

## Mayor Loyola Leads Launch of Barangay Milagrosa Reading Center, 4B's Literacy Program

IN a heartfelt celebration of education and community empowerment, Carmona City Mayor Dahlia A. Loyola led the official opening of the Barangay Milagrosa Reading Center and the launching of the "Bawat Bata

» See Story , **PG. 3**

## BANTAY BALITA

NEWS PUBLISHING SERVICES  
YOUR COMMUNITY NEWSPAPER, KAKAMPI NG BAYAN

VOL. 4 NO. 11

P10.00

DECEMBER 8-14 , 2025

## IMUS: Proud Home of Global Robotics Champions

THE City Government of Imus beams with pride as it celebrates the outstanding performance of young Imuseño innovators who brought home multiple awards from the World Robot Games (WRG) 2025, held in Taipei, Taiwan from November 26 to 29.

Representing the Philippine Robotics Team, the De La Salle Zobel (DLSZ) Vermosa – Ro-  
» See Story , **PG. 3**

# Waive Licensure Exam Fees for Indigent Graduates: Rep. Ping Remulla

Cavite 5th District Representative Crispin Diego 'Ping' Remulla is championing a bold and compassionate legislative measure that seeks to waive licensure and certification exam fees for indigent graduates.

His proposal aims to ensure that the promise of free education does not end at graduation, but extends to the very threshold of employment.

"Sayang naman kung hindi nila ma-practice ang pinag-aralan nila dahil lang hindi makapag-exam," Rep. Remulla.

The congressman added that thousands of Filipino graduates --



who, despite completing their degrees--, are unable to take the next step due to unaffordable exam fees.

Remulla noted that for many students who have overcome poverty to earn a diploma, the

cost of licensure exams administered by the Professional Regulation Commission (PRC) and other certifying bodies becomes a final, heartbreaking barrier.

Without a license,  
» Sundan sa , **PG.2**



## Bye, Gen. Torre!

IT's time to hang up his uniform, said PNP chief Gen. Nicolas Torre.

On August 26, 2025, Malacañang is-  
» See Story , **PG.2**

## Kalinga at malasakit, ipinadama ni Mayor Custodio

MULING pinatunayan ng Pamahalaang Bayan ng General Mariano Alvarez (GMA) ang tunay na kalinga at malasakit sa pamamagitan ng direktang pamamahagi ng tulong pinansyal para sa medical at burial assistance.

Katuwang ang mga opisyal ng Gender and Development (GAD), personal na inihatid ni Mayor Medardo 'Ed'



Custodio ang tulong sa mga pamilyang nangangailangan ng tulong mula sa pamahalaang lokal.

Ayon sa alkalde, bilang ama ng bayan, hindi niya pababayaan ang mga pamilyang  
» Sundan sa , **PG. 2**

## 500 GenTriseño College Students Receive 1st Semester Educational Assistance



IN a powerful show of commitment to youth empowerment and inclusive education, the City Government of General Trias has successfully distributed the 1st semester Educational Assistance to 500 GenTriseño college students under the newest batch of city

scholars.

The scholarship program, spearheaded by the dynamic leadership of Mayor Jon-Jon Ferrer IV, continues to open doors of opportunity for aspiring GenTriseño scholars.

The Mayor also emphasized the  
» Sundan sa , **PG. 2**

## pg. 2 Dasma City Vet kinontra ang maling akala, misinformation sa pagkatayo ng Animal Shelter

## Mayor Ted Carranza namahagi ng Pamaskong Handog 2025

LIBO-LIBONG timba ng Pamaskong Handog 2025 ang ipinamahagi sa bawat tahanan sa bayan ng Silang na personal na

pinamunuan ni Mayor Ted Carranza. Naglalaman ang bawat timba ng mga pangunahing pangangailangan at simpleng

handog na magpapa-pagaan sa pagdiriwang ng Pasko ng bawat pamilyang Silangueno.  
» Sundan sa , **PG. 2**



## Dasma City Vet kinontra ang maling akala, misinformation sa pagkatayo ng Animal Shelter

KALAT na kalat sa social media at sa mga usapan sa Dasmariñas City ang parunggit na mas inuuna ng pamahalaang lungsod ang kapakanan ng mga hayop, lalo na ang pusa-paboritong alaga ni Cong. Kiko Barzaga, aka, Cong Meow.

Mas importante raw pa ang mga alagang pusa ni Cong. Kiko kesa sa kapakanan ng mga residente, hmmm, parang totoo nga?

Sa mga ganitong kritisismo, pumalag na nagpaliwanag na ang City Veterinarian ng Dasmariñas – si Dr. Andrew Rovie Mangubat Buencamino.

