

A Paradise in the Rustic Town of Indang, Cavite

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Proyekto ng 'guni-guni' may pondong P350-B

"DISTURBING" ang halaga ng pera mula sa mga paglalarawan ni proyekto ng flood mitigation program ng Department of Public Works and Highways (DPWH). Binatikos niya ang mga proyekto na "palpak, madaling gumuho at mula sa guni-guni" o ghost projects. Sa kanyang talumpati, isinigaw ni PBBM sa mga kaharap sa SONA na, "Mahiya naman kayo." Ang mga korap, sabi niya, ay kumikita sa pamamagitan ng SOP (standard operating procedure) o sa simpleng salita ay suhol, lagay o tinatawag na "for the boys." Hinikayat niya ang taumbayan na tumulong at magsumbon sa kanya tungkol sa nalamamang anomalya at paganakaw sa era ng bayan. "This whole process will not work unless people are involved... 80 million, 90 million pairs of eyes are better than all the eyes in the



entirety of the government," sabi ni PBBM. Upang magawa ito, sinabi ng Pangulo ang pagtatayo ng sumbongsapangulo.ph platform na pagsusumbungan at maaaring mag-search ang publiko tungkol sa mga flood control project sa kanilang lugar. Nangako si PBBM na sa imbestigasyon, "walang sisinuhin," at kahit kaibigan, kapartido, kanyang panmanagutin sa korapsyon.

Silang VM Reyes denies allegation he is behind the move to oust Mayor Carranza

"I did not file, sign, or support any resolution against Mayor (GenTed) Carranza." Thus, said Silang Vice Mayor Cris 'Kidlat' Reyes to end the rumors that he was behind a photo that has made rounds on social media, allegedly showing a resolution to oust Mayor Ted Carranza, Reyes categorically deny the allegations, calling the rumors baseless and harmful.

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Filipino Inventors win 3 Golds at the Silicon Valley International Invention Festival

see on page 2

Generosity leads to prosperity

EDUCATOR'S BOOTH

see on back page



Bilyones pesos bumaha

REVANZE

sundan sa pahina 2



ER ng PGH, umaapaw sa pasyente

Nakikiusap ang pamunuan ng Philippine General Hospital (PGH) sa publiko na sa ibang ospital dalhin ang kanilang mga pasyente dahil umaapaw na ang kanilang emergency room (ER). Umabot na sa 400% ang kayang tanggapin pasyente sa ER, sabi ng PGH. Mahigit sa 300 pasyente ang nagsisiksikan ER na 75 lamang ang talagang kayang gamutin. Ang nakalulungkot na sitwasyong ito ay kinumpirma ni Dr. Jonas del Rosario, spokesperson /coordinator for

public affairs ng PGH. Tanging mga pasyente na "critically ill" o nasa "Code Triage" ang tatanggapin ng ospital. Kaugnay nito, sinabi ni Health secretary Ted Herbosa na handa ang 20 pampublikong ospital at ng mga Government-Owned and Controlled Corporations (GOCCs) na tanggapin ang mga pasyente na hindi matatanggap ng UP-PGH. Tatanggap ng mga pasyente ang Jose Reyes Hospital, San Lazaro Hospital, at mga ospital ng Fabella, East Avenue,

, Orthopedic Center, Quirino Memorial at Valenzuela Medical Center, pati rin ang Lung Center, Kidney Institute, Heart Center at Children's Medical Center, sabi ni Herbosa. Bago magdala ng pasyente, kailangang mag-abiso muna sa DOH-MMCHD sa numerong 0956-175-3710 o 0920-251-1800.

Talaga, zero hospital bill na?

MAKIKIRAN PO!

sundan sa pahina 4



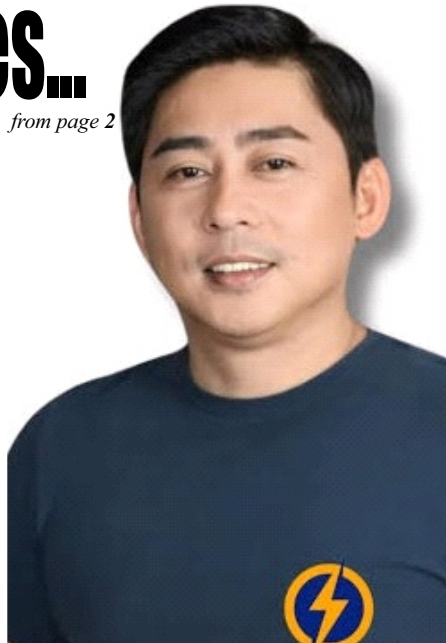
Silang VM Reyes...

from page 2

"Speculations like these have no foundation and do not help our mission to serve the people of Silang with integrity," he added.

The vice mayor reiterated his commitment to unity, respect, and the advancement of programs that benefit the town. He urged the public to be discerning and responsible when consuming information online.

"Let's work together for peace, order, and progress in Silang," Reyes concluded, calling for solidarity amid the misinformation storm.



