDEZ-NUNEZ
PROVINCE OF CAVITE**

LINE	BEARING	DISTANCE
TO CORNER 1	S. 01° 49' W	4297.22 M.
1-2	S. 42° 26' E	7.89 M.
2-3	S. 50° 15' W	2.86 M.
3-4	S. 40° 47' W	4.68 M.
4-5	N. 42° 26' W	6.64 M.
5-6	N. 47° 36' E	0.54 M.
6-7	N. 42° 27' W	1.86 M.
7-8	N. 47° 39' E	6.36 M.
8-1	N. 63° 05' E	0.67 M.

AREA: SIXTY SQUARE METERS (60), MORE OR LESS
DESCRIPTION OF CORNERS: ALL POINTS ARE BY P.S. CYL CONC, MONS, 15x60 CMS.
BEARINGS: GRID
DECLINATION:
DATE OF ORIGINAL SURVEY: JUNE 14, 1921
DATE OF SUBD/CONS SURVEY: OCTOBER 2, 2016
DATE OF APPROVED SURVEY: DECEMBER 29, 2016
GEODETIC ENGINEER: JONATHAN R. GALANG
NOTES:

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: MARY JANE T. TOLEDANA, SINGLE OF LEGAL AGE, FILIPINO
Address: 211 SOLIVEN BLVD, GREENHEIGHTS SUBD, NANGKA, MARIKINA CITY

TRANSFER CERTIFICATE OF TITLE NO. 076-2023003769
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF ANULING (NOW: NEOGAN), MUNICIPALITY OF MENDEZ-NUNEZ (NOW: TAGAYTAY), PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

LOT NO: 3-D PLAN NO: PSD-04-242967
PORTION OF: LOT 3, (LRA)PCS-39478
LOCATION: BARANGAY OF ANULING (NOW: NEOGAN),
MUNICIPALITY OF MENDEZ- NUNEZ (NOW: TAGAYTAY)
PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES

LINE	DIRECTION	ADJOINING LOT (S)
1-2-3, 5-6-7-8-	NW, NE, SW	LOT 3-1, PSD-04-242967
9-1		242967
3-4-5	SE	LOT 9 (ROAD), (LRA) PCS-39478

TIE POINT: BLLM NO.1 MUNICIPALITY OF MENDEZ-NUNEZ

**EXTRA JUDICIAL
SETTLEMENT OF ESTATE**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **MODESTO A. UMBAL** WHO DIED ON SEPTEMBER 14, 2017 IN KAYSUYO, ALFONSO, CAVITE LEFT A PARCEL OF LAND DESCRIBED AS FOLLOWS 1.) TAX DECLARATION NO. AA-01-0014 00315 LOT NO. 5447, 5451 CAD-466-D WITH AN AREA OF TWO THOUSAND ONE HUNDRED FOUR (2,104) SQUARE METERS SITUATED IN KAYSUYO, ALFONSO, CAVITE, 2.) TAX DECLARATION NO. AA 01 0014 00318 LOT NO. 5452-PART, CAD-466-D WITH AN AREA OF FIFTEEN THOUSAND EIGHT HUNDRED (15,800) SQUARE METERS SITUATED IN KAYSUYO, ALFONSO, CAVITE, 3.) TAX DECLARATION NO. AA 01 0014 00319 LOT NO. 5452-PART, CACD-466-D WITH AN AREA OF SIX THOUSAND SIX HUNDRED SIXTY (6,660) SQUARE METERS SITUATED IN KAYSUYO, ALFONSO, CAVITE, 4.) TAX DECLARATION NO. AA 01 0014 00321 WITH AN AREA OF SIX THOUSAND FIVE HUNDRED (6,500) SQUARE METERS SITUATED IN KAYSUYO, ALFONSO, CAVITE, 5.) TAX DECLARATION NO. AA 01 0014 00323 WITH AN AREA OF ONE THOUSAND SIX HUNDRED FORTY-FIVE (1,645) SQUARE METERS SITUATED IN KAYSUYO, ALFONSO, CAVITE, 6.) TAX DECLARATION NO. AA 01 0014 00324 WITH BUILDING IMPROVEMENT SITUATED IN KAYSUYO, ALFONSO, CAVITE WITH AN AREA OF SIXTY-TWO (62) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS EXECUTED BEFORE NOTARY PUBLIC ATTY. ENRIQUE C. BAUTISTA JR. UNDER DOC. NO. 490 PAGE NO. 99 BOOK 53 SERIES OF 2025 NOTARIZED DATE MAY 21, 2025

BANTAYBALITA News Publishing Services
July 7, 14 & 21, 2025

**EXTRA JUDICIAL SETTLEMENT
OF ESTATE WITH WAIVER OF RIGHTS**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **RICKY C. BANQUILES** WHO DIED ON MAY 16, 2021 AT LUCENA CITY, QUEZON LEFT A REAL PROPERTY COVERED BY TRANSFER CERTIFICATE OF TITLE (TCT) NO. T-1099806 SITUATED IN B 15 L 25 PH. 4 TIERRA NEVADA, BRGY. SAN FRANCISCO, GENERAL TRIAS, CAVITE CONTAINING AN AREA OF SEVENTY-SIX (76) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. SALLY M. PERNALA UNDER DOC. NO. 343 PAGE 69 BOOK NO. 5 SERIES OF 2025 NOTARIZED DATE MAY 9, 2025