Insensitive, walang alam at puro lang daw haka-haka at maling

akala ang upak, at ito, sabi ni Dr. Buencamino ay kailangang ipaliwanag na – nang maitama ang maling impormasyon na ikinakalat sa publiko.

Una, hindi mula sa pondo ng Pagamutan ng Dasmariñas kinuha ang para sa Animal Shelter.

“ Magkaiba ang budget sources, magkaiba ang line items, at lahat ng ito ay dumadaan sa COA at Sanggunian,” sabi ni Dr. Buencamino.

Malisyoso, sabi niya ang pahayag na mas inuuna ang (Animal) shelter kaysa kapakanan ng tao ay hindi lang mali – malisyoso.

Sabi pa ni Doc Andrew: “Animal Health is Human Health.”



INIINIKSIYONAN ni Dr. Andrew Rovie Mangubat Buencamino ng anti-rabies ang isang alagang aso kaugnay ng kampanya ng ani-rabies campaign sa lungsod. Larawan muna sa Philippine News Agency.

Aniya, hindi iyon slogan, hindi opinyon dahil ito ay mismong prinsipyo ng World Health Organization, OIE, CDC, FAO, at ng lahat ng modern public health systems sa mundo.

“Ito ang tinatawag

na One Health, kung saan ang kalusugan ng tao, hayop, at kapaligiran ay iisang chain. Kapag pumutok ang problema sa isa, tataman ang lahat,” sabi ng City Vet.

Dagdag pa niya, hindi luho ang Animal Shel-

ter, at kailangan ito para sa kalusugan ng pulbiko.

Para iyon sa Rabies control, pagbaba ng dog bite incidents, para mapigilan ang zoonotic disease, kaligtasan ng komunidad, mapigilan ang pagtaas ng mga aso at pusang gala; at sa kabuuan, sa kagalingan ng isip, at kaligtasan ng mamamayan.

“Kung walang maayos na shelter, lalala ang stray population. At kapag lumala ang stray population, mas malaking gastos at mas malaking problema ang ibinabagsak sa mga tao,” paliwanag ni Doc Buencamino.

Masama ang pagkakalat ng misinformation, sabi ni Buencamino.

“Pinag-aaway nito ang dalawang bagay na kailanman ay hindi pinaglalaban ng siyensya at ng LGU: ang kapakanan ng tao at ang kapakanan ng hay-

op,” aniya – na idinugtong, sa Dasmariñas, ginagawa ang tunay na One Health governance.

Nanindigan si Doc Andrew na tungkulin niya, bilang g City Veterinarian na “ipagtanggol ang tama, ang siyensya, at ang kapak-

anan ng buong lungsod – tao man o hayop.”

Nagpaalala siya sa mga tunay na nagmamalasaki sa kapakanan ng lungsod na dapat inuuna muna ang pag-unawa kaysa pag-atake, at inuuna ang katotohanan kaysa maling haka-haka.

### « Waive Licensure... »

»MULA SA PAHINA 1..

their education remains a dream deferred.

Remulla’s measure seeks to change that.

By removing this financial roadblock, the bill empowers deserving graduates to fully enter their chosen professions—whether in teaching, engineering, healthcare, or other regulated fields—without being held back by economic limitations.

### « 500 GENTRISEÑO ... »

»MULA SA PAHINA 1

importance of education in building a brighter future for the city’s youth:

“Ang edukasyon ang susi sa tagumpay. Sa bawat kabataang natutulungan natin, isang pamilya ang umaangat, at isang komunidad ang lumalakas. Patuloy tayong magtutungan para sa mas maliwanag na bukas ng General Trias,” Mayor Ferrer said.

The educational assistance covers a portion of tuition and school-related expenses, easing the burden on families and allowing students to focus on their academic goals.

The city’s scholarship program aligns with the Sustainable Development Goal 4 (SDG 4) on Quality Education, reinforcing General Trias’ role as a model for inclusive and accessible learning in the province of Cavite.

### « Bye, Gen ... »

»FROM PAGE 1

sued a memo relieving Torre from his position as PNP

Chief, effective immediately

He said, “Hinihintay ko lamang ang order to retire ng aking mga superiors.. This is one of the options. So be it.”

Torre’s leadership became controversial after the arrest and transfer of former President

Rodrigo Duterte to the International Criminal Court (ICC), for which the PNP was heavily

### « Mayor Ted ... »

»MULA SA PAHINA 1



### « Mayor Loyola ... »

»FROM PAGE 1

Bumabasa” (4B’s) program, a literacy initiative aimed at nurturing a culture of reading among young Carmonañons.