Bilyones pesos bumaha

TUNGKOL sa imbestigasyon sa kongtratista (congressman na contractor ng sariling proyekto), para may mali yata na mismong ang Kamara ang mag-iimbestiga sa sarili nila, mali po ito. Teka, wala ngang delicadeza ang mga pinangalanang mambabatas na sangkot sa daan-daang bilyong pisong palpak na flood control projects na mismong si Pres. Bongbong Marcos ay sinabi na ang mga ito ay palpak, madaling gumuho at naitayo sa guni-guni (ghost projects) – na ito ay naitayo sa papel lamang at nakasingil nang buong-buo ang mga buwaya ng pera ng taumbayan. Sa kanyang SONA, sinabi ni PBBM, na talamak ang korapsyon sa proyekto kontra baha, na kumita ang mga walanghiya sa pamamagitan ng kickback, suhol, SOP, at ito naman ay hindi sekreto – talagang nagkakamal ng milyon at bilyon ang mga mambabatas na kontratista, at mga kasabwat na opisyal ng DPWH, mga engineers at lokal na politiko. Sana, magbuo ng isang independent investigating body si PBBM na uusig sa mga kongtratista na tiyak, kaibigan, kapartido o kamag-anak o sobrang close sa kanya, pero this time, nagtitiwala ako sa sinabi niya, walang sisinuhin at kanyang pananagutin ang mga korap. Literal, bumaha ang pera sa bulsa ng mga buwayang nagkatawang

tao, at sila ay hindi marunong mahiya, kahit pa sinabihan ng Pangulo na."Mahiya naman kayo!" Hindi lamang naman mga kongtratista ang nagnanakaw sa pera ng bayan, kahit ang mga lokal na politiko, may raket din sa tulad ng rip-rapping daw ng mga ilog, pagtatayo ng mga multi-purpose building, pagkukumpuni ng mga kalsada at maraming iba pa. Open secret na ang lagayan, at may mga lokal na kawani sa gobyerno, ay marunong nang humati sa koleksiyon ng mga contractor o ng mga suppliers, na pag hindi nagbigay ng "for the boys and for the girls" ang naniningil, ang tagal bago ilabas ang checks na may pirma para mai-cash. At pag hindi nagbigay ng "pampatalino," o kahit pammeryenda, hindi ma makakasali pa sa kung anong proyekto sa mga LGUs. Tama ang Pangulo nang sabihin na mga magnanakaw sa kinabukasan ng henerasyong ito at ng susunod pang hegerasyon ang mga mandarambong sa pera ng taumbayan. Hindi ko muna tatalakayin ang isyu kung sino ang mga nagkamal ng bilyong piso sa palpak na proyekto kontra baha, at nag-research tayo tungkol sa malaking pinsala na idinulot ng nakaraang mga pagbaha. Alam ba nyo, sa latest reported damage sa nakaraang pagbaha, P2.9-billion ang halaga ng

Filipino Inventors win 3 Golds ...

from page 2



Filipino Inventors shine bright in the recently concluded 4th Silicon Valley International Inventions Festival, held from August 8 to 10, 2025, at the Silicon Valley Convention Center in Santa Clara, California.

Awardees are as follows:

* Unsinkable PortaBoat - Inv. Ronald Pagsanghan, Ph.D

* Sambacur Plus - Inv. Richard Gomez, CNP and Inv. Rigel Gomez, CNP

* Sultana Digital Rice Vendo Machine - Jefferson Ong

Team morale was boosted with the visit of Philippine Consul Rowena Daquipin.

The Silicon Valley International Inventions Festival is organized under the auspices of the

International Federation of Inventors' Associations and attracts participants from around the world.

Formulated with premium Philippine-grown herbs, SAMBACUR PLUS has helped thousands of individuals combat Chronic Kidney Disease (CKD) by supporting kidney function. Healthy kidneys help regulate essential compounds in the blood, contributing to improved wellness. Many users have reported significant recovery from CKD and, in some cases, even from dialysis. The product is manufactured by Bauertek Pharmaceutical Technologies and distributed through Kaibigan sa Kalusugan.

pininsala sa sektor ng agrikultura; P15.7-billion sa impraestruktura at iba pa, na ayon sa estimate, nasa P71.2 billion ang tinangay ng baha ngayong 2025. At sa loob ng 10 taon, P558.7 billion ang danyos o perwisyo ng kalamidad, at gawa ng mga palpak na proyekto ng mga kongtratista at kasabwat sa DPWH at pribadong kontraktor na nagbunga ng matinding pagbaha, may naitalang 190 na tao ang namatay, at daan-daang libong alaang hayo – manok, baboy, kambing, kalabaw, at baka ang namatay sa pagkalunod – para lamang ito ngayong 2025. Sa estimate, 2,870 na ang namatay bunga ng pagkalunod, pagguho ng mga bahay, at 222,119 na tao ang nawalan ng bahay, mula 1978 to 2018, Ngayong taon, sa tantiya ng gobyerno, mahigit sa 6.7 milyong Pilipino ang pinerwisyo ng bagyo at iba pang kalamidad, lalo ang pagbaha. Bakit hindi raw totoong sinosolusyonan ang problemang tulad ng pagbaha, hehehe, kasi, hindi magkakapera "sila."

Para sa inyong komento, bantaybalitanews59@gmail.com

HAPPY BIRTHDAY



**MS. KRYZEL MAE
B. DIMAPILIS**

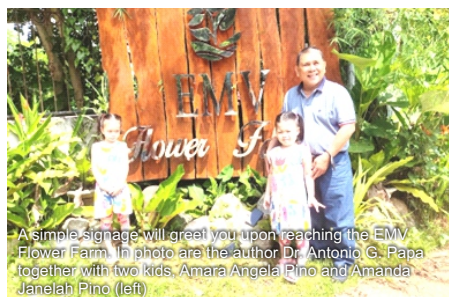
**AUGUST 13 FROM THE
MANAGEMENT & STAFF OF
AÑONUEVO-TARO LAW OFFICE"**

A Paradise in the Rustic Town of Indang, Cavite

A HAVEN, a sanctuary, a paradise, and a magical rendezvous with flowers and gorgeous blooms – that is the EMV Flower Farm – located in the rustic midland part of the province of Cavite, particularly in the town of Indang.