BANTAYBALITA News Publishing Services
July 7, 14 & 21, 2025

**EXTRA JUDICIAL SETTLEMENT
OF ESTATE OF THE DECEASED
FELICIDAD DEL ROSARIO RAQUEÑO**

NOTICE IS HEREBY GIVEN THAT THE LATE **FELICIDAD DEL ROSARIO RAQUEÑO** WHO DIED ON JULY 14, 1990 IN MAKATI MEDICAL CENTER, MAKATI CITY, LEAVING A REAL PROPERTY COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-87567 SITUATED IN THE BARRIO OF BIJIA, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, CONTAINING AN AREA OF SEVENTEEN THOUSAND ONE HUNDRED FIVE (17,105) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 05 PAGE NO. 1 BOOK NO. 182 SERIES OF 2025 NOTARIZED DATE JUNE 02, 2025

BANTAYBALITA News Publishing Services
July 7, 14 & 21, 2025

AFFIDAVIT OF SELF ADJUDICATION

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **DANIEL V. ESGUERRA** AND **JOSEFINA LILIA AURE-ESGUERRA** WHO DIED WITHOUT WILL AND TESTAMENT ON AUGUST 09, 2025 AND JANUARY 9, 2022 RESPECTIVELY IN MENDEZ, CAVITE LEFT A PARCEL OF LAND DESCRIBED AS FOLLOWS: 1.) TAX DECLARATION NO. AA-10000 400927 UNDER LOT NO. 5906-CAD 459-D SITUATED IN THE MUNICIPALITY OF INDANG, PROVINCE OF CAVITE CONTAINING AN AREA OF ONE THOUSAND NINE HUNDRED (1900) SQUARE METERS, 2.) TAX DECLARATION NO. AA-14001902163 UNDER LOT NUMBER 1445 CAD 459-D LOCATED IN THE MUNICIPALITY OF MENDEX, CAVITE CONTAINING AN AREA OF ONE THOUSAND NINE HUNDRED THIRTY-SEVEN (1937) SQUARE METERS, 3.) TAX DECLARATION NO. AA-14001902164 UNDER LOT NO. 1445 CAD 459-D LOCATED IN THE MUNICIPALITY OF MENDEZ PROVINCE OF CAVITE CONTAINING AN AREA OF ONE HUNDRED TWENTY-SIX (126) SQUARE METERS, 4.) TAX DECLARATION NO. AA-14001902165 UNDER LOT NO. 1445 CAD-459-D LOCATED IN THE MUNICIPALITY OF MENDEZ, CAVITE CONTAINING AN AREA OF EIGHTY-NINE (89) SQUARE METERS, 5.) A DOLLAR ACCOUNT WORTH TWO HUNDRED THIRTY-SEVEN DOLLARS (\$237.00) AT THE PHILIPPINE NATIONAL BANK - TAGAYTAY-MENDEZ BRANCH, TAGAYTAY CITY, CAVITE WITH SAVINGS ACCOUNT NUMBER 24360038470, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 325 PAGE NO. 65 BOOK NO. X SERIES OF 2025 NOTARIZED DATE APRIL 24, 2025

BANTAYBALITA News Publishing Services
July 7, 14 & 21, 2025

LINE	BEARING	DISTANCE
TO CORNER 1	S. 02° 00' W	4309.74 M.
1-2	N. 58° 03' E	8.34 M.
2-3	S. 31° 57' E	8.45 M.
3-4	S. 47° 37' W	4.27 M.
4-5	S. 61° 27' W	2.28 M.
5-6	N. 59° 42' W	2.32 M.
6-7	N. 51° 53' W	1.79 M.
7-8	N. 44° 50' W	1.41 M.
8-9	N. 35° 35' W	1.91 M.
9-1	N. 24° 43' W	2.09 M.

AREA: SEVENTY-TWO SQUARE METERS (72)
DESCRIPTION OF CORNERS: POINTS BY OLD P.S. CYL CONC, MONS, 15x60 CM AND THE REST BY P.S. CYL COC, MONS, 15x60 CM GRID

BEARINGS:
DECLINATION:
DATE OF ORIGINAL SURVEY: JUNE 14, 1921
DATE OF SUBD/CONS SURVEY: MARCH 10, 2016
DATE OF APPROVED SURVEY: APRIL 25, 2016
GEODETIC ENGINEER: JUANITO C. GALANG
NOTES:

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: MARY JANE T. TOLEDANA, SINGLE OF LEGAL AGE, FILIPINO
Address: 211 SOLIVEN BLVD, GREENHEIGHTS SUBD, NANGKA, MARIKINA CITY

In the event the public auction should not take place on the said date, it shall be held on **September 17, 2025** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATES OF TITLE NOS. 076-2022007222 and 076-2023003789**, 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, June 24, 2025.

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

ATTY. VARBRA ANN A. VARIAS-DIMAYUGA
Clerk of Court & Ex-Officio Sheriff

OLIVER T. BOCACAO
Sheriff-in-Charge

Note:
Publication was awarded to
Date of Publication:

Copy Furnished:
CITYSTATE SAVINGS BANK, INC.
Petitioner/Mortgagee
2nd Floor, Citystate Centre Building, 709 Shaw Boulevard, Pasig City

MARY JANE T. TOLEDANA
Mortgagor/Borrower
(1) Tower 2, Unit 5035 Light Residences, Mandaluyong City
(2) 211 Soliven Blvd., Greenheights Subd., Nangka, Marikina City
(3) 20X ADB Avenue Tower, ADB Avenue, Ortigas, Pasig City

BANTAYBALITA News Publishing Services
July 14, 21 & 28, 2025

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

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **MELANIE C. CASTILLO** WHO DIED ON OCTOBER 30, 2020 IN MANDALUYONG CITY, METRO MANILA LEFT A PARCEL OF LAND SITUATED IN BLK. 8 LOT 25 BRGY. POBLACION 5, GENERAL MARIANO ALVAREZ, CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 057-T-155089 CONTAINING AN AREA OF ONE HUNDRED FORTY-FOUR (144) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. ANTONIO F. BUTIAL JR. UNDER DOC. NO. 63 PAGE NO. 13 BOOK NO. XVI SERIES OF 2025 NOTARIZED DATE MAY 29, 2025

