

# On dynamic leadership

## EDUCATOR'S BOOTH

see on back page



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# Mahiya naman kayo!

## BUSISIIN NATIN!

sundan sa phina 2



## Rep. Revilla vows to champion workers' rights as new labor chair

**CAVITE** 1st District matters directly and Representative Ramon principally relating to Jolo B. Revilla III has labor, the advancement bbeen nominated and and protection of the elected as the new rights and welfare of Chairperson of the House workers, employment and Committee on Labor and manpower development. His committee will also address problems and Employment on Tuesday solutons through effective afternoon (July 29) during the 2nd session day of the 20th Congress.

Revilla thanked the leadership of the House of Representatives and his fellow legislators for the trust and confidence given to him to lead the committee.

The young legislator will lead the House in all recruitment, training and

placement of manpower, in the country and abroad.

"Lubos po akong nagpapasalamat sa liderato ng Kamara at sa aking mga kapwa mambabatas sa tiwalang ipinagkaloob nila sa akin upang pamunuan ang isang komiteng may mahalagang papel sa kinabukasan ng bawat manggagawang Pilipino," Revilla said.

He vowed to prioritize legislation that will champion workers' rights and uplifts the quality of life of the ordinary Filipino families.

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## SC does not absolve VP Sara

HERE are key points from the Supreme Court (SC) decision that the impeachment complaint against Vice President Sara Duterte is unconstitutional, effectively halting the Senate's scheduled trial.

- The ruling was issued on July 25, 2025, with a 13-0 vote.

- The Court cited the "one-year rule" in the 1987 Constitution, which prohibits multiple impeachment complaints against the same official within a year.

- Four complaints were filed between December 2 and February 5, but the first three were dismissed or archived, making the fourth invalid under the one-year rule.

- The Senate was deemed to have no jurisdiction over the impeachment proceedings.

- The Court emphasized due process and fairness in all stages of impeachment. Critics, including legal advocacy groups like FLAG, have called the ruling "dangerous," arguing it undermines accountability.

But Senator Ronald 'Bato' dela Rosa, a Duterte ally, praised the decision, attributing it to divine guidance, saying, "The Holy Spirit defeated the forces of evil! Hallelujah!" While the Supreme Court has not yet formally charged any legislators or public personalities with indirect contempt, tensions are rising due to public criticism of the ruling. Some lawmakers and commentators have openly questioned the decision's timing and implications, potentially risking contempt proceedings if deemed to undermine the judiciary's authority. In the SC ruling, it said that lawmakers may only file a new impeachment complaint against VP Duterte starting February 6, 2026. And that the decision does not absolve Duterte of the charges; it only invalidates the process used.

## Kolin Philippines donates desktop computers to the City Government of Dasmariñas

IN a meaningful display of corporate social responsibility and public-private partnership, Kolin Philippines formally turned over a set of donated desktop computers to the City Government of Dasmariñas in a ceremonial event led by City Mayor Hon. Jenny Austria Barzaga.

Held at the Dasmariñas City Government Center, the turnover ceremony highlighted the shared goal of enhancing digital access and empowering the city's various departments and institutions with updated technological resources.

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Inilunsad ang "Panatag Pilipinas" sa SM Mall of Asia bilang bahagi ng isang pambansang kampanya na nagsusulong ng kamalayan at paghahanda sa sakuna. Pinangunahan ng NDRRMC at Office of Civil Defense, hinihikayat nito ang mga Pilipino na maging handa at updated sa mga impormasyon ukol sa mga sakuna.