Indang is one of the 23 municipalities and component cities – a first class municipality situated in the central part of the province of Cavite, approximately 55 kilometers away from Manila and 12 kilometers from Tagaytay Ridge. The municipality is aspiring to become the tourism capital of the province of Cavite.

The farm is named after Estrella Mojica Vidar or EMV – the mother of the incorporators. She died on September 13, 2013, the same year the farm is being established. Before being laid down to rest, she ensured that her family is secured and in good situation.



A simple signage will greet you upon reaching the EMV Flower Farm. In photo are the author Dr. Antonio G. Papa together with two kids, Amara Angela Pino and Amanda Janelah Pino (left).

According to Apple M. Vidar-Cudiamat, "her mother was very positive and supportive in the establishment of the farm so that all of her savings including the retirement pay of her father – a retired Philippine Air Force uniformed personnel – were invested by her mother Estrella in the endeavor."

Historically, the EMV Flower Farm was established in 2013 in a rented lot at Barangay Tambo Malaki then transferred in a sprawling 3.5 hectare-area planted with around 10 varieties of chrysanthemum of various colors and shades under a huge, beautifully, and well laid-out green houses.

The farm is one of the three independent businesses of the EMV Farm Corporation – a family-owned business corporation registered at the Securities and Exchange Commission (SEC) in 2022, namely: EMV Flower Farm, Estrella's House of Flowers, and EMV Villa.



Apple M. Vidar-Cudiamat (right), Administration Office head and Rence Paolo M. De Lara (left), supervisor of EMV Flower Farm while having an interview with the author.

The corporation is headed by Ronald C. Cudiamat as the President and Chief Executive Officer. He is being assisted by his wife Apple M. Vidar-Cudiamat as head of the Administration Office together with her sister Sheril as the corporate Secretary; Rence Paolo M. De Lara as Supervisor of the EMV Flower Farm, Thrisha M. Aguedan as Supervisor of Estrella's House of Flowers, and Karl Angelo M. De Lara as Supervisor of the EMV Villa cum Bianca's Café.

EMV Flower Farm

According to Rence Paolo M. De Lara or Pao, "the idea of establishing a flower farm came about from the agents of the Scene of the Crime Operation (SOCO). They suggested to spouses Ronald and Apple, who, then, are working with a private agency whose functions are in connection to the SOCO's work."

The agents said that producing flowers is a lucrative business because of the several occasions among Filipinos such as Valentine's Day, Fiesta, and All Saints/Souls Day, and significant affairs of the Filipino families like wedding, birthdays, debut, and the like.



Visitors inside a big greenhouse planted to Chrysanthemum.

Likewise, from time to time, flowers are needed by the Funeral Parlors for their funeral services among their clients. Thus, the spouses resigned from their respective jobs and started establishing the flower farm in Indang, Cavite since the Mojica and Vidar families are from the town of Indang, particularly in Barangay Banaba Lejos.

They started by renting a piece of land in Tambo Malaki, Indang, Cavite until they have bought the current location of the farm at Sitio Portugal, Tambo Malaki, Indang, Cavite with an area of 3.5 hectares.

The EMV Flower Farm grows Malaysian chrysanthemum in different shades and colors. It

also grows sunflower – a seasonal bloom from January to May of each year.

Listed chrysanthemum varieties planted at the farm include: Single – dark yellow; Rossano – pink; Jimba – white; Dante – pink, red, yellow, and dark pink; Saffier – dark yellow; Radost – white and yellow; Barca – red; Amanda – pink; Green; and Kristine – pink.

It operates two big greenhouses for chrysanthemum flower production, one greenhouse serves as a nursery for seedlings production, and another big greenhouse for the maintenance of the chrysanthemum mother plants.

The farm adopted the Israeli technology of operating the greenhouses with drip irrigation – through the NETAFIM company.



Children's playground at the Zayne Garden

EMV Flower Farm offers a wide variety of services, namely: day tour and flower viewing activities, and selling of Malaysian mums; event styling and flower designing; event venue for weddings, birthdays, and debut; venue for photoshoots and preups; staycation; and Bianca's café and Zayne Garden as well as Xander Pool.



Children playing beneath the Xander Pool

Children playing beneath the Xander Pool

At present, in the province of Cavite alone, 10 funeral parlors, around 20 flower shops, 20 flower stalls at the City Market of Tagaytay City, churches, and individual buyers are regularly picking up the flowers at the farm – at a farm gate price, serve as their market outlets.

With the so many features and accolades, the EMV Flower Farm was designated as an Agri Tourism Site by the Department

of Tourism (DoT) in May 2022.

It is the best getaway place from the rigor of the city life – with so many amenities that offer relaxation to people of all ages and walks of life.

Estrella's House of Flowers

The success of the EMV Flower Farm prompted the corporation to strategically launch the Estrella's House of Flowers which is recognized as one of the leading florists in the province of Cavite.

It provides full range of services, namely: creating and designing flowers for all occasions, from a single bouquet and to a very stylist and elegant wedding arches.



Flower design for the wedding reception by Estrella's House of Flowers. Photo by Estrella's House of Flowers

EMV Villa

Likewise, the success of the two above-mentioned businesses – the EMV Flower Farm and the Estrella's House of Flowers – led to the establishment of EMV Villa for hotel accommodation and venue of all kinds of event, with Bianca's Café and Restaurant offering various lodging, meals, entertainment, and other services.