BANTAYBALITA News Publishing Services
July 7, 14 & 21, 2025

**SELF-ADJUDICATION BY SOLE HEIR
WITH ABSOLUTE SALE**

NOTICE IS HEREBY GIVEN THAT THE ESTAE OF THE LATE **NILDA DACANAY IMPERIAL** WHO DIED ON JANUARY 24, 2018 (ATTACHED DEATH CERTIFICATE ANNEX "A") LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-971804 OF THE REGISTRY OF DEEDS OF THE PROVINCE OF CAVITE CONTAINING AN AREA OF FORTY (40) SQUARE METERS SITUATED AT DASMARINAS, CAVITE EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 369 PAGE NO. 74 BOOK NO. I SERIES OF 2025 NOTARIZED DATE JULY 4, 2025

BANTAYBALITA News Publishing Services
July 7, 14 & 21, 2025

**EXTRA JUDICIAL SETTLEMENT
OF THE DECEASED PERSON
SPOUSES NELSON Q. BRABANTE
AND VIDA A. BRABANTE WITH
GENERAL RENUNCIATION OF RIGHTS**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE SPOUSES **NELSON Q. BRABANTE** WHO DIED ON NOVEMBER 24, 2021 AT DARAGA, ALBAY AND **VIDA A. BRABANTE** WHO DIED ON SEPTEMBER 17, 2017 AT LAS PIÑAS CITY WITHOUT WILL AND TESTAMENT LEFT A PARCEL OF LAND SITUATED IN THE BRGY. OF NIOG, MUNICIPALITY OF BACOR, PROV. OF CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 057-2014040198 CONTAINING AN AREA OF SEVENTY TWO (72) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 65 PAGE NO. 13 BOOK NO. 183 SERIES OF 2025 NOTARIZED DATE: JUNE 27, 2025

BANTAYBALITA News Publishing Services
JUNE 30,JULY 7 & 14, 2025

**EEXTRA JUDICIAL SETTLEMENT
OF THE DECEASED PERSON
ZOSIMA DUCOT WITH
RENUNCIATION OF RIGHTS**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **ZOSIMA P. DUCOT** WHO DIED ON OCTOBER 25, 2018 AT QUEZON PROVINCE LEFT A PARCEL OF LAND SITUATED IN THE BARRIO OF ANUSAN, MUN. OF CATANAUAN PROV. OF QUEZON COVERED BY ORIGINAL CERTIFICATE OF TITLE NO. P-0751 CONTAINING AN AREA OF SIXTY NINE THOUSAND SIX HUNDRED THIRTY FOUR (69,634) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 333 PAGE NO. 67 BOOK NO. 180 SERIES OF 2025 NOTARIZED DATE: APRIL 24, 2025

BANTAYBALITA News Publishing Services
JUNE 30,JULY 7 & 14, 2025

**EXTRA JUDICIAL SETTLEMENT
OF ESTATE OF THE LATE
JOERITO SALOMELO DAVID**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **JOERITO SALOMELO DAVID** WHO DIED ON MAY 07, 2025 AT IMUS CITY, CAVITE LEFT A PARCEL OF LAND DESCRIBED AS FOLLOWS A.) TRANSFER CERTIFICATE OF TITLE NO. 980360 SITUATED IN THE BRGY. OF BAYAN LUMA MUN. OF IMUS PROV. OF CAVITE CONTAINING AN AREA OF ONE HUNDRED TWENTY ONE (121) SQUARE METERS B.) TRANSFER CERTIFICATE OF TITLE NO. 057-2020032179 SITUATED IN THE BRGY. OF BUENAVISTA MUN. OF GEN. TRIAS PROV. OF CAVITE CONTAINING AN AREA OF ONE HUNDRED FIFTY (150) SQUARE METERS C.) TRANSFER CERTIFICATE OF TITLE NO. 057-2017023080 SITUATED IN THE BO. OF BUENAVISTA, MUN. OF GEN. TRIAS PROV. OF CAVITE CONTAINING AN AREA OF SEVEN HUNDRED SEVENTY EIGHT (778) SQUARE METERS D.) TRANSFER CERTIFICATE OF TITLE NO. 057-2018021514 SITUATED IN THE BO. OF BICLATAN MUN. OF GEN. TRIAS PROV. OF CAVITE CONTAINING AN AREA OF FOUR HUNDRED (400) SQUARE METERS E.) TRANSFER CERTIFICATE OF TITLE NO. 057-2020039841 SITUATED IN THE BRGY. OF BUENAVISTA MUN. OF GEN. TRIAS PROV. OF CAVITE CONTAINING AN AREA OF EIGHT HUNDRED THIRTY NINE (839) SQUARE METERS F.) TRANSFER CERTIFICATE OF TITLE NO. 057-2020039842 SITUATED IN THE BRGY. OF BUENAVENTURA MUN. OF GEN. TRIAS PROV. OF CAVITE CONTAINING AN AREA OF ONE HUNDRED EIGHTY FOUR (184) SQUARE METERS G.) TRANSFER CERTIFICATE OF TITLE NO. 057-2019009295 SITUATED IN THE BO. OF BIKLATAN MUN. OF GEN. TRIAS PROV. OF CAVITE CONTAINING AN AREA OF FOUR HUNDRED (400) SQUARE METERS H.) TRANSFER CERTIFICATE OF TITLE NO. 057-2020034589 SITUATED IN THE BRGY. OF BIKLATAN MUN. OF GEN. TRIAS PROV. OF CAVITE CONTAINING AN AREA OF FOUR HUNDRED (400) SQUARE METERS I.) TRANSFER CERTIFICATE OF TITLE NO. 057-2021022858 SITUATED IN THE BO. OF BUENAVISTA MUN. OF GEN. TRIAS PROV. OF CAVITE CONTAINING AN AREA OF FIVE HUNDRED FIFTY TWO (552) SQUARE METERS J.) KATIBAYAN NG ORIHINAL NA TITULO LOCATED IN BRGY. HALANG, MUN. OF AMADEO PROV. OF CAVITE WITH AN AREA OF FOUR THOUSAND EIGHT HUNDRED SIXTY (4,860) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 28 PAGE NO. 6 BOOK NO. 183 SERIES OF 2025 NOTARIZED DATE: JUNE 25, 2025

