



BUSISIN NATIN!
sundan sa pahina 2

NGCP strengthens grid readiness with Annual Blackout Drills
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Three strategies used by effective leaders

EDUCATOR'S BOOTH
see on back page



FFCCCII Leads Major Food Aid Distribution Across Storm-Hit Regions

Demonstrating swift solidarity, the Federation of Filipino Chinese Chambers of Commerce and Industry, Inc. (FFCCCII) and allied civic groups have rallied ₱10 million in emergency aid for communities devastated by recent catastrophic typhoon flooding nationwide.

The initiative, coordinated under the Pilipino at Tsino Magkaibigan Foundation, saw among its on-going major deployments on July 31, 2025.

FFCCCII President Dr. Victor Lim and other Filipino Chinese community civic leaders personally delivered 10,000 bags of rice to Manila Mayor Francisco



'Isko Moreno' Domagoso, providing immediate sustenance to displaced families in the capital. The ₱10 million fund—immediately pooled by FFCCCII and leading Filipino Chinese civic and cultural

organizations—is actively channeling vital relief resources to hardest-hit areas across Metro Manila, Bulacan, Pampanga, Tarlac, Pangasinan, La Union, and other provinces.

Last month, FFCCCII President Victor Lim also led Bacolod Filipino Chinese Chamber of Commerce and other Negros Filipino Chinese Chambers to donate construction materials to help rebuild thousands of homes affected by Kanlaon volcano disturbances in five Negros cities and municipalities, such as La Castellana town, La Carlota City, Bago City, Kanlaon City and Moises Padilla town.

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Dasmariñas LGU holds Executive Briefing for Vice Mayor



Dasmariñas City — The City Government of Dasmariñas conducted a special Executive Briefing for Vice Mayor Elpidio 'Third' Barzaga at the Socio-Economic Building, as part of the official onboarding for newly elected officials.

The briefing aimed to provide Vice Mayor Barzaga with an in-depth overview of the city's current programs, development priorities, budget status, and inter-agency operations.

Heads of various city departments delivered comprehensive reports to ensure a smooth leadership transition and to strengthen collaboration between the executive and legislative branches

In his message, Barzaga expressed his commitment to transparent and people-centered leadership, emphasizing his intention to work closely with all sectors to uplift the lives of Dasmariñeños.

CvSU, Indang officials meet Sen. Pangilinan

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Honoring History: Sen. Legarda visits Bahay na Tisa to mark Bacoor Assembly Anniversary

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REVANZE

★ DOMZ B. CAOILE

Mahiya kaya ang mga walanghiya!

May mananagot, pangako ni President Bongbong Marcos sa mga nagpondo, lumustay at nagnakaw ng bilyones na pera ng taumbayan na ipinondo sa mga palpak, gumuho at guni-guning flood control project.

Sa kanyang 2025 SONA, sinabi ng Pangulo, siya ay

nag-inspeksiyon sa pinsala ng Bagyong Crising, Dante, at Emong, at personal niyang nakita na ma "Palpak, at gumuho at 'yung iba guni-guni lang," ang mga flood control project.

May nagkamal ng pera, sabi ni PBBM, may nagsabwatan, may

korapsiyon, kasi may nagsasabwatan upang nagkaka-racket, sa mga kunin at nakawin ang kickback, mga initiative, pondo ng bayan, "at errata, SOP, for the boys. nakawin ang kinabukasan Sabi pa ni PBBM sa harap ng ating mga nagpapalakpakang mamamayan..."

ka harap na mga Naging dagat ang Metro kopngresista, senador, Manila, sa Calabarzon, Cabinet secretaries, Central Luzon, Northern government officials, at Luzon at sa Mindanao at media persons, " may Visayas

sundan sa pahina 2

REVANZE

mula sa pahina 1

Mahiya kaya...

— na noong 2024 SONA ay ipinagmalaki ni PBBM na mayroong mahigit na 5,500 na flood control project ang natapos na at ginagawa pa.

At narinig, napanood natin, nang tanungin noon ng media, bakit bumaha, kasi raw, natalo raw ng tubig-baha ang mga proyekto at may ng binangga ng barko!

Sa talumpati ng ating Pangulo, sinabi niya, "Mahiya naman kayo sa inyong kapwa Pilipino! "Mahiya naman kayo sa mga kabahayan nating naanod o nalubog sa mga pagbaha!"

"Mahiya naman kayo lalo sa mga anak natin na magmamana sa mga utang na ginawa ninyo, na binulsa niyo lang ang pera."

Sabi ng Pangulo, alam ng taumbayan ang mga sabwatan at korapsiyon sa mga proyekto: Open secret, sa bidding nagkakayarian na, pag walang for the boys, raket, kickback, raket, advance suhol o advance payment, di matutuloy ang project na inindorso ni Politiko, di gagalaw kung walang under at over the table kay Cabinet Secretary o sa mga magre-release ng pera at pipirma sa tseke.

Sa palakpakan nila, ibig bang sabihin, inosente sila?

May masterplan naman daw kontra-baha, pero hindi nasusunod gawa ng korapsiyon, kaya baha lagi ang Pampanga River, Pasig River, Laguna de Bay, at pang malalaking river system sa Metro Manila at iba pang panig ng bansa.

Basahin nati: eto ang badyet kontra baha --- 2022: P209,613,148,000; 2023: P279,068,277,000; at noong 2024: P350,716,963,000; ar ngayong taon, 2025: P355,193,514,000.

Total budget ng DPWH, sa sumatotal ay: P1,194,591,902,000 at, ito, sabi ni Ted Failon sa kanyang radio

commentary, ay pinakamalaki mula nang ipinanganak ang Pilipinas!

Pero hindi lamang ito ang badyet, may dagdag pang bilyon-bilyong piso para sa rehabilitaion, pagbili ng mga piyesang kung may nasira sa makinang nagpapatabo ng flood control, mga bayad sa engineer, consultants at iba pa, na taon-taon ay may binabadyetan ng gobyerno.

Sabi ni Sen. Ping Lacson, maraming konratista na congressman din ang nakakulimbat ng bilyones na badyet kontra baha na nakuha sa kunwari ay bidding na inaprubahan ng mga bossing sa DPWH.

May alam din dito ang Bureau of Treasury, ang Budget Department at maire-release ba ang pera kung walang alam ang Palasyo?

Sa mga hearing sa Kongreso, alam ng mga lawmakers kung sino-sino ang tumanggap ng SOP, kickback, raket, advance payments at iba pang sistema ng kalokohang ito ng pagnanakaw sa pera ng taumbayan.

Sabi ni PBBM sa huling tatlong taon ng kanyang administrasyon, talagang todo-trabaho na siya sa paglilinis at pagbibigay ng tolong serbisyo sa mamamayang Pilipino.

Kaya umaasa tayo sa pangako niya na isasapubliko ang mga tiwali at korap na taong-gobyerno at ang mga kasabwat sa pagnanakaw sa pondo ng bayan.

"Sa mga susunod na buwan, makakasuhan ang lahat ng mga lalabas na may sala mula sa imbestigasyon. Pati na ang mga kasabwat na kontratista sa buong bansa," sabi ni PBBM.

May mananagot, may pananagutin siya, pangako ni Marcos.

Mangyari sana, may managot sana, may makulong sana at makumpiska ng gobyerno ang mga ninakaw nila.