Visitors and the owners at the EMV Villa lounge

A Paradise...

see on page 3



More than 80 hardworking staff of EMV Farm Corporation. Photo by EMV Farm Corporation

EMV Villa started its operation in April 2021 that offers unique and closer to nature experience, relaxation and staycation. However, it only caters to 20 persons daily to maintain its tranquility and exclusivity.

It has four units of Bali-inspired villa with a swimming pool in between the four units for personal use of the guests.



An EMV Villa staff orienting the visitors on the Bali-inspired villas

It has also both small and large units of pavilion for an open air venue of family occasions.

Best agricultural practices

One of the practices in the farm is using the bamboo leaves as mulch for the chrysanthemum plants. The leaves help to restore moisture in the soil, and when rotten serve as organic fertilizer for the plants.

The farm uses both urea and complete fertilizers for the vegetative and flowering stages of the chrysanthemum plants, respectively. Likewise, the farm uses magnesium and calcium as supplements for the flowering plants.

And, the farm utilizes drip irrigation for regular supply of water to the plants inside the green houses.

Personnel management

The corporation is very proud of having employed more than 60 local residents and giving them the benefits as follows: payment of Social Security System (SSS), Pag-ibig Fund, and Phil Health contributions; provision of 13th month pay; provision of vacation and sick leave benefits; and free housing. On one hand, according to Apple, "We are so grateful for our staff and their hard work. We are thankful to all those who helped make our dream comes true to be one of the best flower farms in the Philippines."

"We are also thankful for all of the support and love from our followers and customers. Because of them, the farm is recognized as one of the most visited farms in the Philippines. We hope to bring to our stakeholders more beautiful experiences in our farm," Apple added.

On the other, Pao was very proud to tell us that two of their previous trainees in the farm have their luxurious jobs in Japan now.

When asked how the farm is doing, both Apple and Pao are very proud and agreed to mention that their gross income was around Php15M yearly.

See, the establishment and operation of a flower farm is not only just for maintaining a paradise within the countryside but also a lucrative business opportunity for the family of agripreneurs.

EMV Farm Corporation could be reached at Sitio Portugal, Bgy. Tambo Malaki, Indang, Cavite, Philippines. Interested parties may call at Cellphone No.: 0917 108 7132 or send queries at E-mail Address: estrellafloresin



MAKIKIRAAN PO!

★ JANETH W. BILBAO

Talaga, zero hospital bill na?

Anak ng ewan, ay, nakapanginginig ng laman, talaga, mahiya ka naman, GSIS President/chairman Wick Veloso, hindi mo pera ang ipinalugi mo na P251 million kontribusyon ng karaniwang government workers!

Ikaw ang unang dapat na imbestigahan ni Pres. Bongbong Marcos, aba, kung pera mo ang nalugi, e, ano'ng pakialam namin, pero nilustay mo, Wick, ang perang pinaghirapan, dugo at pawis ng karaniwang daily wage earners.

Imagine, dear readers, itong mga opisyal ng GSIS, sa udyok ni Veloso, bumili ng P1-billion worth of shares sa isang online gambling platform DigiPlus Interactive Corp.

Isinugal pera ng taumbayan, ay, Sen. Rodante Marcoleta, chairman ng Senate Blue Ribbon, sana po si Veloso at mga lintik na opisyal ng GSIS ay i-contempt nyo pag nagsinungaling.

Baka may inside trading na ginawa sila, kasi, bumili ng shares sa DigiPlus sa halagang P65.30 each – na lumahapak sa paluging P13.68 per share.

Hindi lang ito, nalugi rin ang GSIS members and pensioners sa investment sa Alternergy Holdings Corp., na kompanya ni former Energy Secretary Vicente Perez Jr., at ng Del Monte Pacific Ltd.

Milyones pesos ang sahod at mga alawanses, iba pang privileges ni Veloso at ng GSIS Board para palaguin ang pera ng taong-gobyerno, tapos eto at wawaldasin lamang!

Mahiya naman kayo!

@@@

Ito naming si Speaker Martin Romualdez, aba, binabantaan ang Supreme Court Justices –

na pwede raw silang ipa-impeach din, ay talaga naman, uso na sa gobyernong ito na kapag hindi pabor sa kanilang nais, ang panakot sa impeachable officials ay impeachment complaints.

Kaya ibinasura ang impeachment complaint nyo vs VP Sara Duterte, kasi hindi wasto, lihis sa proseso na sinasabi sa Constitution.

@@@

Matatapos na rin ba ang bangungot ng mahihirap na maysakit, kasi, ang pangako ng ating Pangulong Bongbong Marcos: "Wala nang babayaran ang mga pasyente!"

Bayad na raw ang hospital bill ng mga maysakit, sabi ni Marcos, libre na, walang babayaran sa mga ospital na accredited ng DOH.

Zero hospital bill na ang sabi ni PBBM, sabi niya, "Bayad na po ang inyong (Hospital) bill."

Sana nga po, kaya hanapin natin ang mga ospital na may timbre ng DOH.

@@@

May napanood ako, may tinanong: Saan daw napupunta ang tax natin?

Sabi ng sumagot, sa luxury bag daw ni Madam; at sa Rolex ni Mayor, sa luxury car ni Cong, at sa mansion ng girlfriend ni Cabinet secretary, at sa tuition fee ng anak ni Honorable, habang ang public schools ay kulang sa chalk, walang desk at panay ang panghihingi ng contribution ng mga gamit sa school sa mga PTA.