BANTAYBALITA News Publishing Services
JUNE 30,JULY 7 & 14, 2025

**EXTRA JUDICIAL SETTLEMENT
OF INTESTATE ESTATE OF
ELEANOR CAYAS NAZARENO-LITAO**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **ELEANOR CAYAS NAZARENO-LITAO** WHO DIED ON FEBRUARY 22, 2020 IN PASA CITY THAT SAID DECEASED LEFT A PARCEL OF REAL PROPERTY SITUATED IN THE POBLACION, MUNICIPALITY OF NAIC PROVINCE WITH AN AREA OF ONE HUNDRED EIGHTY-ONE (181) SQUARE METERS EXTRA JUDICIARY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. MARIELLE JENELLE L. LAGUERTA UNDER DOC.NO. 235 PAGE NO. 48 BOOK NO. VI SERIES OF 2025 NOTARIZED DATE JUNE 26, 2025

BANTAYBALITA News Publishing Services
July 7, 14 & 21, 2025

**AFFIDAVIT OF
SELF ADJUDICATION**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **ELIEZER RAMOS GONZALES** WHO DIED ON OCTOBER 26, 2020 AT 5-D ARANDIA STREET, TUNASAN, MUNTINLUPA CITY, METTRO MANILA AND **ERLINDA ALCANTARA GONZALES** WHO DIED ON MARCH 07, 2007 AT SAINT FRANCIS ST. PH. 1 STO.NIÑO VILLAGE, MUNTINLUPA CITY THAT SAID DECEASED LEFT A PARCEL OF LAND LOCATED AT MAKATI, METRO MANILA CONTAINING AN AREA OF SIXTY-FOUR (64) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS. EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 125 PAGE NO. 25 BOOK NO. III SERIES OF 2025 NOTARIZED DATE JUNE 9, 2025

BANTAYBALITA News Publishing Services
July 7, 14 & 21, 2025

**EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF DECEASED PERSON
DOMINGO VIDALLO WITH
ABSOLUTE SALE**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **DOMINGO VIDALLO** WHO DIED ON FEBRUARY 08, 2006 AT GUYAM MALAKI INDANG, CAVITE WITHOUT ANY WILL LEFT A PARCEL OF LAND SITUATED IN THE BRGY. OF GUYAM MALAKI, MUNICIPALITY OF INDANG, PROVINCE OF CAVITE COVERED BY TAX DECLARATION NO. AA-10-0022-01102 CONTANING AN AREA OF TWO HUNDRED SEVENTY-FOUR (274) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 485 PAGE NO. 98 BOOK NO. 176 SERIES OF 2025 NOTARIZED DATE JANUARY 09, 2025

BANTAYBALITA News Publishing Services
July 7, 14 & 21, 2025

**EXTRA JUDICIAL SETTLEMENT
OF ESTATE OF DECEASED PERSON
SPOUSES ARTURO SABALE
AND MATILDE T. HAYAG**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE SPOUSES **ARTURO SABALE** WHO DIED ON JULY 17, 2016 AT IMUS, CAVITE AND **MATILDE T. HAYAG** WHO DIED ON JANUARY 21, 2025 AT IMUS, CAVITE LEFT A PARCEL OF LAND SITUATED IN THE MUNICIPALITY OF IMUS PROVINCE OF CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-66190 CONTAINING AN AREA OF SEVEN HUNDRED THIRTY SIX (736) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 219 PAGE NO. 44 BOOK NO. 180 SERIES OF 2025

BANTAYBALITA News Publishing Services
JUNE 30,JULY 7 & 14, 2025

**EXTRA JUDICIAL SETTLEMENT
OF ESTATE OF THE LATE
PEDRO M. SIERRA**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **PEDRO M. SIERRA** WHO DIED ON SEPTEMBER 27, 1954 AT TAMBO MALAKI, INDANG, CAVITE AND HIS WIFE JUANA D. SIERRA WHO DIED ON JANUARY 19, 2005 AT TAMBO MALAKI, INDANG, CAVITE LEFT A PARCEL OF LAND SITUATED IN TAMBO MALAKI INDANG, CAVITE WITH AN AREA OF TWO HUNDRED SIXTEEN (216) SQUARE METERS COVERED BY TAX DECLARATION NO. AA-10-036-00457 WITH IMPROVEMENT AND TAX DECLARATION NO. 10-0036-001126 WITH AN AREA OF ONE THOUSAND TWO HUNDRED TWO (1,202) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 426 PAGE NO. 86 BOOK NO. VI SERIES OF 2025 NOTARIZED DATE: JUNE 27, 2025

BANTAYBALITA News Publishing Services
JUNE 30,JULY 7 & 14, 2025

EXTRA JUDICIAL SETTLEMENT OF ESTATE BENJAMIN SERVIDA SARREAL WITH WAIVER OF RIGHTS

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **BENJAMIN SERVIDA SARREAL** WHO DIED ON DECEMBER 13, 2024 AT SITIO KANUTUHAN I, BRGY. SAN FRANCISCO GENERAL TRIAS, CAVITE LEFT A TRICYCLE ROUTE TRODDAC MOTOR VEHICLE (WITH FRANCHISE) DESCRIBED AS FOLLOWS:

MAKE/BODY TYPE: KAWASAKI
ENGINE NO. : BCI75AEAD9696
CHASIS NO.:BCI75BB33931
FILE NO.: 0412-169275
YEAR MODEL: 2009
PLATE NO.: QW9499

EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. ANTONIO T. NICOLAS UNDER DOC. NO. 91 PAGE NO. 20 BOOK NO. III SERIES OF 2025 NOTARIZED DATE JULY 08, 2025

BANTAYBALITA News Publishing Services
July 14, 21 & 28, 2025

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE LATE JULITA C. DIMAPILIS MARRIED TO CENIZAL F. DIMAPILIS WITH WAIVER OF RIGHTS

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **JULITA C. DIMAPILIS** WHO DIED ON DECEMBER 16, 2005 AT INDANG, CAVITE AND **CENIZAL F. DIMAPILIS** WHO DIED ON OCTOBER 12, 2004 AT NAIC, CAVITE THAT THE DECEASED SPOUSES IS THE REGISTERED OWNER OF PARCEL LAND WITHOUT IMPROVEMENT COVERED BY ORIGINAL CERTIFICATE OF TITLE NO. P-5932 SITUATED AT BRGY. LIMBON, INDANG, CAVITE CONTAINING AN AREA OF EIGHT THOUSAND EIGHT HUNDRED THIRTEEN (8, 813) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 365 PAGE NO. 73 BOOK NO. 183 SERIES OF 2025 NOTARIZED DATE JULY 16, 2025

BANTAYBALITA News Publishing Services
July 14, 21 & 28, 2025

DEED OF EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE LATE ROMMEL DACQUEL MARONILLA

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **ROMMEL DACQUEL MARONILLA** WHO DIED ON MAY 18, 2025 AT MV SANTIAGO MEDICAL CENTER, BRGY. DE OCAMPO, TRECE MARTIRES CITY, CAVITE LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 077-2024002724 LOCATED AT BLK. 69 LOT 2 SAMPAGUITA VILLAGE, AYALA BRGY. INOCENCIO, TRECE MARTIRES CITY, CAVITE CONTAINING AN AREA OF FIFTY-NINE (59) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 142 PAGE NO. 29 BOOK NO. I SERIES OF 2025 NOTARIZED DATE JULY 02, 2025

BANTAYBALITA News Publishing Services
July 14, 21 & 28, 2025

ADDENDUM (TO THE EXTRA JUDICIAL SETTLEMENT OF ESTATE)

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **ANGELITO S. CAMERINO** WHO DIED ON AUGUST 25, 2016 AT PHILIPPINE GENERAL HOSPITAL, TAFT AVENUE, MANILA LEFT A PARCEL OF LAND COVERED TCT NO. T 647716 LOCATED AT BRGY. ANABU 1A, IMUS CITY, CAVITE THAT THE HEIRS RICARDO S. CAMERINO, DANILO S. CAMERINO, JOSE VILLAMOR S. CAMERINO AND RENATO S. CAMERINO EXECUTE AN ADDENDUM TO THE EXTRA JUDICIAL SETTLEMENT FOR THE ESTATE OF ANGELITO S. CAMERINO DO HEREBY TERMINATE CO-OWNERSHIP OVER THE PROPERTY DESCRIBED ABOVE AND DO HEREBY AGREE AND ADJUDICATE OVER THE SAME IN PRO 'INDIVISO EQUAL SHARES THEREBY GIVING HEIRS EQUAL RIGHTS TO THE USE AND ENJOYMENT THEREOF EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. ROWENA B. MANN-ALCAIDE UNDER DOC. NO. 177 PAGE NO. 37 BOOK NO. VI SERIES OF 2025 NOTARIZED DATE JULY 09, 2025

BANTAYBALITA News Publishing Services
July 14, 21 & 28, 2025

DEED OF EXTRA JUDICIAL SETTLEMENT OF ESTATE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **MATILDE ESTEYBAR ALARCA ("MATILDE")** WHO DIED ON JULY 13, 2000 THAT SAID DECEASED DIED INTESTATE WITHOUT WILL OR TESTAMENT LEFT A PARCEL OF LAND DESCRIBED AS FOLLOWS: 1.) TAX DECLARATION NO. 005 01 00018-A/R SITUATED IN THE MUNICIPALITY OF TANZA, PROVINCE OF CAVITE CONTAINING AN AREA OF TWENTY-SEVEN THOUSAND ONE HUNDRED TWENTY-SIX (27, 126) SQUARE METERS, 2.) TAX DECLARATION NO. 19 0040 00093 SITUATED IN THE MUNICIPALITY OF TANZA, PROVINCE OF CAVITE CONTAINING AN AREA OF ONE THOUSAND SEVEN HUNDRED TWENTY-THREE (1, 723) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 220 PAGE NO. 44 BOOK NO. IV SERIES OF 2025 NOTARIZED DATE JUNE 16, 2025

BANTAYBALITA News Publishing Services
July 14, 21 & 28, 2025

EXTRA JUDICIAL SETTLEMENT OF ESTATE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **REMIGIO RODRIGUEZ** WHO DIED ON DECEMBER 14, 2001 AND LEONILA SARREAL WHO DIED ON MARCH 25, 2024 THAT THE DECEDENT IS THE REGISTERED OWNER OF THE TWO (2) PARCELS OF LAND DESCRIBED AS FOLLOWS: 1.) TRANSFER CERTIFICATE OF TITLE NO. T-74756 SITUATED IN THE BARRIO OF SALITRAN, MUNICIPALITY OF DASMARIÑAS, PROVINCE OF CAVITE, CONTAINING AN AREA OF FOUR HUNDRED (400) SQUARE METERS, 2.) TRANSFER CERTIFICATE OF TITLE NO. T-1033912 SITUATED IN THE BARRIO OF BINAKAYAN, MUNICIPALITY OF KAWIT, PROVINCE OF CAVITE CONTAINING AN AREA OF TWO HUNDRED THIRTY NINE (239) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. CRISANTO U. PASCUAL JR. UNDER DOC. NO. 304 PAGE NO. 61 BOOK NO. 20 SERIES OF 2024 NOTARIZED DATE OCTOBER 3, 2024