CvSU, of Indang officials meet Sen. Pangilinan

from page 1



The officials of Cavite State University (CvSU) and Municipality of Indang met Senate Committee on Agriculture, Food, and Agrarian Reform Chairperson Senator Francis "Kiko" N. Pangilinan for "Institutionalizing Innovation" held at CvSU on July 31, 2025, according to CvSU President Dr. Ma. Agnes Perido-Nuestro.

Likewise, CvSU congratulates Senator Pangilinan for being elected as the Chairperson of the Senate Committee on Agriculture, Food and Agrarian Reform.

CvSU is a public university in the province of Cavite in the Philippines. Its 70-hectare main campus, known as the Don Severino delas Alas Campus,

is located in the Municipality of Indang, Cavite about 60 km southwest of Manila. The educational institution has twelve other campuses spread all over the province.

The school was established initially as an intermediate school by the Thomasites, a group of American teachers brought by the United States during the early part of the American colonial period to revamp the system of education in the country. By 1964, the school has grown into a college known as the Don Severino Agricultural College (DSAC). It became a university on January 22, 1998, and was renamed as the Cavite State University.

Honoring History: Sen. Legarda visits Bahay na Tisa to mark Assembly Anniversary

from page 1



Bacoor City— In a heartfelt tribute to Philippine history, Senator Loren Legarda visited the historic Bahay na Tisa in Poblacion, Bacoor City on Friday, guided by Jonap Cuenca, a descendant of the prominent Cuenca family. The visit formed part of the 127th anniversary commemoration of the Bacoor Assembly, a foundational event in the country's journey toward nationhood.

Held on August 1, 1898, the Bacoor Assembly marked the declaration of independence and the early establishment of the Philippine Republic under General Emilio Aguinaldo, with the guidance of revolutionary thinker Apolinario Mabini.

The event laid the groundwork for a sovereign Filipino government following centuries of colonial rule.

Jonap Cuenca, one of the great-grandsons of Juan and Soledad Cuenca, led Senator Legarda through the historic home, which once served as a silent

witness to revolutionary discussions and national planning. Bahay na Tisa remains a proud symbol of Bacoor's place in the nation's history. The visit also carried a deeper significance following the passage of Republic Act in November 2024, signed by President Bongbong Marcos, officially declaring August 1 as a special working holiday in honor of the Bacoor Assembly of 1898.

Senator Legarda, known for her advocacies on heritage preservation and cultural awareness, emphasized the importance of keeping historical memory alive for future generations. "Recognizing our revolutionary milestones helps strengthen our national identity and guides us toward a more unified future," she said.

The event not only honored the past but also reignited civic pride among Bacoor residents, reminding them of their city's vital role in shaping the republic. /Reyland Lopez



BUSISIN NATIN!

★ Tom Halim

Mayor GenTed namigay ng educational assistance

May mga Barangay Captain na pinanghihinayangan na matatapos ang panunungkulan dahil sa tinatawag na last termer – sila yung nagpakita ng mahusay na panunungkulan sa loob ng tatlong sunod-sunod na termino.

Totoong nakapanghihinayang ang mga gayong punongbarangay, na ang madalas na sinasabi ng kanilang constituents, "Ay, saying, n napakasipag p anaman ni Kapitan, matulungin ,kapag mayroon kaming kailangan, nariyan lagi at laging handang tumulong at kahit nasda bahay, anytime, haharapain ka."

Pag ganun ang Kapitan mo, mas gugustuhin ng ana makatakbo ng muli, pero, may constitutional ban, at kailangan na magpaliban ng isang termino, saka lamang puwedeng tumakbo uli.

Pero kung ang Kapitan ay Nakita nap abaya sa pananagutan, ang maririnig mo, "Buti nga para mapalitan na ang walang hiyang yan!"

Dito sa Dasmaringas City, ilan sa mga pinanghihinayangan na kung pwede lamang ay makatakbo uli, sila ay sina Kapitan Dennis España ng Salitran IV, Kapitan Fernando Narvaez at Kap. Fernando Muli.

Nakapanghihinayang nga ang mgs Baranay Captain na tulad nila – na kilala ng mga kabarangay sa mahusay at matapat na serbisyo sa kanilang naasasakupan.

@@@



EDUCATIONAL ASSISTANCE FOR
COLLEGE STUDENTS

AUGUST 4, 2025



Ito ang masayang balita, 10,000 na college student ang tumanggap ng financial assistance na P2,500 bawat isa, mula sa Silang Municipal government.

Sa kanyang mensahe sa okasyon ng

pamimigay ng educational assistance, idiniin ni Silang Mayor GenTed Carranza na isa sa priority program ng kanyang administasyon ay ang Edukasyon, at matulungan ang Kabataan na makatapos ng pag-aaral.

Karamihan sa mga tumanggap ng financial assistance ay mula sa mga pamilya kapos sa panggastsos sap ag-aaral.

Ito pa ang masayang ibinalita ni Mayor Carranza: magkakaroon na ng Free Wifi ang ,ga publis schools sa munisipalidad, at sisikapin ng LGU na mabigyan ang mga mag-aaral ng magagamit na laptop computer sa kanilang pag-aaral.

Pinagsisikapan din ng alcalde na makapagpatayo ng karagdagang gusaling paaraal upang ma-accommodate ang lumalaking student population ng Silang.

Bilin ni Mayor GenTed sa mga Kabataan ay mag-aral na mabuti para sa ikagaganda ng kanilang kinabukasan, sabi nga, "Iba ang may natapos, ang may pinag-aralan dahil iyon ang magiging sandata sa pag-angat sa buhay."

@@@



Wow, amazing, tama po ba?

Sa mga larawang ito, makikita si Kapitan Mario Dupal-ag sa harap ng Barangay Hall ng Zone-One A sa Dasmaringas City -- ito ay bagong pintura, malinis at naaliwakas,

Kaya ganito kaganda ang paligit ng barangay hall dahil sa disiplina sa kalinisan at kaayusan na ipinatutupad ni Kap Marlo, Tuloy-tuloy ang ang operation linis at pagsasaayos ng mga pathwalk, at ang streetlights at iba pang lugar upang maging maliwanag ang barangay sa gabi.

Laging nakamonitor ang mga bantay sa CCTV, 24 oras sa loob ng isang linggo upang mamonitor ang anomang insidente para sa kaligtasan at kapanatagan ng mga mamamayan.

NGCP strengthens grid readiness with Annual Blackout Drills

from page 1

The National Grid Corporation of the Philippines (NGCP) continues to improve its grid response capabilities in case of large-scale power outages or system disturbances with the conduct of its annual Blackout Drills.

Conducted separately for the Luzon, Visayas, and Mindanao grids, the NGCP-led Blackout Drills aligns the contingency response of every player in the energy sector, particularly the generation plants.

With the theme "Blackout Readiness: Strengthening Response Capabilities," the Annual Blackout Drill included both tabletop discussions and practical simulation exercises.

"Through these drills, NGCP can evaluate communication protocols, assess response times, and strengthen coordination efforts. We are able to identify weaknesses, if any, and address them proactively, in coordination with our partner stakeholders," NGCP said.

The table-top presentations include discussions on black start services, actual restoration experiences, blackout restoration guidelines and procedures, breakout sessions, and workshops focusing on area-specific blackout restoration highways.