Mapapanood ang mga public service videos sa SM Cinemas sa buong bansa, pinangungunahan ni Maj. Dingdong Dantes na siyang ambassador ng kampanya. Suportado ng mga ahensya ng gobyerno, pribadong grupo, at SM Supermalls, tinutulak ng kampanya ang isang mas ligtas at handang Pilipinas sa mga sakuna. /PAPI





## MAHIYA NAMAN KAYO,

mula sa pahina 1

Tila nanahimik at nagulanta ang ilan sa mga mambabatas na naroon sa Sona ni Pangulong Marcos nang bigla niyang banggitin ang salitang, "Mahiya naman kayo sa ating mga mamamayan na yan ang dahilan sa mga palpak na proyekto dahil sa Tongpats, SOP, at kalakaran na matagal nang pinairal ng mga pulitiko na aminin ko hindi yan po ay totoo". Alam ba niyo na ilan sa mga kontraktor ang kaibigan ng inyong lingkod na nagkwento sa nasabing kalakaran na halos wala na raw matira sa kanya dahil sa daming dapat lagyan na kadalasan pa nga raw ay hindi pa narerelease ang budjet nahingi na ng advance ang ilan sa mga pulitiko kaya sabi ng ilan sa mga kontraktor mabuti pa anyang makakuha ka ng proyekto mula sa pribado kisa mula sa gobyerno na ultimo Kapitan kasama rin . he he he kaya Mahiya naman kayo!



Makikita sa larawang ito ang mga nakaimbak na mga bigas sa harapan ni Kapitan Dennis España ng Barangay Salitran IV, na ipapamahagi sa mga nasalanta ng bagyo at habagat nitong nagdaang linggo kung saan agad na ihinanda ng barangay. Ayon kay Kapitan España mayroon na silang master list ng mga apiktado ng nasabing kalamidad na kanilang dinala sa Evacuation Center.



Makikita sa larawang ito Ladythess Reeds na nagdaos ng kanyang kaarawan nitong nagdaang Hulyo 30 kasama si Amy na masayang nagpakuha ng litrato kasama ang kanilang iniidolo na susunod na Kapitan ng Barangay Salawag na si Mr. Benjie Toledo na siyang susuportahan ni Mayor Jenny Barzaga sa darating na BSK Election. Kaya sa mga taga Salawag, gusto niyo ng Solidong Serbisyo dito na kayo sa Team Toledo.

## Rep. Revilla vows...

from page 1

He said its time to pass legislation that would help the lives of the workers, "Panahon na upang itaas ang antas ng pamumuhay ng ating mga manggagawa. Ang makatarungan at sapat na sahod ay hindi pribililehiyo, Ito ay Karapatan nila."

As chairperson, he would push for a living wage for workers, "Bilang kinatawan ng mamamayan, isusulong natin ang batas na magtatakda ng makatao at makatarungang sahod para sa lahat."

Cavite 1st District is composed of the municipalities of Kawit, Noveleta, Roasrio and Cavite City. /Domz B. Caoile

## Kolin Philippines...

from page 1

Mayor Barzaga personally received the computer units on behalf of the city and expressed her heartfelt gratitude to Kolin Philippines for their generous donation. The mayor said in her brief message that the donation will go a long way in improving the delivery of our public services.

"It is through partnerships like this that we are able to build a more progressive, inclusive, and tech-enabled city for every Dasmariño," Mayor Barzaga said.

Representatives from Kolin Philippines also expressed their commitment to continue supporting programs that uplift communities and promote education, efficiency, and innovation.

The donation will be distributed to various public service offices and potentially to schools or community learning centers in need of upgraded digital equipment.

The City Government of Dasmariñas continues to push forward with initiatives aimed at improving public service delivery, bridging the digital divide, and creating more opportunities for growth and development among its citizens.