BANTAYBALITA News Publishing Services
July 14, 21 & 28, 2025

EXTRA JUDICIAL SETTLEMENT OF DECEASED PERSON FORTUNATO CASTELLANES ARESNIO WITH RENUNCIATION OF RIGHTS

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **FORTUNATO CASTELLANES ARSENIO** WHO DIED ON NOVEMBER 03, 2015 AT GENERAL TRIAS CITY, CAVITE THAT THE SAID DECEASED LEFT A PARCEL OF LAND SITUATED IN THE BARRIO OF PASONG CAMACHILE MUNICIPALITY OF GENERAL TRIAS CITY, PROVINCE OF CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NO. (T-1078746) 057-2025 026392 CONTAINING AN AREA OF THIRTY-SIX (36) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG HEIRS EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 139 PAGE NO. 27 BOOK NO. 189 SERIES OF 2025 NOTARIZED DATE JULY 1, 2025

BANTAYBALITA News Publishing Services
July 7, 14 & 21, 2025

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**EXTRA JUDICIAL SETTLEMENT OF
THE ESTATE OF THE LATE
HERNANDO SAPIDA VELUZ
WITH DONATION AND SALE**

NOTICE HEREBY GIVEN THAT THE ESTATE OF **HERNANDO SAPIDA VELUZ** WHO DIED ON 02 FEBRUARY 2014 AT DASMARIÑAS CITY, CAVITE COVERING HIS SHARE, RIGHTS, INTEREST AND PARTICIPATION COVERING A REAL PROPERTY SITUATED AT BARRIO SAN AGUSTIN, DASMARIÑAS, CAVITE UNDER TRANSFER CERTIFICATE OF TITLE NO. (T-11313) RT-5998 (TD. NO. 2370003002303 – LAND/ TD. NO. 2370003002304 – BUILDING M BEING THE SON OF ANGELES SAPIDA VELUZ AND GABRIEL C. VELUZ) WITH AN AREA OF 79, 310 HAS BEEN EXTRA JUDICIALLY SETTLED AMONG HIS HEIRS NAMELY VERCELITA B. VELUZ, VENUS V. VILLANERA, MONSIGNOR B. VELUZ, JORDAN B. VELUZ, JONATHAN B. VELUZ AND EYMARD B. VELUZ

BANTAYBALITA News Publishing Services
July 7, 14 & 21, 2025

**ADDENDUM TO EXTRA JUDICIAL
SETTLEMENT OF ESTATE AMONG
HEIRS OF THE LATE SABINA
COMENDADOR COROT AND
MACARIO P. COROT WITH DEED
OF ABSOLUTE SALE**

NOTICE IS HEREBY GIVEN THAT ADDENDUM CONCERNING THE EXTRA JUDICIAL SETTLEMENT OF ESTATE AMONG HEIRS OF THE LATE **SABINA COMENDADOR COROT** AND **MACARIO P. COROT** WITH DEED OF ABSOLUTE SALE EXECUTED BY THE HEIRS AND UNDER THE NOTARIAL OF ATTY. FE B. ANOÑUEVO (DOC. NO. 226 PAGE 46 BOOK 182 SERIES OF 2025) THAT THE PURPOSE OF CORRECTING THE ERROR HERE UNDER REAL PROPERTY INCLUDED ONE (1) PARCEL OF LAND WITH IMPROVEMENTS LOCATED AT LOT 2 BLOCK 26-B BARRIO SABUTAN (NOW BRGY. ANAHAW) MUNICIPALITY OF SILANG, CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-159373 (38243) EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. ANOÑUEVO UNDER DOC. NO. 385 PAGE NO. 77 BOOK NO.182 SERIES OF 2025 NOTARIZED DATE JUNE 18, 2025

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**EXTRA JUDICIAL
SETTLEMENT OF ESTATE**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **EMILIANO V. ANACAN** AND **MATEA B. ANACAN** DIED INTESTATE ON 13 DECEMBER 1999 AND ON 15 JANUARY 2013 IN AMADEO, CAVITE THAT SAID DECEASED LEFT A REAL PROPERTY SITUATED IN BO. PANUNGYAMAN, MUN. OF GEN. TRIAS, CAVITE COVERED BY TCT NO. EP-692-1V-B CONTAINING AN AREA OF TEN THOUSAND ONE HUNDRED NINETY-NINE (10,199) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. PRECIOUS LOVELLE C. ACHAS UNDER DOC. NO. 118 PAGE NO. 25 BOOK NO. V SERIES OF 2025 NOTARIZED DATE: JULY 02, 2025

BANTAYBALITA News Publishing Services
JUNE 30,JULY 7 & 14, 2025

**EXTRA JUDICIAL SETTLEMENT
OF ESTATE OF THE LATE
GERARDO E. ALANO**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **GERARDO E. ALANO** WHO DIED ON SEPTEMBER 22, 2020 AT QUILITISAN, CALATAGAN BATANGAS LEFT A PARCEL OF LAND SITUATED IN QUILITISAN, CALATAGAN, BATANGAS, CONTAINING AN AREA OF TEN THOUSAND FOUR HUNDRED EIGHTY-FOUR (10,484) SQUARE METER COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-28722 EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 294 PAGE NO. 59 BOOK NO. III SERIES OF 2025 NOTARIZED DATE JUNE 11, 2025