A simulation drill is held a week after the tabletop presentation to replicate an actual blackout scenario.

The activity was attended by stakeholders from the generation sector and distribution sector, as well as representatives from the Department of Energy (DOE) and Energy Regulatory Commission (ERC), Power Sector Assets and Liabilities Management Corporation (PSALM), National Power Corporation (NPC), National Transmission Corporation (TransCo), Wholesale Electricity Spot Market (WESM), Philippine Electricity Market Corporation (PEMC), Independent Electricity Market Operator of the Philippines (IEMOP), Philippine Independent Power Producers Association Inc. (PIPPA), and National Electrification Administration (NEA).

One of NGCP's main functions as the country's transmission operator is to constantly enhance operational efficiency of power transmission network operations, particularly that of System Operations. ###

SYENSYA, TEKNOLOHIYA, AT INOBASYON KABALIKAT SA MATATAG, MAGINHAWA, AT PANATAG NA KINABUKASAN
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FFCCCII Leads..

from page 1

Victor Lim and Bacolod City Mayor Greg Gasataya also presided over donation of a new 7-storey, 100-feet hydraulic high-rise ladder capacity modern fire truck to the Bacolod Filipino Chinese Volunteer Fire Brigade from the Dr. Manuel S. Lo family of Grace Pharmacy Bacolod and Merzci Bakeshop.

"This outpouring of support reflects our community's unwavering bayanihan spirit," stated FFCCCII President Victor Lim. "When any Filipinos suffer, we should all stand united—delivering not just aid, but hope for fast and full recovery."

"The mobilization underscores the Filipino Chinese community's deep commitment to national resilience, targeting both immediate relief and long-term rehabilitation for thousands affected by the disaster."

Magtiwala ka sa sarili mo at walang makakapigil sa'yo: Mayor Magbitang



Hindi ito isang simpleng quote lamang mula kay Naic Mayor Rommel Magbitang, ito ay isang makabuluhang mensahe ng matibay na pagtitiwala sa sarili upang malabanan ang pangamba at maging matibay na sandigan mapagtagumpayan ang anomang pagsubok.

Pinatunayan niya ito: bunga ng pagtitiyaga, mga pagsubok at matibay na pagtitiwala sa sarili, napalago niya ang munting negosyo sa Naic.

Pinangarap niya na maging lingkod-bayan, at hindi siya nabigo, Nahalal na konsehal, at nitong nakaraang eleksiyon, hindi biro ang matinding hamon at balakid na kanyang sinagupa,

Hindi naman siya nabigo pagkat nagtiwala siya sa sarili, at sa pananalig na ang mamamayan ng munisipalidad ay itiniwala ang kanilang pananalig, inihalal si Magbitang na alkalde ng Naic – isa sa munisipalidad ng Cavite na patuloy ang pag-unlad at paglago ng industriya at kabuhayan.

Malinaw ang kanyang mensahe: kapag naniniwala ka sa sarili mo, walang makakahadlang sa'yo.

Ayon kay Magbitang, ang paniniwala sa sarili ang nagpapalakas ng loob.

"Ito ang nagbibigay sa atin ng tibay para bumangon sa pagkatalo, magsalita para sa tama, at abutin ang mga pangarap na dati'y tila imposible. Paalala ito sa bawat Pilipino—huwag kang maghintay ng pahintulot para magtagumpay. Simulan mo sa pagtitiwala sa sarili," makapangyarihang mensahe ng alkalde sa Kabataan at sa kapwa Pilipino.

Ang panghikayat ng batambatang alkalde ng lumalagong Naic: "Kaya ngayong araw, gawin mo na ang unang hakbang. Maliit man o malaki ang pangarap mo, tandaan: kaya mo, malakas ka, at walang makakapigil sa'yo."

Congratulations, Alfonso MPS!



Isang maninit na pagbati ang ipinahatid kamakilan ni Alfonso Mayor Randy Salamat sa tinamong karangan ng pulisya ng bayang ito sa pangunguna ni Police Mayor Juluis L. Mojica.

Sa isang Facebook post, pinuri ng alkald ang Alfonso Municipal Police Station na kinilalaa bilang Rank 1 sa Unit Performance Evaluation ng Clas B Police Station sa buong Lalawigan ng Cavite.

"Maraming salamat po sa inyong #ResponsablengSerbisyo para sa Bayan ng Alfonso!, E pagbati ni Mayor Salamat.

Paalala ni Col. Red sa Cavite police: Tayo ay mga lingkod-bayan, pinagkakatiwalaan ng mamamayan

Kasama ang mamamayan sa paglaban sa kriminalidad at sa pagpapanatili ng kapanatayan sa mga komunidad,

Ito ang mensahe ni police Colonel Ariel R. Red sa unang Flag Raising Ceremony bilang bagong hepe ng g Cavite Provincial Police Office (CPPO) nitong Lunes, Agosto 4 sa punong kwartel sa Camp Gen. Pantaleon Garcia, Imus City.

Ang seremonya ng pagtataas ng watawat ng Pilipinas ay kasabay ng pagtatapos ng ika-30 Police Community Relations (PCR) Month, na ang tema ay tungkol sa responsibilidad, hindi lamang ng pulisya, ang pagsisikap na mapanatli ang kapayapaan at kaayusan sa mga komunidad ng lalawigan.

Nangako si Col. Red na mamumuno siya nang may kababaang-loob, malasakit, at disiplina.

Aniya, ang pagpapanatili ng kaayusan ay hindi lamang tungkulin ng pulis — ito ay sama-samang Gawain ng lahat ng mamamayan.

Sa pagtatapos ng seremonya, hinikayat ng koronel ang mga lokal na pamahalaan, barangay, NGOs, mga grupong pananampalataya na samahan siya sa kampanya laban sa kriminalidad, at makiisa sa hangaring



gawing panatag ang buhay ng mamamayang Cavitenoo,

"Sama-sama po tayo. Gaya ng sinabi ng ating CPNP: 'Huwag na kayong maghanap ng pulis sa presinto, kami ay nasa inyong mga telepono.' Tumawag sa 911. At darating kami."

Nagpaalala si Red sa mga opisyal at tauhan ng CPPO na maglingkod nang may dangal at maging aktibo sa pagtupad sa tungkulin.

"Kumilostayo nang may agarang aksyon, at manatiling nakaugat sa ating layunin. Hindi lang tayo nagsusuot ng uniporme — tayo ay mga lingkod-bayan, pinagkakatiwalaan ng mamamayan," sabi ni Col. Red.