At ang tax, napupunta sa condo ng chics ni contractor-lawmaker at sa mga local at foreign trips sa pamamasyal ng mga public servants. Ay, magmensahe sa bantaybalitanews59@gmail.com



Nagbigay galang

sa pagbisita sa opisina ni 5th Cavite Representative Atty. Roy Loyola ang DSWD Field Office IV-A sa layuning mapalakas ang maasahan at maagap na pagtutulungan sa pagbibigay ng tulong sa mga mamamayan ng Lungsod ng Carmona. Pinasalamatan ni

Gng. Marivic C. Elnar, puno ng DSWD Crisis Intervention Section ang mainam na pagtanggap ng kongresista at mga tauhan nito sa kanilang pagbisita.

"Maraming salamat po sa patuloy na suporta ni Cong. Loyola upang makapaghatid kami ng napapanahong tulong sa mga komunidad sa panahon ng krisis at kalamidad," sabi ni Ms.Elnar. Program (4Ps).

Republic of the Philippines
REGIONAL TRIAL COURT

Fourth Judicial Region

Branch 109, Carmona, Cavite

2nd Flr, Hall of Justice Bldg., Brgy. Maduya, Carmona Cavite
Email add: rtc2cac109@judiciary.gov.ph Tel. no. (046) 4828527

PETITION FOR JUDICIAL
RECONSTITUTION OF THE
MISSING ORIGINAL COPY
ON FILE IN THE REGISTRY
AS WELL AS DUPLICATE
OWNER'S COPY OF
TRANSFER CERTIFICATE
OF TITLE NO. T-141254 OF
THE REGISTRY OF DEEDS
OF THE PROVINCE OF
CAVITE COVERING LOT
11, BLOCK 04, Pcs 04-
000282, AREA K. BRGY.
SAN GABRIEL, GEN.
NARIANO ALVAREZ,
CAVITE,

HEIRS OF THE LATE
CELESTINA C. vda de
MARICATOL, namely
LEMINDA MARICATOL,
BUERGO LUNINGNING,
CARCOLLO MARICATOL,
AND ERLINDA CARCOLLO
MARICATOL, represented
in this act by their
attorney-in-fact-
JOSEPHINE MARICATOL-
LEONA,

Petitioners,
-versus-

CASE NO. LRC-C-GMA-2025-13

REGISTRY OF DEEDS OF
THE PROVINCE OF
CAVITE,

Respondent,

X-----X

NOTICE OF HEARING

There is a petition filed by petitioner through
counsel for judicial reconstitution of the
missing original copy on file in the registry as
well as duplicate owner's copy on Transfer
Certificate of Title Nos. T-141254 on the
grounds alleged therein.

NOTICE IS HEREBY GIVEN that said
petition has been set for hearing on
**September 11, 2025 at 1:30 o'clock in the
afternoon**, before this Court, on which date,
time, and place, any person interested is cited
to appear and show cause why the same
should not be granted.

Let a copy of this Notice be published once a
week for three (3) consecutive weeks in a
newspaper of general circulation in the
Province of Cavite.

Further, let a copy of this Notice and that of the
petition be furnished the Registry of Deeds,
Trece Martires City, Cavite, Land Registration
Authority and the Office of the Solicitor
General and the same be posted by the sheriff
of this Court in three (3) conspicuous places in
the Municipality of Carmona, Cavite, where
the property is located.

Witness my hand under the seal of this Court
this 8th day of August 2025 at Carmona,
Cavite, Philippines.

CATHERINE A. PERAN
Court Legal Researcher
Office-In-Charge

**AFFIDAVIT OF SOLE-ADJUDICATION
WITH ABSOLUTE SALE**

NOTICE IS HEREBY GIVEN THAT THE ESTATE
OF THE LATE **BIENVINIDO M. PALAO** WHO
DIED ON JANUARY 21, 2012 IN PASAY CITY
WITHOUT CHILDREN, LEFT A PARCEL OF LAND
COVERED BY TRANSFER CERTIFICATE OF
TITLE NO. T-1052787, SITUATED IN THE
BRGY. OF ANABU II, MUNICIPALITY OF IMUS,
PROVINCE OF CAVITE, CONTAINING AN AREA
OF NINETY-ONE (91) SQUARE METERS,
EXTRA JUDICIALLY SETTLED AMONG LEGAL
HEIRS, EXECUTED BEFORE NOTARY PUBLIC
ATTY. JASPER C. SALES, UNDER DOC. NO. 249
PAGE NO. 51 BOOK NO. 18 SERIES OF 2025
NOTARIZED DATE AUGUST 06, 2025

BANTAYBALITA News Publishing Services
August 11, 18 & 25, 2025

**EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF THE LATE FELIPE M. BAGO
AND MACARIA MARTONITO-BAGO**

NOTICE IS HEREBY GIVEN THAT THE ESTATE
OF THE LATE **FELIPE M. BAGO, MACARIA M.
BAGO, BENJAMIN M. BAGO, AND SONIA B.
ROTA** WHO DIED ON AUGUST 20, 2007,
JANUARY 18, 2003, OCTOBER 20, 2008 AND
DECEMBER 23, 2012 DIED INTESTATE IN
ALFONSO, CAVITE, COVERED BY ORIGINAL
CERTIFICATE OF TITLE NO. (OP-1288) (458)
076-2018000491, WITH AN AREA OF THREE
HUNDRED SIXTY-SIX (366) SQUARE METERS,
EXTRA JUDICIALLY SETTLED AMONG LEGAL
HEIRS, EXECUTED BEFORE NOTARY PUBLIC
ATTY. MARIELLE JENELLE L. LAGUERTA,
UNDER DOC. NO. 433 BOOK NO. 87 PAGE NO.
XIX SERIES OF 2025 NOTARIZED DATE JUNE
17, 2025