## AJ Advincula is House Deputy Majority Leader



REP, Adrian Jay 'AJ' Advincula has been named one of the Deputy Majority Floor Leaders of for the 20th Congress. For his new role, his father Imus City Mayor Alex 'AA' Advincula could not hide his admiration and said he believes in his son's ability to carry out his duties with honor and accountability. The new positions also gives him a bigger role in ensuring the progress not just of Imus, but also of the country, he said. "Ang iyong tagumpay ay tagumpay rin ng bawat Imuseño!" Mayor AA said. The mayor added that the new position of Cong. AJ would surely ensure the progress of the 3rd district of Cavite, and also of the country. /DBCaoile



TULONG, REHABILITASYON, uunahin: Sa ibang araw na magaganap ang e Ms. Kawit Bulilit at INDAKawit Dance Competition na sana ay gagawin sana noong Biyeres, Agosto 1 -mismong pagdiriwang ng Araw ng Kawit

Humingi ng paumanhin si Mayor Armie Aguinaldo pero ipinaliwanag na kailangang mas unahin ang pagtulong sa mga kababayang naapektuhan ng bagyrong Crising.

Masipag pang nagsasagawa ng rehabilitation efforts ang pamahalaang lokal, sabi ng alkalde.

"Umiiral pa rin ang State of Calamity na idineklara ng provincial government," sabi ni Mayor Aguinaldo na idinugtong, "Kailangang maaksiyon ang mga pinsalang idinulot ng bagyo at matulungan ang ating mga kababayan na makabangon ul isa naging epekto ng magkasabay na bagyo at habagat sa ating Kawit."

Sinabi naman ni Vice Mayor Angelo Emilio Aguinaldo na inihahanda na ng Sanggunian ang mga lokal na batas upang magtugunan ang mga pangangailangan sa pinsalang dulot ng kalamidad sa mamamayan. /Juliet W, Bilbao

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# Public urged to register for 'YAKAP' to access health benefits



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24/7 (02) 8662-2588 www.philhealth.gov.ph actioncenter@philhealth.gov.ph PhilHealthOfficial teamphilhealth

THE Philippine Health Insurance Corp. (PhilHealth) on Thursday urged the public to register for the YAKAP (Yaman ng Kalusugan Program) ng Pamahalaan program to ensure access to health benefits.

In a public advisory, the state insurer highlighted the vital services and financial assistance provided, especially to those who do not have a medical or health insurance plan.

To use the health benefit, a PhilHealth identification number is required. Anyone can get their own plan online through the PhilHealth Member Portal or offline at any of the PhilHealth Local Health Insurance Offices. Using the identification number, register in eGovPH app, PhilHealth member portal, PhilHealth office, or the chosen YAKAP Clinic. Members are advised to go to the YAKAP Clinic where they are registered for initial consultation.

They must undergo the laboratory tests as recommended by the doctor. If the laboratory services are not available at the YAKAP Clinic, they will be referred to a partner diagnostic laboratory or clinic.

They can get medicines from an accredited GAMOT provider

based on the doctor's prescription. If medication is needed, the doctor will issue a prescription through the GAMOT app.

At the accredited GAMOT provider or pharmacy, a prescription must be shown to the pharmacist. In return, the pharmacist will provide a GAMOT Availment Slip.

Accredited GAMOT providers have signage displayed in their pharmacies.

Each beneficiary can receive up to PHP20,000 worth of medicines per year from accredited pharmacies. They will be informed of their remaining balance from the PHP20,000 annual limit.

Acting PhilHealth President and CEO Dr. Edrwin Mercado explained that the YAKAP ng Pamahalaan is a rebranding of the Konsulta Program, as the government urges every Filipino to consult doctors despite the absence of illnesses or early symptoms, the essence of primary health care that is promotive and preventive.

He added that all the services under the Konsulta program, such as free consultations, the 13 included laboratory tests, as well as the 21 medicines, are all covered.

## Indirect Contempt Charges filed versus Cendaña, Heydarian, and Gadon



Following the Supreme Court's ruling that declared the impeachment case against Vice President Sara Duterte unconstitutional, three prominent figures—Rep. Perci Cendaña, Richard Heydarian, and Larry Gadon—are now facing indirect contempt petitions for their public criticisms of the Court.