**EXTRA JUDICIAL SETTLEMENT OF
THE DECEASED PERSONS
SPOUSES RODOLFO FIGUEROA AND
VIOLETA SALVADOR FIGUEROA**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **RODOLFO FIGUEROA** WHO DIED ON JULY 25, 2013, AT MANILA AND **VIOLETA SALVADOR FIGUEROA** WHO DIED ON FEBRUARY 24, 2018 AT TANZA, CAVITE, LEFT A TWO PARCEL OF LAND DESCRIBED AS FOLLOWS: A.) TRANSFER CERTIFICATE TITLE NO. T-208018 SITUATED IN BARRIO UMBOY, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, CONTAINING AN AREA OF ONE HUNDRED SIXTEEN SQUARE METERS AND FIFTY SQUARE DECIMETERS (116.50), B.) TRANSFER CERTIFICATE OF TITLE NO. T-7644, SITUATED IN THE BARRIO OF UMBOY, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, CONTAINING AN AREA OF TWO HUNDRED TWENTY-SIX (226) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GLEN ARCHIBALD A. VARGAS, UNDER DOC. NO. 333 PAGE NO. 67 BOOK NO. 7 SERIES OF 2024 NOTARIZED DATE MAY 30, 2024

BANTAYBALITA News Publishing Services
August 4, 11 & 18, 2025

**EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF THE LATE
RUSTICO ROSANO RONARIO**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **RUSTICO ROSANO RONARIO** WHO DIED ON JULY 07, 2009 AT ALFONSO, CAVITE, LEFT A PARCEL OF LAND COVERED BY TAX DECLARATION NO. AA-01-0025-00604, SITUATED IN THE BRGY. SICAT, ALFONSO, CAVITE, CONTAINING AN AREA OF FIVE THOUSAND THREE HUNDRED SIXTY-NINE (5,369) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 372 PAGE NO. 75 BOOK NO. 183 SERIES OF 2025 NOTARIZED DATE JULY 16, 2025

BANTAYBALITA News Publishing Services
July 21, 28 & August 4, 2025

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

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **FELICIANO MARASIGAN PANGANIBAN** WHO DIED ON JULY 11, 2015 AT EAC MEDICAL CENTER CAVITE, AT 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 DESCRIBED AS FOLLOWS: A.) TRANSFER CERTIFICATE OF TITLE NO. T-9474, SITUATED AT THE CITY OF TAGAYTAY, CAVITE, CONTAINING AN AREA OF ONE HUNDRED EIGHTY (180) SQUARE METERS, B.) TRANSFER CERTIFICATE OF TITLE NO. T-9475, SITUATED AT THE CITY OF TAGAYTAY, CAVITE, CONTINING AN AREA OF ONE HUNDRED EIGHTY (180) SQUARE METERS, C.) TRANSFER CERTIFICATE OF TITLE NO. T-9476, SITUATED IN THE CITY OF TAGAYTAY, CAVITE, CONTAINING AN AREA OF ONE HUNDRED EIGHTY (180) SQUARE METERS, D.) TRANSFER CERTIFICATE OF TITLE NO. T-9477, SITUATED IN THE CITY OF TAGAYTAY, CAVITE, CONTAINING AN AREA OF ONE HUNDRED EIGHTY (180) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 233 PAGE NO. 47 BOOK NO. I SERIES OF 2025 NOTARIZED DATE JUNE 03, 2025

BANTAYBALITA News Publishing Services
July 21, 28 & August 4, 2025

**ADDENDUM TO THE EXTRA
JUDICIAL SETTLEMENT OF ESTATE**

NOTICE IS HEREBY GIVEN THAT THE EXTRA JUDICIAL SETTLEMENT OF ESTATE EXECUTED IN MANILA ON MAY 06, 2025, NOTED AND ENTERED IN THE NOTARIAL REGISTER OF ATTY. LUIS L. HERNANDEZ AS OF DOC. NO. 796 PAGE NO. 45 BOOK NO. XVII SERIES OF 2025, SAID DOCUMENT REFERS TO THE ESTATE OF THE DECEASED DIONISIO R. MAGLILONG AND NORMA F. MAGLILONG WHO DIED ON FEBRUARY 01, 1997 AND MAY 19, 2022, MAY IT BE KNOWN TO THE PARTIES DO H E R E B Y A G R R E T O M A K E ADDITION/ADDENDUM AFORMENTIONED BELOW:

"RENUNCIATION OF RIGHTS"

WHERE, WE DIONISIA MAGLILONG ARCANGEL, NOEL FRANCISCO MAGLILONG, LOVINA PAZ FRANCISCO MAGLILONG, MARINETTE FRANCISCO MAGLILONG AND AILEEN MAGLILONG GAMILONG WHOSE PERSONAL CIRCUMSTANCES ARE MENTIONED ABOVE HEREBY RENOUNCE SHARE, RIGHT AND PARTICIPATION OVER THE ABOVE-DESCRIBED PROPERTY (SEE EXTRA JUDICIAL SETTLEMENT), EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. LUIS L. HERNANDEZ UNDER DOC. NO. 504 PAGE NO. 89 BOOK NO. XXXVI SERIES OF 2025 E NO. 45 BOOK NO. XXIV SERIES OF 2025

BANTAYBALITA News Publishing Services
July 21, 28 & August 4, 2025

**EXTRA JUDICIAL
SETTLEMENT OF ESTATE**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **DIONISIO R. MAGLILONG** AND **NORMA F. MAGLILONG** WHO DIED ON FEBRUARY 01, 1997 AND MAY 19, 2022 IN CAVITE, LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-95863, SITUATED IN THE BARRIO OF SAN NICOLAS, MUNICIPALITY OF BACOR, PROVINCE OF CAVITE, CONTAINING AN AREA OF ONE HUNDRED EIGHTY-ONE (181) SQUARE METERS, AND TRANSFER CERTIFICATE OF TITLE NO. T-216460, SITUATED IN BARRIO SAN NICOLAS, MUNICIPALITY OF BACOR, PROVINCE OF CAVITE, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. LUIS L. HERNANDEZ UNDER DOC. NO. 236 PAGE NO. 45 BOOK NO. XXIV SERIES OF 2025

BANTAYBALITA News Publishing Services
July 21, 28 & August 4, 2025

AFFIDAVIT OF SELF-ADJUDICATION

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **JULIETA LICUANAN GUEVARRA** WHO DIED ON NOVEMBER 22, 2023 AT DASMARIÑAS CITY, CAVITE, LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-213774 , SITUATED IN THE BARRIO OF SAN AGUSTIN, MUNICIPALITY OF DASMARIÑAS, PROVINCE OF CAVITE, WITH AN AREA OF ONE HUNDRED TWENTY (120) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 380 PAGE NO. 76 BOOK NO. 183 SERIES OF 2025 NOTARIZED DATE JULY 16, 2025

BANTAYBALITA News Publishing Services
July 21, 28 & August 4, 2025

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

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **ROMEO A. MARQUEZ** WHO DIED ON NOVEMBER 01, 2011 AT PHILIPPINE GENERAL HOSPITAL, MANILA, LEFT A PARCEL OF LAND (WITH IMPROVEMENTS) COVERED BY TRANSFER CERTIFICATE OF TITLE NO. (T-81325) 077-2025001475, SITUATED IN BLK. 6 LOT 8 SAMPAGUITA VILLAGE, BRGY. INOCENCIO, TRECE MARTIRES CITY, CAVITE, CONTAINING AN AREA OF FORTY (40) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 390 PAGE NO. 78 BOOK NO. IV SERIES OF 2025 NOTARIZED DATE JULY 22, 2025

BANTAYBALITA News Publishing Services
July 21, 28 & August 4, 2025

**EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF THE DECEASED PERSON:
EVELYN LOMENARIO LAGURA WITH
RENUNCIATION OF RIGHTS**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **EVELYN LOMENARIO LAGURA** WHO DIED ON AUGUST 5, 2018 AT BLK. 6 LOT 32 TIERRA GRANDE ROYALE SUBDIVISION, BRGY. MANGGAHAN, GENERAL TRIAS, CAVITE, LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-1193895, SITUATED IN THE BARRIO OF BUENAVISTA III, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, CONTAINING AN AREA OF SEVENTY-SIX (76) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO UNDER DOC. NO. 346 PAGE NO. 70 BOOK NO. 183 SERIES OF 2025 NOTARIZED DATE JULY 15, 2025