Joined by members of the Sangguniang Panlungsod and local barangay officials, Mayor Loyola emphasized the city’s unwavering commitment to inclusive education.

“Ang pagbabasa ay pundasyon ng kaalaman. Sa pamamagitan ng 4B’s, nais nating tiyakin na bawat bata sa Carmona ay may pagkakataong matutong magbasa at mahalin ang pagbabasa,” she shared during her keynote message.

The newly inaugurated Reading Center is envisioned as a safe and inspiring space where children can explore books, enhance their reading skills, and develop a lifelong love for learning.

criticized.

Police Lt. Gen. Jose Melencio Nartatez Jr. was appointed as officer-in-charge (OIC) of the PNP.

Reports said that Torre was ordered to vacate his office because of major clash with Interior Secretary Remulla over a proposed top-level revamp in the police force.

Torre’s mandatory retirement date is March 2027.

“Ang bawat timba ay hindi lamang regalo—ito ay simbolo ng malasakit, pagkakaisa, at pagmamahal ng pamahalaan sa ating mga kababayan,” ani Mayor Carranza.

Ang Pamaskong Handog ng alkalde ay upang tiyaking walang Silanguño ang maiiwan sa pagdiriwang ng kapaskuhan.

The 4B’s program, launched simultaneously, will support this mission through regular reading sessions, storytelling activities, and community-



### « KALINGA AT ... »

»MULA SA PAHINA 1

nangangailangan ng tulong.

“Ang bawat tulong na ating naipapaabot ay bunga ng ating panindigan para sa isang gobyernong tunay na naglilingkod,” sabi ni Mayor Custodio.

Mula sa tulong medikal hanggang sa suporta sa panahon ng pagluluksa, ipinadama ng administrasyon ni Mayor Custodio ang isang epektibo at de kalidad na serbisyo sa mamamayan ng GMA.

**BANTAY  
BALITA**  
YOUR COMMUNITY NEWSPAPER, KAKAMPI NG BAYAN!

**HENRY E. CAOILE**  
Founder

**DOMZ B. CAOILE**  
Publisher

**ELI RAMOS TAPARAN**  
Editorial Consultant  
**JANETH W. BILBAO**  
Circulation Manager

**GENE T. TAN**  
Chief of Reporters

**ADELA R. ZAMORA**  
Special Projects Director

**JIMMY C. SABERON**  
Layout & Design

member  
**papi**

**PUBLISHERS ASSOCIATION  
OF THE PHILIPPINES INC.**

Your Community Newspaper, Kakampi ng Bayan!

E-mail: bantaybalitanews59@gmail.com / taparanellisao@gmail.com

Block 2, Lot 21, Camella Barcelona Phase 1,

Barangay Buhay na Tubig, Imus City, Cavite

E-mail: bantayblitanews59@gmail.com / taparanellisao@gmail.com

lukasdasilva990@gmail.com

Phone: 09274890759 / 09289406369

ISSN No. 2984-8563

Tumatanggap ang pahayagang ito ng kontribusyong balita, artikulo, photo, komento, promotional releases, anunsyong komersiyal at legal: gayundin mga abiso mula sa pamahalaang nasayonal at lokal at sas iba pang ahensiyang publiko at pribado at samahng sibiko at kilusan sa kawanggawa.

Isasalang sa maingat na pagkilatis ang bawat matatanggap na kontribusyon at kung kailangan ay idadaan sa editing kung may malalawa, mapanglailat at mapanirang salita o larawan na humahamak at maglalagay sa kahihiyan ng sino mang tao.

Lahat ng nilalaman ng pahayagang ito ay maaring muling ilathala, kopyahin sa paraang digital, imprenta at karikatura at maaaring ipamahagi sa publiko kung magbibigay-pasabi sa patnugutan ng BANTAY BALITA sa pamamagitan ng sulat, email, message o tawag sa telepono o sa anumang uri ng komunikasyon. All Rights Reserved. Imus City, Cavite, Philippines.

**NOTE: All news articles and opinion expressed by the writers are entirely their own and do not reflect the opinion of the Publisher, Management of this Publication.**



# PAPI reaffirms stand vs fake news, corruption

THE PUBLISHERS Association of the Philippines, Inc. (PAPI) has strongly reaffirmed its stand against fake news and corruption during its 29th National Press Congress held on

of journalists in safeguarding truth and accountability.

Opening Program: Entry of Colors by Bulacan State University, followed by a Doxology led by Pastor Elpedio

tion, corruption, and disinformation, ensuring that the public receives accurate and credible information.