Indirect contempt refers to acts committed outside court proceedings that degrade, obstruct, or embarrass the authority of the judiciary. It's a serious charge that can result in fines or imprisonment if proven.

On social media, Akbayan Partlist Perci Cendana called the SC the >Supreme Coddler of Sara Duterte and accused it of betraying the Constitution.

A so-called political analyst Richard Heydarian posted that 14 of 15 SC justices were Duterte appointees implying bias.

While disbarred lawyer and

Presidential Adviser Larry Gadon, on social media, berated the SC and repeatedly called it a "lapdog of the Dutertes and single out the Chief Justice.

In response, Atty. Ferdinand Topacio filed the complaint against Gadon and Attorneys Mark Kristopher Tolentino and Rolex Suplico filed separate petitions against Cendaña and Heydarian.

The petitioners argue that the statements may by Cendaba, Heydaruan and Gadon, scandalise the Supreme court and undermine public confidence.

And the comments imply judicial bias and political subservience.

Gadon simply dismissed the petition as a publicity stunt and claimed it gives him a platform to expose the Court's "hypocrisy".

Duterte Youth Chair Ronald Cardema defended the SC, saying its integrity must be protected regardless of political affiliations.



**MAYOR LUIS "JON-JON" A. FERRER IV**

City of General Trias

2025 Sangguniang Panlungsod Inaugural Session

@jonjonferreroofficial

**UJF**  
Let's Join Forces



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

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

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

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

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

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

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

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

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

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

**BANTAYBALITA News Publishing Services**  
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### ADDENDUM (TO THE EXTRA JUDICIAL SETTLEMENT OF ESTATE)

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

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### DEED OF EXTRA JUDICIAL SETTLEMENT OF ESTATE

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

**BANTAYBALITA News Publishing Services**  
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### EXTRA JUDICIAL SETTLEMENT OF ESTATE

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

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### 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

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**EXTRA JUDICIAL SETTLEMENT  
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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

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**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**  
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**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

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

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

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

**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

**AFFIDAVIT OF SELF-ADJUDICATION**

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

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



REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT OF CAVITE  
OFFICE OF THE CLERK OF COURT & EX-OFFICIO SHERIFF  
New Justice Hall, J.P. Rizal Avenue, Kaybagal South, Tagaytay City

CITYSTATE SAVINGS BANK, INC.  
*Mortgagee,*

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

-versus-

MARY JANE T. TOLEDANA,  
*Debtors/ Mortgageors.*

NOTICE OF EXTRA JUDICIAL SALE

Upon extra-judicial foreclosure sale under Act 3135, as amended, filed by Petitioner/Mortgagee, **CITYSTATE SAVINGS BANK, INC.**, a domestic corporation duly authorized to engage in banking business by the Bangko Sentral ng Pilipinas, with head office address at 2nd Floor, Citystate Centre Building, 709 Shaw Boulevard, Pasig City, pursuant to the terms and conditions of the Real Estate Mortgages ("MORTGAGE") executed and notarized on October 26, 2022 and June 15, 2023, by Mortgagor/Borrower, **MARY JANE TUD TOLEDANA**, of legal age, Filipino and with residence and postal addresses at (1) Tower 2, Unit 5035 Light Residences, Mandaluyong City; (2) 211 Soliven Blvd., Greenheights Subd., Nangka, Marikina and (3) 20X ADB Avenue Tower, ADB Avenue, Ortigas, Pasig City, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATES OF TITLE NOS. 076-2022007222 and 076-2023003769** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagor/Borrower, in the amount of **TEN MILLION FIVE HUNDRED TWENTY-SIX THOUSAND FOUR HUNDRED THREE PESOS AND 35/100 (Php 10,526,403.35)** inclusive of interest and penalty charges, as of April 15, 2025 the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Oliver T. Bocacao, Jr., will sell at public auction on **September 10, 2025 at 10:00 o'clock in the morning** or soon thereafter, at the **New Hall of Justice of Tagaytay City**, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 076-2022007222  
Registry of Deeds for Tagaytay City

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

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

BOUNDARIES

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

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

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

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

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

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

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

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

BOUNDARIES

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

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

EXTRA JUDICIAL  
SETTLEMENT OF ESTATE

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

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

DEED OF EXTRA JUDICIAL  
SETTLEMENT OF ESTATE

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

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

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

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

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

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

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

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

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATES OF TITLE NOS. 076-2022007222 and 076-2023003789**, the encumbrances thereon, if any there be.