BANTAYBALITA News Publishing Services
August 11, 18 & 25, 2025

**EXTRA JUDICIAL
SETTLEMENT OF ESTATE**

NOTICE IS HEREBY GIVEN THAT THE ESTATE
OF THE LATE PERSON **PEDRO CRUCILLO O.
VARIAS** WHO DIED ON OCTOBER 21, 1996
AND **OLIVA AVIÑANTE VARIAS** WHO DIED
ON JANUARY 30, 1993, **CECILIA VARIAS
RIVERA** WHO DIED ON SEPTEMBER 25, 2020,
GONZALO NOVENO RIVERA WHO DIED ON
JANUARY 30, 1989, **SENEN VARIAS RIVERA**
WHO DIED ON JANUARY 20, 2017, **TEODORA
VARIAS FENOL** WHO DIED ON DECEMBER
17, 2020, **JAIME RIVERA FENOL** WHO DIED
ON JANUARY 07, 2000, **PRIMO AVIÑANTE
VARIAS** WHO DIED ON JANUARY 14, 2020,
SALVACION PASCUAL VARIAS WHO DIED
ON AUGUST 18, 2021, ALL DIED LEAVING
PARCELS OF LAND SITUATED IN BRGY.
KAYTITINGA III, ALFONSO, CAVITE, COVERED
BY: A.) TAX DECLARATION OF REAL PROPERTY
NO. 01 0011 00006, WITH AN AREA OF THREE
THOUSAND FIVE HUNDRED SEVENTY (3,570)
SQUARE METERS, B.) TAX DECLARATION OF
REAL PROPERTY NO. 01 0011 00007, WITH AN
AREA OF TWENTY-ONE THOUSAND TWO
HUNDRED FIFTY (21,250) SQUARE METERS,
ISSUED BY THE ASSESSOR'S OFFICE OF
MUNICIPALITY OF ALFONSO, CAVITE, EXTRA
JUDICIALLY SETTLED AMONG LEGAL HEIRS,
EXECUTED BEFORE NOTARY PUBLIC ATTY.
ENRIQUE G. BAUTISTA JR., UNDER DOC. NO.
358 PAGE NO. 73 BOOK NO. 81 SERIES OF
2021 NOTARIZED DATE NOVEMBER 26, 2021

BANTAYBALITA News Publishing Services
August 11, 18 & 25, 2025

Copy Furnished

Office of the Provincial Prosecutor - Opp, Hall of Justice Bldg., Maduya, Carmona, Cavite
Atty. Manuelito C. Diosomito - Diosomito Subd., Naic, Cavite 4110 (mcdlaw2005@yahoo.com 0917 548 9897
Josephine Maricatul Leona - Blk 55, Lot 1, Ph. 2- Villa Apolonia Subd., Brgy. Ibayo Silangan, Naic, Cavite
Office of the Solicitor General - 134 Amorsolo St., Legaspi Village, Makati City (docket@sog.gov.ph)
The Registration of Deeds-Cavite - LRA Bldg., Capitol Cmpd., Trece Martires City, Cavite
Land Registration Authority - East Avenue cor. NIA Road, Diliman, 1128 Quezon City
Sheriff Joseph Diokno - RTC Br. 109, Hall of Justice Bldg., Brgy. Maduya, Carmona, Cavite

BANTAYBALITA News Publishing Services
August 11, 18 & 25, 2025

**EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF THE LATE CRISANTO
CUBELO AND HONORIA CUBELA**

NOTICE IS HEREBY GIVEN THAT THE ESTATE
OF THE LATE **CRISANTO CUBELO** WHO DIED
ON AUGUST 20, 1986 AND **HONORIA V.
CUBELO** WHO DIED ON DECEMBER 24, 1974,
FELISA C. CAPUSPUS WHO DIED ON JULY 26,
2006, EUSTACIO V. CUBELO WHO DIED ON
AUGUST 15, 2018, JOSE V. CUBELO WHO
DIED ON OCTOBER 25, 2009 AND CARLITO V.
CUBELO WHO DIED ON MAY 19, 2024 LEFT A
PARCEL OF LAND SITUATED IN MANGAS I,
ALFONSO, CAVITE, COVERED BY TAX
DECLARATION NO. AA-01-0017-00823,
CONTAINING AN AREA OF EIGHT THOUSAND
ONE HUNDRED EIGHTY-FOUR (8, 184)
SQUARE METERS, EXTRA JUDICIALLY
SETTLED AMONG LEGAL HEIRS, EXECUTED
BEFORE NOTARY PUBLIC ATTY. MARIELLE
JENELLE L. LAGUERTA, UNDER DOC. NO. 35
BOOK NO. 7 PAGE NO. XXIV SERIES OF 2025
NOTARIZED DATE JUNE 26, 2025

BANTAYBALITA News Publishing Services
August 11, 18 & 25, 2025

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

ADDENDUM TO THE EXTRA JUDICIAL
SETTLEMENT OF ESTATE UNDER THE
NOTARIAL REGISTRY OF ATTY. GABRIEL B.
OCTAVA (DOC. NO. 90 PAGE NO. 18 BOOK NO.
XVIII SERIES OF 2025) TO INCLUDE THE
NAME OF MACARIA T. SALVADOR WIDOW AND
EMMANUEL TOLEDO SALVADOR JR. MARRIED,
PORTIA SALVADOR CABUSAO MARRIED,
REPRESENTED BY ATTY.-IN-FACT CHRISTINE
JOY C. SALVADOR FOREGOING ADDENDUM
SHALL FORM PART OF THE ORIGINAL
ADDENDUM TO THE EXTRA JUDICIAL
SETTLEMENT OF ESTATE, EXTRA JUDICIALLY
SETTLED AMONG LEGAL HEIRS, EXECUTED
BEFORE NOTARY PUBLIC ATTY. GABRIEL B.
OCTAVA UNDER DOC. NO. 483 PAGE NO. 98
BOOK NO. XXII SERIES OF 2025