BANTAYBALITA News Publishing Services
July 21, 28 & August 4, 2025

**EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF THE LATE DOMINGO
PAITON WITH WAIVER OF RIGHTS**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **DOMINGO PAITON** WHO DIED ON JUNE 8, 1969 AT BRGY. LUMIPA, GENERAL E. AGUINALDO, CAVITE, MARCELA QUITANGON WHO DIED ON APRIL 26, 1980 AT BRGY. LUMIPA, GENERAL E. AGUINALDO, CAVITE, REMEDIO Q. PAITON (SON OF DECEDENT) WHO DIED ON MARCH 25, 1992 AT BRGY. LUMIPA, GENERAL E. AGUINALDO, CAVITE, LEFT A PARCEL OF LAND DESCRIBED AS FOLLOWS: A.) TAX DECLARATION NO. AA-06-0012-00025, CONTAINING AN AREA OF THIRTY-EIGHT THOUSAND TWO HUNDRED EIGHTY-EIGHT AND THIRTY-THREE (3.828833) SQUARE METERS, B.) TAX DECLARATION NO. AA-06-0012-00142, CONTAINING AN AREA OF EIGHT THOUSAND THREE HUNDRED TWELVE (0.8312) SQUARE METERS, C.) TAX DECLARATION NO. AA-06-0012-00270 CONTAINING AN AREA OF ONE THOUSAND NINETY-NINE (1,099) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 467 PAGE NO. 94 BOOK NO. III SERIES OF 2025 NOTARIZED DATE JULY 16, 2025

BANTAYBALITA News Publishing Services
July 21, 28 & August 4, 2025

**EXTRA JUDICIAL SETTLEMENT
WITH ABSOLUTE SALE**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **THELMA GARCIA RONGAVILLA** AND **EDGARDO SEBASTIAN RONGAVILLA** WHO DIED ON JUNE 16, 2024 AND SEPTEMBER 05, 2020 AT METRO MANILA, LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 057-2019027976, SITUATED IN BRGY. OF PASONG KAWAYAN, MUNICIPALITY OF GENERAL TRIAS, CAVITE, WITH AN AREA OF FIFTY-SEVEN (57) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. JASPER C. SALES, UNDER DOC. NO. 213 PAGE NO. 44 BOOK NO. 18 SERIES OF 2025 NOTARIZED DATE JULY 18, 2025

BANTAYBALITA News Publishing Services
August 4, 11 & 18, 2025

ERRATUM

THIS IS TO CORRECT THE ERROR OF THE EXTRA JUDICIAL SETTLEMENT OF THE ESTATE WITH DEED OF ABSOLUTE SALE OF THE LATE DAHINDA TARI CADUADA PUBLISHED IN BANTAYBALITA NEWS PUBLISHING SERVICES ON JULY 14, 21 & 28, 2025 THAT THE DOC. NO. 139 IS WRONG AND THE CORRECT IS DOC. NO. 539 AND NOT AS PUBLISHED

BANTAYBALITA News Publishing Services
August 4 - 10, 2025

DEED OF ADJUDICATION OF THE LATE LYDIA B. RELACION WITH WAIVER OF RIGHTS

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **LYDIA B. RELACION** WHO DIED ON NOVEMEBER 09, 2024 AT BACOR CITY, CAVITE, LEFT A PARCEL OF LAND DESCRIBED AS FOLLOWS: A.) TRANSFER CERTIFICATE OF TITLE NO. (TCT) NO. 057-2019023001, SITUATED IN BLK. 4 LOT 1 BRGY. PALIPARAN, DASMARIÑAS, CAVITE, CONTAINING AN AREA OF SIXTY (60) SQUARE METERS, B.) TRANSFER CERTIFICATE OF TITLE (TCT) NO. 057-2020008107, SITUATED IN BLK. 4 LOT 2, BRGY. PALIPARAN, DASMARIÑAS, CAVITE, CONTAINING AN AREA OF SIXTY (60) SQUARE METERS, C.) TRANSFER CERTIFICATE OF TITLE (TCT) NO. 057-2019024772, SITUATED IN BLK. 4 LOT 3, BRGY. PALIPARAN, DASMARIÑAS, CAVITE, CONTAINING AN AREA OF SIXTY (60) SQUARE METERS, D.) TRANSFER CERTIFICATE OF TITLE (TCT) NO. 057-2020008106, SITUATED IN BLK. 4 LOT 4, BRGY. PALIPARAN, DASMARIÑAS, CAVITE, CONTAINING AN AREA OF SIXTY (60) SQUARE METERS, E.) TRANSFER CERTIFICATE OF TITLE (TCT) NO. 057-20200037329, SITUATED IN BLK. 4 LOT 5, BRGY. PALIPARAN, DASMARIÑAS, CAVITE, CONTAINING AN AREA OF SIXTY (60) SQUARE METERS, F.) TRANSFER CERTIFICATE OF TITLE (TCT) NO. 057-2020003335, SITUATED IN BLK. 4 LOT 7, BRGY. PALIPARAN, DASMARIÑAS, CAVITE, CONTAINING AN AREA OF SIXTY (60) SQUARE METERS, G.) TRANSFER CERTIFICATE OF TITLE (TCT) NO. 057-2018060892, SITUATED IN BLK. 22 LOT 3, BRGY. SALAWAG, DASMARIÑAS, CAVITE, CONTAINING AN AREA OF EIGHTY-ONE (81) SQUARE METERS, H.) TRANSFER CERTIFICATE OF TITLE (TCT) NO. 057-2018053040, SITUATED IN BLK. 17 LOT 9, BRGY. SALAWAG, DASMARIÑAS, CAVITE, CONTAINING AN AREA OF FIFTY-FOUR (54) SQUARE METERS, I.) TRANSFER CERTIFICATE OF TITLE (TCT) NO. 057-20009689, SITUATED IN BLK. 21 LOT 19, BRGY. SALAWAG, DASMARIÑAS, CAVITE, CONTAINING AN AREA OF EIGHTY (80) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 137 PAGE NO. 28 BOOK NO. IV SERIES OF 2025 NOTARIZED DATE JULY 18, 2025

BANTAYBALITA News Publishing Services
July 21, 28 & August 4, 2025

EXTRA JUDICIAL SETTLEMENT WITH ABSOLUTE SALE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **THELMA GARCIA RONGAVILLA** AND **EDGARDO SEBASTIAN RONGAVILLA** WHO DIED ON JUNE 16, 2024 AND SEPTEMBER 05, 2020 AT METRO MANILA, LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 057-2019027976, SITUATED IN BRGY. OF PASONG KAWAYAN, MUNICIPALITY OF GENERAL TRIAS, CAVITE, WITH AN AREA OF FIFTY-SEVEN (57) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. JASPER C. SALES, UNDER DOC. NO. 213 PAGE NO. 44 BOOK NO. 18 SERIES OF 2025 NOTARIZED DATE JULY 18, 2025