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

Tagaytay City, Philippines, June 24, 2025.

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

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

OLIVER T. BOCACAO  
Sheriff-in-Charge

Note:  
Publication was awarded to  
Date of Publication:

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

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

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

EXTRA JUDICIAL SETTLEMENT OF  
ESTATE OF DANILO B. PIMENTEL

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

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

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

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 NOVEMBER 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



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 **June 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.**

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Lot 6 Block 11 Road Lot 3  
Ibayo Silangan, Naic, Cavite

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**ERRATUM**

THIS IS TO CORRECT THE ENTRY OF THE EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE DECEASED **FELICIDAD DEL ROSARIO RAQUEÑO** PUBLISHED IN BANTAYBALITA NEWS PUBLISHING SERVICES ON JULY 7, 14 & 21, 2025 THAT THE CERTIFICATE OF TITLE NO. T-87567 IS WRONG, INSTEAD T-87597 AND NOT AS PUBLISHED

**BANTAYBALITA News Publishing Services**  
**July 28 - August 3, 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**

**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  
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**





# On dynamic leadership



Leaders are persons who have commanding authority or influence among members, whether in a group or in an organization.

In the Bible, Jesus said, "In this world, the kings and great men lord it over their people, yet they are called 'friends of the people.' But among you, it will be different. Those who are the greatest among you should take the lowest rank, and the leader should be like a servant". Hence, leaders must be humble and people-oriented. That is, leaders should take care of the lowly ones and provide for their plights.

## True and dynamic leaders

According to Eugene Habeker, "The true leaders serve the people, serve their best interest, and in doing so will not always be popular and may not always impress. But because true leaders are motivated by loving concern rather than a desire for personal glory, they are willing to pay the price."

A dynamic leader is someone who does not need the title to take ownership of their area of influence. He is someone who measures his and others' leadership capabilities by their ability to empower others. In addition, a dynamic leader has powerful communication skills to inspire his followers. Communication with him is extremely important to be successful with the team –he will be followed due to an immense trust and belief as well as faith in him.

## INC leadership

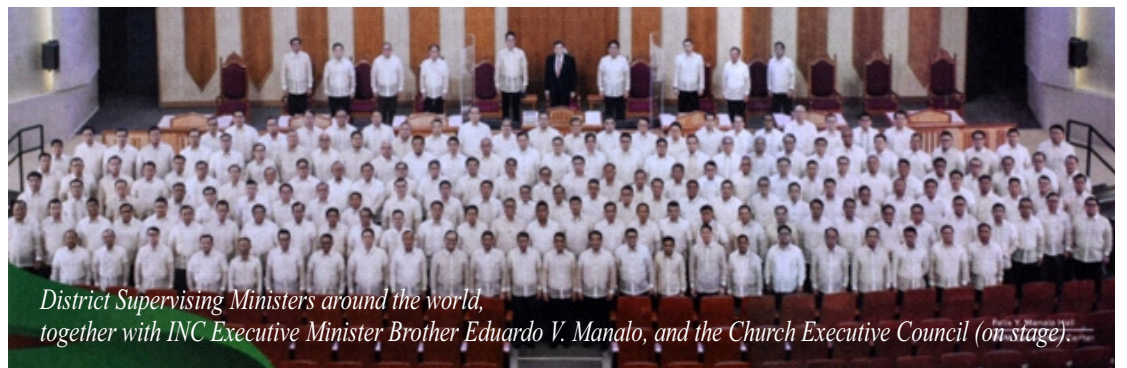
Leadership in the Church of Christ or Iglesia Ni Cristo (INC) is highly centralized as far as decision-making and the implementation of policies and guidelines are concerned. This phenomenon is very open and transparent to every Church member in connection with administering and leading the global Church. Communication is very open, however following a stringent protocol. Usually, written communication from the grassroots through channels has been very effective. On the other hand, circular letters from top to bottom of the hierarchy have been proven very effective, too. Likewise, the instructions for the implementation of certain projects or activities could easily reach the recipients through the top-down approach, where the heads of the households are the ones leading the members of the family in the implementation, through the guidance of the overseers and assistant overseers of the group.