BANTAYBALITA News Publishing Services
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**EXTRA JUDICIAL SETTLEMENT
OF ESTATE WITH SPECIAL
POWER OF ATTORNEY**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **CARLOS BAYBAY** WHO DIED ON MARCH 29, 2022 AT AMADEO, CAVITE LEFT A PARCEL OF LAND DESCRIBED AS FOLLOWS A.) TAX DECLARATION NO. AA-02-0011-00233 WITH AN AREA OF NINETY THREE POINT TWENTY FIVE (93.25) SQM. SITUATED IN POBLACION II, AMADEO, CAVITE B.) TAX DECLARATION NO. AA-02-0011-00234 WITH AN AREA OF SIXTY SEVEN POINT THIRTY TWO (67.32) SQM. SITUATED IN BUCAL, AMADEO CAVITE C.) TAX DECLARATION NO. AA-02-0014-00046 WITH AN AREA OF TWO THOUSAND NINETY SEVEN (2,097) SQM. D.) TAX DECLARATION NO. AA-02-0014-00157 WITH AN AREA OF FOURTEEN THOUSAND SIXTY TWO (14,062) SQM. EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. ZALDY M. AMBON UNDER DOC. NO. 9650 PAGE NO. 41 BOOK NO. XIX SERIES OF 2025 NOTARIZED DATE: MARCH 03, 2025

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

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **CECILIA E. CALDAIRA** WHO DIED ON AUGUST 09, 2013 AT BRGY. TANAUAN, TANZA, CAVITE, LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. (T-295531) T-51293 SITUATED IN THE BARRIO OF TANAUAN, MUNICIPALITY OF TANZA PROVINCE OF CAVITE CONTAINING AN AREA OF THREE HUNDRED SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. JASPER C. SALES UNDER DOC. NO. 53 PAGE NO. 12 BOOK NO. 18 SERIES OF 2025 NOTARIZED DUE DATE MAY 13, 2025

BANTAYBALITA News Publishing Services
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**EXTRA-JUDICIAL SETTLEMENT OF
THE ESTATE OF JUANITA TUASON
LARA AND RODANTE LARA
WITH WAIVER OF RIGHTS**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **RODANTE LARA** WHO DIED ON JANUARY 4, 2009 AT MANILA AND **JUANITA TUASON LARA** WHO DIED ON DECEMBER 7, 2002 AT IMUS CITY, CAVITE LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 057-2015017557 SITUATED AT BRGY. POBLACION 111-B, IMUS CITY, CAVITE CONTAINING AN AREA OF FIVE HUNDRED SEVENTEEN (517) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FW B. ANOÑUEVO UNDER DOC. NO. 243 PAGE NO. 49 BOOK NO. 182 SERIES OF 2025 NOTARIZED DATE JUNE 10,2025

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**EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF SANTIAGO A. CRUCILLO**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **SANTIAGO A. CRUCILLO** WHO DIED ON MAY 12, 1959 WHILE HIS WIFE PAULA Q. CRUCILLO WHO DIED ON JANUARY 27, 1974 THAT SAID DECEASED IS A REGISTERED OWNER OF A REAL PROPERTY SITUATED AT PATUTONG MALAKI NORTH, WITH AN AREA OF 7,592.00 COVERED BY DECLARATION OF REAL PROPERTY PIN 129-00-024-009-001 EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. ANOÑUEVO UNDER DOC. NO. 411 PAGE NO. 89 BOOK NO. 171 SERIES OF 2024 NOTARIZED DATE: SEPTEMBER 16, 2024

BANTAYBALITA News Publishing Services
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**AFFIDAVIT OF SELF-
ADJUDICATION**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **JESUSA A. CAMPOS** WHO DIED ON OCTOBER 28, 2024 AT IMUS CITY THAT SAID DECEASED LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 057-2011016961 SITUATED IN BRGY. OF MALAGASANG MUN. OF IMUS PROV. OF CAVITE CONTAINING AN AREA OF FIFTY-THREE (53) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. ANOÑUEVO UNDER DOC. NO. 67 PAGE NO. 14 BOOK NO. 183 SERIES OF 2025 NOTARIZED DATE JUNE 27, 2025

BANTAYBALITA News Publishing Services
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**AFFIDAVIT OF SELF-ADJUDICATION
(OF THE INTESTATE ESTATE OF
THE LATE EDGARDO CRUZ GONZALES)**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **EDGARDO CRUZ GONZALES** WHO DIED ON APRIL 5, 2021 AT PANDACAN, MANILA THAT SAID DECEASED LEFT A MOTOR VEHICLE DESCRIBED AS FOLLOWS MAKE: TOYOTA ENGINE NO.: 5K-0361472 CHASSIS NO. : KM37-0001629 BODY TYPE: MBUS MV FILE: 1308-00000025991 SERIES: LITE ACE YEAR MODEL: 1989 PLATE NO: PLC885 EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 37 PAGE NO. 8 BOOK NO. I SERIES OF 2025 NOTARIZED DATE: JULY 01, 2025

BANTAYBALITA News Publishing Services
JUNE 30,JULY 7 & 14, 2025

**EXTRA-JUDICIAL SETTLEMENT
OF REAL ESTATE WITH SPECIAL
POWER OF ATTORNEY**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **GREGORIO M. MANTILLA** AND **MACARIA M. PONCE** WHO DIED ON MAY 18, 1989 AND NOVEMBER 29, 2006 BOTH IN BRGY. GUYAM, INDANG, CAVITE THAT SAID DECEASED LEFT A 2 PARCELS OF LAND BOTH LOCATED AT BRGY. ESPERANZA IBABA, ALFONSO, CAVITE COVERED BY TAX DECLARATION NOS. 01-0012-00049 AND 01-0012-00050 EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. MA. GLADYS N. DEQUINA-DE SELVA UNDER DOC. NO. 102 PAGE NO. 22 BOOK NO. VII SERIES OF 2024

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Family and Christian Family Organizations



DENOTATIVELY, a family is a group of two or more persons related by birth, marriage, or adoption who live in one household.