BANTAYBALITA News Publishing Services
July 28, August 4 & 11, 2025

EXTRA JUDICIAL SETTLEMENT OF ESTATE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **DOMINADOR F. HUBILLA JR.** WHO DIED ON INTESTATE ON SEPTEMBER 05, 2012, LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-1164853, SITUATED IN LOT 12 BLK.12A METROGATE INDANG, ALULOD, INDANG, CAVITE, CONTAINING AN AREA OF ONE HUNDRED THIRTY-SIX (136) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. MOISELLE G. MAGDAMIT, UNDER DOC. NO. 480 PAGE NO. 97 BOOK NO. 128 SERIES OF 2024 NOTARIZED DATE NOVEMBER 04, 2024

BANTAYBALITA News Publishing Services
July 28, August 4 & 11, 2025

EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH PARTITION (ESTATE OF SPOUSES JUAN C. DOGELIO AND GORGONIA ALCANTARA)

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE SPOUSES **JUAN C. DOGELIO** AND **GORGONIA A. DOGELIO** WHO DIED ON JANUARY 13, 2007 AND JULY 30, 2004 AT TAGAYTAY CITY, CAVITE, LEFT A PARCEL OF LAND SITUATED IN BRGY. SUNGAY, TAGAYTAY CITY, CAVITE, COVERED BY OCT NO. OP-309, CONTAINING AN AREA OF ONE THOUSAND FIVE HUNDRED TWENTY-THREE (1,523) SQUARE METERS, OCT NO. OP-310 SITUATED IN BRGY. SUNGAY, TAGAYTAY CITY, CAVITE WITH AN AREA OF ONE HUNDRED THIRTY-NINE (139) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA, UNDER DOC. NO. 471 PAGE NO. 95 BOOK NO. V SERIES OF 2025 NOTARIZED DATE JULY 31, 2025

BANTAYBALITA News Publishing Services
August 4, 11 & 18, 2025

ADDENDUM TO THE EXTRA JUDICIAL SETTLEMENT OF ESTATE OF CONSOLACION G. DE GUIA WITH DEED OF ABSOLUTE SALE

NOTICE IS HEREBY GIVEN THAT THE EXTRA JUDICIAL SETTLEMENT OF WITH DEED OF ABSOLUTE SALE EXECUTED ON MAY 06, 2025 ENTERED THE NOTARIAL REGISTER OF ATTY. JASPER C. SALES AS DOC. NO. 37 PAGE NO. 9 BOOK NO. 18 SERIES OF 2025 REFERS TO THE ESTATE OF **CONSOLACION G. DE GUIA** WHO DIED ON AUGUST 08, 2021 THAT THE PARTIES HEREBY AGREE TO MAKE ADDITION/ ADDENDUM AFOREMENTIONED BELOW URBANO B. DE GUIA JR. WIDOWER REFERRED TO AS THE HEIRS/ SELLERS JANE G. DE GUIA MARRIED TO ERNEST S. SABIDO REFERRED TO AS HEIRS/ SELLERS AND MARIUS G. DE GUIA NAMELY NICO G. DE GUIA REFERRED AS THE HEIRS OF/SELLERS THESE ADDITION SHALL BE MADE, VALID IN THE ORIGINAL TO THE EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE LATE CONSOLACION DE GUIA EXECUTED BEFORE NOTARY PUBLIC ATTY. JASPER C. SALES UNDER DOC. NO. 181 PAGE NO. 38 BOOK NO. 18 SERIES OF 2025 NOTARIZED DATE JUNE 30, 2025

BANTAYBALITA News Publishing Services
August 4, 11 & 18, 2025

EXTRA JUDICIAL SETTLEMENT OF ESTATE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **EUSEBIO DEL MUNDO** WHO DIED ON MAY 20, 1965 AND HIS WIFE **CATALINA R. DEL MUNDO** WHO DIED ON AUGUST 13, 1970, EMILIA DEL MUNDO JIMENO WHO DIED ON NOVEMBER 01, 1977, PONCIANO JIMENO WHO DIED ON MARCH 24, 2025, LEFT A PARCEL OF LAND COVERED BY TAX DECLARATION NO. AA-01 0023 00781, SITUATED IN BRGY. PAJO, MUNICIPALITY OF ALFONSO, PROVINCE OF CAVITE, WITH AN AREA OF TWO THOUSAND FIVE HUNDRED NIENTY-FOUR (2,594) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO, UNDER DOC. NO. 03 PAGE NO. 01 BOOK NO. 184 SERIES OF 2025 NOTARIZED DATE AUGUST 01, 2025

BANTAYBALITA News Publishing Services
August 4, 11 & 18, 2025

AFFIDAVIT OF SELF-ADJUDICATION (OF THE LATE VICTORIA CRUZENA PEREY)

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **VICTORIA CRUZENA PEREY** WHO DIED ON JUNE 17, 2025, LEFT A CLAIM BENEFITS THAT THE ONLY SURVIVING HEIR FRANCISCO CRUZENA VALENCIA JR. IS ENTITLED TO CLAIM ALL BENEFITS FROM THE CONCERNED GOVERNMENT AGENCIES INCLUDING BUT NOT LIMITED TO THE ARMED FORCES OF THE PHILIPPINES, PHILIPPINE VETERANS AFFAIRS OFFICE (PVAO) GSIS AND OTHER RELEVANT INSTITUTION. EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA, UNDER DOC. NO. 286 PAGE NO. 58 BOOK NO. V SERIES OF 2025 NOTARIZED DATE JULY 29, 2025

BANTAYBALITA News Publishing Services
July 28, August 4 & 11, 2025

**BANTAY
BALITA**
NEWS PUBLISHING SERVICES
YOUR COMMUNITY NEWSPAPER, KAKAMPI NG BAYAN

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REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
NAIC, CAVITE
rtc1nacocc@judiciary.gov.ph
0915-620-0438

BDO FINANCE CORPORATION,
as Assignee-in-Interest of
BDO LEASING AND FINANCE, INC.,
Mortgagee

FNC-2025-045
For: Application of
Extrajudicial
Foreclosure of
Mortgage

-versus-

TEOFILO C. PARDO
as represented by his Attorney-in-Fact,
CARMENCITA N. ANTONIO
Mortgagor.
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, **BDO FINANCE CORPORATION**, a domestic corporation organized and existing under the laws of the Republic of the Philippines, with principal office at 39/F BDO Corporate Center Ortigas, 12 ADB Avenue, Ortigas Center, Mandaluyong City, pursuant to the terms and conditions of the Mortgage Loan Agreement ("MORTGAGE") executed and notarized on **October 8, 2019** by Mortgagor, **TEOFILO C. PARDO, of legal age, former Filipino citizen (now American)**, with postal residence and postal address at **#37 ZAMORA ST., NAIC, CAVITE** and **LOT 6 BLOCK 11 ROAD LOT 3 BRGY. IBAYO SILANGAN, NAIC, CAVITE**, in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. 057-2019001123** of the Registry of Deeds for Province of Cavite, in order to satisfy the outstanding loan obligation of the Mortgagors in the amount of **FOUR MILLION FIVE HUNDRED FORTY-FIVE THOUSAND FOUR HUNDRED NINETY PESOS & 91/100 (4,545,490.91)**, inclusive of interest, penalties and other charges, as of **February 28, 2025**, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru his deputy, Leonelle E. Mendoza, will sell at public auction on **August 28, 2025 at 10:00 o'clock in the morning** or soon thereafter, at the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, 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.
057-2019001123**