## Close-knit leadership model

The INC organizational set-up portrays a centralized

leadership as described from the top to the bottom levels. The global Church is being administered by the INC Executive Minister and is being aided by the Church Executive Council. Then, down to the ecclesiastical district, the locale congregation, the zonal grouping, the group, and the individual household. All of the leaders handling the mentioned offices had their divine oath and promise to God to carry out their respective duties and responsibilities aggressively and wholeheartedly. The ecclesiastical district is headed by the District Supervising Minister; the local congregation is led by the Resident Minister and is assisted by five Head Deacons; the zonal grouping or purok is chaired by the Zone Overseer.

About three to five households are designated as a group and composed of more or less 15 members, headed by an Overseer and an Assistant Overseer. Normally, the household is led by the household head or the Father, and in his absence, the Mother. The family, as an institution, is the smallest unit of society, and the head of the family is the leader of the household – the one responsible for the success of the whole family. What happens if all the households comprising a local congregation are successful due to the leadership being exerted by the head of the family? What then will be the results of the conglomeration of the local congregations (more than 7,000 local congregations worldwide), that is, grouped into the ecclesiastical districts?



And what progression will happen with the best performance of the more than a hundred ecclesiastical districts worldwide, comprising the global Church of Christ in six habitable continents and 168 countries and territories? To God's chosen servants, all of these are believed to be handiwork of the Almighty Father, the only God being worshipped by the INC members. The above manifests how the INC is being administered, through the dynamic leadership in the echelon or hierarchy, utilizing both the top-down and bottom-up approaches – the INC picturesque close-knitted global leadership model. The phenomenal

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f the Almighty Father and of Lord Jesus Christ, and of course, by the dynamic leadership of the INC Executive Minister – Brother Eduardo V. Manalo. The leadership of the INC Executive Minister is from God and of God. As the Biblical precepts testify: "Who has stirred up this King from the east, rightly calling him to God's service? Who gives this man victory over many nations..." God proclaimed that, "I, the Lord, have called you to demonstrate my righteousness. I will take you by the hand and guard you, and I will give you to my people, as a symbol of my covenant with them. And you will be a light to guide the nations." The global Church would not be that successful in all of its endeavors, be it secular or spiritual, in its various worldwide programs, projects, and activities, as well as in the global propagation of the pristine words of God, without the divine guidance and support of the hands of the Almighty Father.

To Him—our God be the glory!

Dr. Antonio Papa is a trustee of the New Era University in Quezon City and the second head deacon at the Local Congregation of Indang, Ecclesiastical District of Cavite South. He is a retired university professor at the College of Economics, Management and Development Studies, Cavite State University (CvSU) in Indang, Cavite. In 2018, he served as a scientist 1 and consultant at Marinduque State College (MSC), now Marinduque State University (MarSU) in Boac, Marinduque. He graduated with a Bachelor of Science in Agricultural Education degree at the Don Severino Agricultural College, now CvSU in 1978, and both Master of Science and Doctor of Philosophy degrees in Extension Education at the University of the Philippines Los Baños (UPLB), College, Laguna in 1986 and 1991, respectively.