BANTAYBALITA News Publishing Services
August 11, 18 & 25, 2025

**EXTRA JUDICIAL SETTLEMENT
OF ESTATE OF THE
LATE NENILLO MALALUAN**

NOTICE IS HEREBY GIVEN THAT THE ESTATE
OF THE LATE **NENILLO MALALUAN** WHO
DIED ON NOVEMBER 06, 2019 AT BRGY. BUCK
STATE. ALFONSO, CAVITE, WITHTOUT
LEAVING ANY WILL THAT SAID DECEASED
LEFT A PARCEL OF LAND LOCATED AT BRGY.
BUCK STATE, ALFONSO, CAVITE, COVERED BY
ORIGINAL CERTIFICATE OF TITLE NO. (P-
1245) (458) 076-2019000061 AND TAX
DECLARATION NO. AA-01 0008 04851, WITH
AN AREA OF TWO THOUSAND EIGHT
HUNDRED AND FIFTY-SIX (2, 856) SQUARE
METERS, EXTRA JUDICIALLY SETTLED AMONG
LEGAL HEIRS, EXECUTED BEFORE NOTARY
PUBLIC ATTY. FE B. AÑONUEVO, UNDER DOC.
NO. 247 PAGE NO. 179 BOOK NO. 50 SERIES
OF 2025 NOTARIZED DATE MARCH 17, 2025

BANTAYBALITA News Publishing Services
August 11, 18 & 25, 2025

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

NOTICE IS HEREBY GIVEN THAT THE ESTATE
OF THE LATE **LOUIE MICABANI** WHO DIED
ON JUNE 24, 2003 THAT THE SAID DECEASED
LEFT A PARCEL OF LAND COVERED BY
TRANSFER CERTIFICATE OF TITLE (TCT) NO.
T-875153, LOCATED IN BLK.8 LOT 8, SAN
MARINO SQUARE, PALIPARAN I,
DASMARIÑAS CITY, CAVITE, CONTAINING AN
AREA OF SEVENTY-FIVE (75) SQUARE
METERS, EXTRA JUDICIALLY SETTLED AMONG
LEGAL HEIRS, EXECUTED BEFORE NOTARY
PUBLIC ATTY. JUSTINIANO G. QUIZA JR.,
UNDER DOC. NO. 359 PAGE NO. LXXII BOOK
NO. III SERIES OF 2025 NOTARIZED DATE
AUGUST 08, 2025

BANTAYBALITA News Publishing Services
August 11, 18 & 25, 2025

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

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **DANILO S. PARABOT** WHO DIED INTESTATE WITHOUT ANY WILL OR TESTAMENT, LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-159274, SITUATED IN BARRIO OF BAYAN LUMA, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, CONTAINING AN AREA OF TWO HUNDRED SIXTY-SIX (266) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. JASPER C. SALES, UNDER DOC. NO. 250 PAGE NO. 51 BOOK NO. 18 SERIES OF 2025 NOTARIZED DATE AUGUST 06, 2025

BANTAYBALITA News Publishing Services
August 11, 18 & 25, 2025

**EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF SPOUSES JUANA DIGMA
AND SIMEON C. COSA**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE SPOUSES **JUANA DIGMA** WHO DIED ON AUGUST 18, 2000 AND **SIMEON C. COSA** WHO DIED ON OCTOBER 24, 1992, FELINA C. ANCiano WHO DIED ON APRIL 27, 2006, DANIELA D. COSA WHO DIED ON APRIL 12, 1989, ANICETO D. COSA WHO DIED ON JANUARY 10, 2023, PACIFICO C. OLARVE WHO DIED ON JULY 01, 2001, AND CESAR C. OLARVE, LEFT A PARCEL OF LAND LOCATED AT BRGY. TAYWANAK ILAYA ALFNSO, CAVITE, COVERED BY TAX DECLARATION NO. AA-01 0031 00070, CONTAINING AN AREA OF TWO THOUSAND EIGHT HUNDRED SIX (2, 806) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. MARIELLE JENELLE L. LAGUERTA, UNDER DOC. NO. 273 PAGE NO. VV BOOK NO. XIX SERIES OF 2025 NOTARIZED DATE JUNE 09, 2025

BANTAYBALITA News Publishing Services
August 11, 18 & 25, 2025

**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

**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

**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 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 TWENTYTHREE (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

**EXTRA JUDICIAL SETTLEMENT
OF ESTATE**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **HERMINIA DESCALLAR** WHO DIED ON JANUARY 04, 2007, LEFT A REAL PROPERTY LOCATED IN BARRIO PANUNGYAN, MUNICIPAL OF GEN. TRIAS, CAVITE, COVERED BY TCT NO. EP-726-IV-B, CO-OWNER WITH HER HUSBAND RENATO V. AMPARO CONTAINING AN AREA OF TWO THOUSAND EIGHT HUNDRED THREE (2,803) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. MARYNETTE M. GRAVADOR, UNDER DOC. NO. 234 PAGE NO. 48 BOOK NO. X SERIES OF 2025 NOTARIZED DATE JULY 25, 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 **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

**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

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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 10, 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

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

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

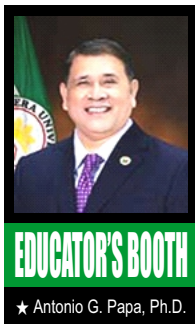
NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE SPOUSES **DIOSCORO CANAYNAY JARIN** WHO DIED ON JUNE 29, 1975 AT IMUS, CAVITE AND **FIDELA PACIFICO JARIN** WHO DIED ON MAY 21, 2007 AT IMUS, CAVITE, LEFT A PARCEL OF LAND DESCRIBED AS FOLLOWS: A.) TRANSFER CERTIFICATE OF TITLE NO. T-1361035 SITUATED 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

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



Generosity leads to prosperity

GENEROSITY sity mean the quality of being kind and plentiful.