Registry of Deeds for Province of Cavite

IT IS HEREBY CERTIFIED that certain land situated in BO. OF TIMALAN MUN. OF NAIC, PROV. OF CAVITE, bounded and described as follows:

A PARCEL OF LAND (LOT 6 OF THE SUBD. PLAN (LRC) PSD-81809 BEING A PORTION OF BLK. 11, (LRC) PCS-1768, LRC GLRO) REC. NO. 8340-SITUATED IN THE BO. OF TIMALAN, MUN. OF NAIC, PROV. OF CAVITE, BOUNDED ON THE NE., PTS. 3 TO 4 BY STREET LOT 3, LRC PCS 1768, ON THE SE., PTS 4 TO 1 BY LOT 7, ON THE SW., PTS. 1 TO 2 BY LOT 15, AND ON THE NW., PTS 2 TO 3 BY LOT 5, AND ALL OF THE SUBD. PLAN BEGINNING AT A PT. MARKED "1" ON THE PLAN BEING N. 50 DEG. 35'E., 15.40 M. TO PT. 2; THENCE N. 50 DEG.08'E., 13.00 M. TO PT. 3; THENCE S. 39 DEG. 52'E., 15.40 M. TO PT. 4; THENCE S. 50 DEG. 08'W., 13.00 M. TO PT. OF BEGINNING CONTAINING AND AREA OF TWO HUNDRED (200) SQ. METERS MORE OR LESS ALL PT. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS CYL. CONC. MONS., 15X60 CM., BEARING TRUE; DATE OF ORIG. SURVEY AUG. 1906-NOV. 1907 AND THAT OF THE SUBD. SURVEY NOV. 27, 1967.

Owner: TEOFILO C. PARDO, OF LEGAL AGE, SINGLE, FILIPINO CITIZEN
Address: BRGY. GOMBALZA, NAIC, CAVITE

In the Event the public auction should not take place on the said date, be held on **September 4, 2025** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE NO. 057-2019001123, the encumbrances thereon, if any there be.

**EXTRA JUDICIAL SETTLEMENT
OF ESTATE OF THE LATE
EDWARD VINCENT ACEVEDA TUGAB**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **EDWARD VINCENT ACEVEDA TUGAB** WHO DIED ON OCTOBER 11, 2024 AT GENERAL TRIAS, CAVITE, LEFT A PARCEL OF LAND DESCRIBED AS FOLLOWS: A.) TRANSFER CERTIFICATE OF TITLE NO. 057-2017021372, SITUATED IN THE BARRIO OF LANGKAAN, MUNICIPALITY OF DASMARIÑAS, PROVINCE OF CAVITE, CONTAINING AN AREA OF FIFTY-FOUR (54) SQUARE METERS, B.) TRANSFER CERTIFICATE OF TITLE NO. 057-2017021373, SITUATED IN THE BARRIO OF LANGKAAN, MUNICIPALITY OF DASMARIÑAS, PROVINCE OF CAVITE, CONTAINING AN AREA OF FIFTY-FOUR (54) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA, UNDER DOC. NO. 48 PAGE NO. 10 BOOK NO. XLIII SERIES OF 2025 NOTARIZED DATE APRIL 02, 2025

BANTAYBALITA News Publishing Services
July 28, August 4 & 11, 2025

**EXTRA JUDICIAL SETTLEMENT OF
DECEASED PERSON SPOUSES
ALFONSA SAUL AND CONSTANCIO SAUL**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE SPOUSES **ALFONSA SAUL AND CONSTANCIO SAUL** WHO DIED ON FEBRUARY 15, 2025 AND NOVEMBER 28, 2024 AT DASMARIÑAS, CAVITE, LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-1077402, SITUATED IN THE BRGY. OF SAMPALOC 4, MUNICIPALITY OF DASMARIÑAS, PROVINCE OF CAVITE, WITH AN AREA OF THREE THOUSAND TWO HUNDRED TWENTY-ONE (3, 221) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO, UNDER DOC. NO. 268 PAGE NO. 54 BOOK NO. 183 SERIES OF 2025 NOTARIZED DATE JULY 08, 2025

BANTAYBALITA News Publishing Services
July 28, August 4 & 11, 2025

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

Naic, Cavite, Philippines, July 02, 2025

REUEL SANTOS JIMENEZ
Clerk of Court & Ex-Officio Sheriff

LEONELLE E. 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:

JACEL DL. FLORENCIO
BDO UNIBANK, INC.
REMEDIAL MANAGEMENT UNIT
33rd Floor BDO Corporate Center Ortigas
No. 12 ADB Avenue, Mandaluyong City

TEOFILO C. PARDO
c/o **CARMENCITA N. ANTONIO**
37 Zamora St., Naic, Cavite and/or
Lot 6 Block 11 Road Lot 3
Ibayo Silangan, Naic, Cavite

BANTAYBALITA News Publishing Services
July 28, August 4 & 11, 2025

**EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF THE DECEASED PERSON
JOSE DELOS SANTOS WITH DEED
OF ABSOLUTE SALE**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **JOSE DELOS SANTOS** WHO DIED LAST DECEMBER 13, 2023 AT MAT-SU REGIONAL MEDICAL CENTER WASILLA, ALASKA, USA, LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-1040674 SITUATED IN THE BRGY. OF PASONG CAMACHILE, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, CONTAINING AN AREA OF SEVENTY-FOUR (74) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO, UNDER DOC. NO. 274 PAGE NO. 55 BOOK NO. 183 SERIES OF 2025 NOTARIZED DATE AUGUST 04, 2025

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August 4, 11 & 18, 2025

**EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF DECEASED PERSONS
SPOUSES DIOSCORO CANAYNAY
JARIN AND FIDELA PACIFICO JARIN**

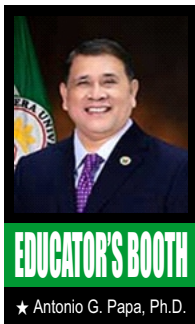
NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE SPOUSES **DIOSCORO CANAYNAY JARIN** WHO DIED ON JUNE 29, 1975 AT IMUS, CAVITE AND **FIDELA PACIFICO JARIN** WHO DIED ON MAY 21, 2007 AT IMUS, CAVITE, LEFT A PARCEL OF LAND DESCRIBED AS FOLLOWS: A.) TRANSFER CERTIFICATE OF TITLE NO. T-1361035 SITUATED IN THE BARRIO OF BAYAN LUMA, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, CONTAINING AN AREA OF TWO HUNDRED FIFTY EIGHT (258) SQUARE METERS, B.) TRANSFER CERTIFICATE OF TITLE NO. T-122079 SITUATED IN BARRIO OF TANZANG LUMA, MUNICIAPLITY OF IMUS, PROVINCE OF CAVITE, CONTAINING AN AREA OF ONE HUNDRED SEVENTY EIGHT (178) SQUARE METERS, C.) TRANSFER CERTIFICATE TITLE NO. T-1361041, SITUATED IN THE BARRIO OF BAYAN LUMA, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, CONTAINING AN AREA OF TWO HUNDRED FORTY FIVE (245) SQUARE METERS, D.) TRANSFER CERTIFICATE OF TITLE NO. T-1361042, SITUATED IN THE BARRIO OF BAYAN LUMA, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, CONTAINING AN AREA OF TWO HUNDRED TEN (210) SQUARE METERS, E.) TRANSFER CERTIFICATE OF TITLE NO. T-1361036 SITUATED IN THE BARRIO OF BAYAN LUMA, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, CONTAINING AN AREA OF ONE HUNDRED TWENTY-THREE (123) SQUARE METERS, F.) TRANSFER CERTIFICATE TITLE NO. T-1361037, SITUATED IN THE BARRIO OF BAYAN LUMA, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, CONTAINING AN AREA OF ONE HUNDRED TWENTY-THREE (123) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO, UNDER DOC. NO. 198 PAGE NO. 40 BOOK NO. 176 SERIES OF 2024 NOTARIZED DATE DECEMBER 23, 2024