A group of persons united by the ties of marriage, blood, or adoption and constituting a single household and interacting with each other in their respective social positions, i.e., spouses, parents, children, and siblings, is called a family.

Accordingly, a family consists of the spouses – two married adults usually a man and a woman – different in lineages and of course not related by blood, and their offspring, and they are living in their own abode.

Family relationship

Family relationship refers to any relationship by blood, marriage, or adoption, including cousins. Immediate family members include the spouses, parents, children, siblings, mother-in-law, and father-in-law; sons-and daughters-in-law, and brothers- and sisters-in-law of the concerned person.

Children feel secure and loved when they have a strong and positive family relationship in which members help families resolve conflict, work as a team, and enjoy each other's company. Positive family relationships are built on quality time, communication, teamwork, work, and appreciation of each other (Google, 2020).

Christian Family Organizations

To further guide the members of the families inside the Iglesia Ni Cristo or Church Of Christ, the Church Administration has established various organizations to cater to their needs, namely the Buklod, Kadiwa, Binhi, and Children's Worship Service – the Christian Family Organizations (CFOs).

May 1 of every year has been designated by the global Church Of Christ as the CFOs Day. May 1 is also the birthdate of INC CFOs Coordinator Brother Angelo Eraño V. Manalo.

In this column, an article titled "Why Christian Family Organizations matter" authored by Brother Roland Aguirre, INC Minister of the Gospel, published in the Online version of Pasugo: God's Message (<https://www.pasugo.com.ph/why-christian-family-organizations-matter/>) is hereto quoted.

"Given the pivotal role the family plays in the well-being of the community, a stronger family unit makes for a better and more caring society. Likewise, a strong family is for the best interest of parents and children alike.

"However, the family remains a vulnerable institution. It faces unprecedented pressures and challenges: broken families, marital conflicts, juvenile delinquency, domestic disputes, child and drug abuse are constantly undermining it. In addition, there is a sharp rise in the number of unmarried couples living together, in children that are born out of wedlock, and in the number of divorced couples. Needless to say, a weak and dysfunctional family can take its toll not only on its members but on society as well.

Strengthening the family

"In His plan, God has not intended the family to be in such sad and dismal state of affairs. Thus, the concern of many people to strengthen and protect the family is also an urgent concern of the Iglesia Ni Cristo (Church Of Christ). It truly believes that this noble concern can be accomplished by upholding biblical teachings.

"When God's holy commandments – such as obedience to and faith in God (Ps. 128:1-4; Josh. 24:15), respect for parents (Eph. 6:1-3), proper marriage and married life (Det. 7:3-4; Heb. 13:4; Col. 3:18; I Tim. 5:8), caring and disciplining children (Prov. 23:13-14; Prov. 13:24) among others – guide and direct members of the family, then the family will become strong and resilient, a blessed family we all greatly desire.

"And so, parents must put a high premium on the spiritual maturity of their own households – with the words of God as their guide – to keep at bay the things that try to weaken and destabilize them. They should be firm in their resolve that the spiritual development of the family takes precedence over worldly or material concerns. Hence, enhancement of their family's spiritual life should be given top priority (Deut. 4:10; Eph. 4:12-13; Eph. 6:4).

"Indeed, protecting the threatened institution of family and making it strong and secure entail commitment to and faithfulness to God and His commandments.

CFOs, CWS, and CBI sacred duties

"Believing that the family's decline and disintegration will adversely affect not only society but also our relationship with God, the Iglesia Ni Cristo promotes good family values and various activities to strengthen family relationships.

"Through its Christian Family Organizations (CFOs), namely, the Buklod, Kadiwa, and Binhi, it undertakes programs to edify the family and to guide non-married members or the youth in right living and proper conduct. The Buklod (bond) is the organization of married members, the Kadiwa (acronym of a Filipino phrase meaning 'Youth with noble intent') is for the single members 18 years and older, and the Binhi (seed) is composed of 13-17-year-old members.

"There is also the Children's Worship Services (CWS), which, as the name implies, is for the children 4 to 11 years old. CWS officers under the Church Administration's supervision carry out programs that edify the faith of the children under their care.

"The Christian Brotherhood International (CBI), meanwhile, helps the youths of the Church who are still studying, preparing them for the future—to overcome life's challenges, become responsible citizens of the nation, and most importantly, become strong and faithful youths of the Church (I John 2:13-14) who never depart from the commandments of God (Prov. 22:6).

"Brother Angelo Eraño V. Manalo, coordinator of the CFOs, with his vision and inspired leadership, continues to lead the various organizations in fulfilling their God-given tasks, which, without a doubt, will greatly redound to a strong and stable family, for the benefit of its members. Helping him in this noble endeavor are the CFOs, CWS, CBI leadership in every district and congregation—and many other Church officers around the globe—who exemplify unwavering dedication to their sacred calling. Indeed, however varied and diverse the offices they hold and the church family organization they belong to, they remain united in the concern to safeguard the spiritual welfare of members of the family.

"The different CFOs activities and projects, such as Buklod Night, This is Kadiwa, Unity Games, Tagisan ng Talino, the Family Hour, Livelihood programs, group prayer meetings, and the like, organization officers never lose sight of their holy objective in helping the Church Administration in '... edifying of the body of Christ' (Eph. 4:12 King James Version).

"Indeed, Church family organizations are God's instruments for the growth, preservation, and edification of the family toward perfection—a condition worthy of salvation on the day of Christ's return (Eph. 5:27)."