Generosity is giving of good things – like thoughts, words, money, time, things, influence, and attention – to others freely and abundantly. Generous behaviors are intended to enhance the well-being of others (Google, 2023).

Obviously, generous people are becoming more and more generous because it brings them such joy and fulfillment in life. The Bible gives very good advice to generous people, thus: generosity brings prosperity but withholding charity results in poverty. So, the quotation is so very true, that "it is better to give than to receive." Meanwhile, prosperity is a condition of being successful, particularly on the economic well-being of mankind. Accordingly, Christians are entitled to well-being and, because spiritual and physical realities are seen as one inseparable reality, interpret well-being as physical health and economic prosperity. Therefore, the Almighty God has promises for those who are prosperous and wealthy. God says, "For I know the plans I have for you, declares the Lord, plans to prosper you and not to harm you, plans to give you hope and a future."



One of the purposes is to Church was there to lend a support the Eco-farming helping hand. "In November program that the Church 2013, Super Typhoon Haiyan established in the said part of (local name: Yolanda), the the world. In terms of world's strongest tropical helping – of being generous cyclone on record, struck the to others – let us dissect an Visayas region in the article in the Editorial section Philippines, leaving many of the Pasugo: God's Message casualties and damaged titled "Loving our fellowmen" properties in its aftermath. To written by Brother Dennis C. respond to the victims' Lovendino, INC Minister of needs, hundreds of the Gospel and published in thousands of Iglesia Ni Cristo its June 2018 issue, hereto members joined in the quoted. "The Iglesia Ni Cristo Worldwide Walk on February (Church Of Christ) has been, 15, 2014, for those affected. for many years, extending The beneficiaries of the

help to the poor, especially to disaster and calamity victims. Its deep commitment to this task is anchored in God's second most important commandment: 'Love the Lord your God with all your heart, with all your souls, with all your mind, and with all your strength. The second most important commandment is this: 'Love your neighbor as you love yourself.' There is no other commandment more important than these two' (Mark 12:30-31 Good News Bible). "One of the ways we can prove our love for our fellowmen and brethren in the Church is by helping them in times of their need 1 John 3:17). The Church's Lingap sa Mamamayan (Aid to Humanity, now Care for Humanity) program has benefited millions in the Philippines and abroad. This project involves distribution of food parcels and clothes; providing free medical and dental services to indigents, and doling out cash donations to disaster-stricken communities. "When a tsunami triggered by a 9.0-magnitude earthquake ravaged eastern Japan in 2011; when Hurricane Sandy hit New York and New Jersey in 2012, when massive flooding devastated homes in Bundaberg, Australia, and when a tornado struck Moore, Oklahoma in 2013 – the

charity walk were provided with resettlement and livelihood projects, including a garment factory, an eco-farm, and a fish drying plant. "... On May 6, 2018, the Church held the Worldwide Walk to Fight Poverty aimed at raising awareness of the socio-economic plight of our African fellowmen and inspiring altruism. But even prior to this, the Church has established two eco-farms on the continent to provide the brethren with self-sustainable means of livelihood. Through its Felix Y. Manalo Foundation, Inc., the Church embarks on these humanitarian projects in obedience to God's command: 'There will always be poor people in the land, so I command you to give freely (open your hand) to your neighbors (or relatives or countrymen; brothers) and to the poor and needy in your land' (Deut. 15:11 Expanded Bible). "God exhorts His people to open their hands to our countrymen and brethren in need. It is in this spirit that the Church launched 'My Countrymen, My Brethren'—a community outreach that includes not only extending material assistance to the underprivileged but, above all, sharing with them God's words. The Church conducted such outreach missions in King William's Town, Ladybrand, Tembisa, and Manyatseng in South Africa; Maseru and Semonkong in Lesotho; Nairobi, Kenya; and Lusaka, Zambia that benefited tens of thousands of Africans – materially and spiritually.



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"Since April 2011, the Church this does not stop them from has also been conducting INC extending help to those in Giving activities in North need. They know that every America, Europe, and Asia. little help counts, and no help Volunteered-brethren visit is too small that cannot make the sick and the elderly in a difference in the lives of so care homes to brighten their many in need. Doing so day through the 'Singing for a entails personal sacrifice, Cause' musical performances which they selflessly make – all in the spirit of knowing how God is truly beneficence and altruism. pleased with His servants Firefighters, policemen, who fulfill His commandment teachers, and others who put to love our fellowmen as we their lives on the line in love ourselves: 'He who is service of the community are kind to the poor lends to the given tokens of appreciation. Lord, and he will reward him The brethren also participate for what he has done' (Prov. in blood donation drives, 19:17 New International neighborhood cleanups, the Version)." To God be all the adopt-a-park program, tree praises, glory, and honor! A planting, and other poem titled "Generosity humanitarian works that among Servants of God" is benefit society at large. written to amplify the good "Many Church Of Christ deeds of the servants of the members themselves are Lord God and Lord Jesus counted among the poor, but Christ.