BANTAYBALITA News Publishing Services
August 4, 11 & 18, 2025

**ADDENDUM TO EXTRA
JUDICIAL SETTLEMENT OF
ESTATE OF GEMMA R. FLORES**

NOTICE IS HEREBY GIVEN THAT THE EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE LATE **GEMMA R. FLORES** EXECUTED ON JUNE 18, 2025, BY ATTY. GABRIEL B. OCTAVA UNDER DOC. NO. 468 PAGE NO.94 BOOK NO. VIII SERIES OF 2025, DUE TO INADVERTANCE, SOME OF IMPORTANT DETAILS OF THE AFOREMENTIONED INSTRUMENT IS NOT INCLUDED AND FOR THE PURPOSE OF CORRECTING THE ERROR SUBMITTED ARE HEREBY BE INCLUDED "THE SAID DECEASED DIED INTESTATE WITHOUT WILL AND TESTAMENT AND WITHOUT LIVING ANY DEBTS WHATSOEVER", EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA, UNDER DOC. NO. 40 PAGE NO. 8 BOOK NO. 11 SERIES OF 2025 NOTARIZED DATE JULY 07, 2025

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Three strategies used by effective leaders



INC Executive Minister Brother Eduardo V. Manalo's Family. His son, Brother Angelo Eraño (standing, center) is a Minister of the Gospel and the overall coordinator of the Christian Family Organizations worldwide. His two sons-in-law — Brother Theoben Jerdan Orosa (standing, second from left), and Brother Antonio de Guzman (standing, second from right) — are both Ministers of the Gospel. From Brother Eduardo and all the three Ministers of the Gospel are the epitome of leaders exhibiting strong belief in the people that they are leading. And see the results of their leadership — successes and victories in all aspects of the Church Of Christ or Iglesia Ni Cristo endeavors worldwide — both religious and secular. **CONTRIBUTED PHOTO**

Three ways to bring out the best in others – the tips from Dr. Alan Zimmerman – are presented in this column.

Lessons learned in this article are applicable at home, in school, and at the workplace.

Dr. Zimmerman started his tips with a question: "Have you ever noticed people who have got a title without any corresponding talent?"

His answer was: "Of course you have. You have seen the so-called leaders – team leaders, supervisors, managers, directors, and vice presidents – at work, who often know little about leading others. And you have seen people in your neighborhood who are called parents, but they seldom 'parent' their kids."

He added that "By contrast, the most effective leaders combine the title and their talent. In particular, they use strategies that bring out the best in others."

These strategies include: 1) Exhibit a strong belief in the people you are leading, 2) Show your understanding of the people you are leading, and 3) Pass the 5-point leadership quiz every day.

Exhibit a strong belief in the people you are leading (Zimmerman)

For the most part, the people around you know how you feel about them and what you expect from them. And to a great extent they will live up or down to your expectations.

So ask yourself: What do you expect of other people? Do you expect them to perform well? Or do you expect them to goof up, slide by, and slack off without your constant supervision?

Some leaders really struggle with this simple concept of positive expectations and believing in others. They are convinced that some people on their team will never amount to anything.

Excerpts from actual performance reviews signify the comments that the leaders did not believe in their subordinates.

- Since my last report, this employee has reached rock bottom and has started to dig.

- This employee is really not so much a 'has-been,' but more of a definite 'would not-be'.

- This young lady has delusions of adequacy.

- He sets low personal standards and then consistently fails to achieve them.

- This employee should go far and the sooner he starts the better.

By contrast, highly effective people believe in others. Highly effective leaders know that everyone on their team has a vast reservoir of untapped potential. And using the right approach, these leaders help their people release and use their untapped potential.

So what is the right approach? It starts with understanding.

Show your understanding of the people you are leading (Zimmerman)

"Never discourage anyone who continually makes progress, no matter how small," says Plato.

And he was right. You would not criticize your one-year-old child who kept falling down when he was learning to walk. You would not say, "You look really stupid stumbling around"; or, "What is wrong with you anyway?"; or "I cannot wait all day for you to learn what you should have learned last week."

No, you would show a patient understanding of your child's learning process. You would encourage him every little step of the way. And you should lead the other people in your life and at work the same way.

Author Thich Nhat Hanh puts it this way, "He tells us to treat people like lemon trees – with understanding."

In his book called Inter-being, Thich adds that, "When we grow a lemon tree, we want it to be vigorous and beautiful. But, if it is not vigorous and beautiful, we do not blame the tree. We observe it in order to understand why it is not growing well. Perhaps we have not taken good care of it."

"We know it is funny to blame a lemon tree, but we do blame human beings when they are not

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growing well. But human beings are not very different from lemon trees. If we take good care of them, they will grow properly. Blaming never helps. Only love and understanding can help people change."

The right approach to bringing out the best in others starts with your understanding. And then it moves on to certain behaviors you must exhibit.

That's what Cheryl Stevens from Tyco Healthcare learned. As she says, "I attended your Journey-to-the-Extraordinary program five years ago and I have to say that your program has been the most positive and influential aspect in my life these last five years. For example, the Vice President at Tyco Healthcare approached me and inquired whether or not I would be interested in becoming the regional sales manager for Southern California. He started listing skill sets, character traits, and leadership qualities he had witnessed in me, all are the exact things that I learned at your Journey program. And I got the job."

Pass the 5-point leadership quiz every day (Zimmerman)

In his book, Don't Fire Them, Fire Them Up, Frank Pacetta says, "If you can answer 'yes' to all of these statements, you are an effective leader," and Dr. Zimmerman agreed.

In fact, I would urge to take this quiz now and then take this quiz at the end of every work day. It will transform your leadership effectiveness.

I recognized someone in my group today with a sincere thank you or some other form of recognition. If you are not doing that, you're not bringing out the best in others.

I taught, coached, or motivated someone in my group today. If you are not sure, you need to be asking the people in your group how they feel about it.

I listened to one or more people in my group today. If you answered "yes," write down what you learned. If you cannot remember, you did not really listen.

I can name three leadership techniques I used with members of my group today. Okay then, name them and write them down.

I can see that every member of my group is meeting my expectations. If you say "no," outline on paper what you will do to improve their performance.

The tips of Dr. Zimmerman titled "Best Ways to Bring out the Best in Others," brought something important in me as a mentor, a father/grandfather, and as a Church officer.

Believing in my subordinates, understanding them, and at the end of the day--checking myself, makes me an effective leader, so to speak.

Have you applied the lessons you learned from the tips that Dr. Zimmerman have imparted? An affirmative answer is a must! Then, become an effective leader of your own group or organization.