The PAPI leadership said that fake news undermines trust in institutions and divides

Velasquez, national president of PAPI led the congress and emphasized the association's stand against fake news and corruption.

Mr. Nelson Santos, the association



December 3-4, 2025 in Baliwag, Bulacan.

The event was described as a "reunion of truth seekers" and summit of storytellers" underscoring the enduring power of Philippine journalism in an era overwhelmed by misinformation.

The PAPI's congress theme -- "Unmasking Deception: The Role of Investigative Media in Exposing Fake News and Corruption" set the tone for discussions on the urgent role

B. Soriano Jr. and the singing of the National Anthem and the PAPI Hymn, reminding participants of their responsibility to uphold integrity in reporting.

A heartfelt prayer and tribute were offered for the late PAPI Chairman Emeritus Juan Dayang, honoring his legacy in Philippine media.

A call to action was emphasized that investigative journalism must remain vigilant in exposing decep-

tion, corruption, and disinformation, ensuring that the public receives accurate and credible information.

The association's stand highlights the responsibility of the press not only to inform but to protect democracy by holding power accountable.

The 29th national congress featured a mix of media leaders, government officials, and civic partners as speakers.

Ms. Rebecca M.

past president and Director for Media Affairs, and Ms. Alma Ocotorena, Vice President for Luzon, both coordinated the event.

The presence of media leaders, government officials, and educators reflects the broad coalition needed to fight fake news and corruption.

PAPI's congress was not just a press gathering but a national call for accountability and truth-telling.

## IMUS: PROUD ...

## »FROM PAGE 1

botics Elite Team showcased world-class talent and ingenuity, proving once again that Imus is a cradle of excellence in science, technology, and innovation.

Among the most decorated delegates were:

- Ivarika Ynafleure Remulla Lapuz of Jesus Good Shepherd School (Batch 2021), Barangay Bayan Luma 1:

Silver – Soccer Robots 4x4

Bronze – Ibeam Senior Line Tracing

Bronze – Beam Battle Senior

- Copper – Programmable Line Tracing Senior  
- Arwen Kayleb Yraola Dominguez of Benedictine Institute of Learning (Batch 2021), Barangay Tanzang Luma 1:

- Silver – Soccer Robots 4x4

- Bronze – Rescue Mission Challenge

Robot Copper – Ibeam Senior Line Tracing

Copper – 3kg Senior Remote Control Sumo Robot

- Daniell Marcus Calapardo Cadag of Elizabeth

Seton School (Batch 2022), Barangay Pasong Buaya 2:

Silver – Soccer Robots 4x4

Guided by their dedicated coaches, Minnie Kate Mejia and Jholan Torres, these young minds exemplified the brilliance and determination of the Filipino youth on the global stage.

Mayor Alex "AA" Advincula and the entire City Government of Imus extend their heartfelt congratulations to the team, recognizing their achievements as a beacon of hope and inspiration for the next generation of Imuseño learners.

"Ang tagumpay ng ating mga kabataan ay tagumpay ng buong Imus. Patunay ito na ang ating lungsod ay tahanan ng mga kabataang may galing, talino, at tapang na makipagsabayan sa buong mundo," said Mayor Advincula.

This victory not only brings honor to Imus but also reinforces the city's commitment to nurturing future-ready citizens through quality education and support for STEM programs.

REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
FOURTH JUDICIAL REGION  
NAIC CAVITE  
OFFICE OF THE CLERK OF COURT  
AND EX-OFFICIO SHERIFF

HOME DEVELOPMENT MUTUAL FUND (HDMF)

Petitioner-Mortgagee,

-versus-

FNC 2023-322

RYAN D. DULGUIME  
Married to ARLENE B. DULGUIME

Respondents-Mortgagors.

## NOTICE OF EXTRA-JUDICIAL SALE

WHEREAS, upon Extra-Judicial Petition for Sale under Act No. 3135 as amended by the Act No. 4118, filed by HOME DEVELOPMENT MUTUAL FUND (HDMF) Mortgagee, with postal address at Petron Mega Plaza Building, No. 358 Sen Gil Puyat Avenue, Makati City, against RYAN D. DULGUIME Married to ARLENE B. DULGUIME with postal address at LOT 24 BLK 66, NIPA ST., BEL ALDEA SAN FRANCISCO, GENERAL TRIAS, CAVITE, to satisfy the mortgage indebtedness which as of April 17, 2023, amounted to FOUR HUNDRED TWENTY FOUR THOUSAND SIX HUNDRED FIFTY FIVE PESOS & 90/100 PESOS (P 424,655.90) Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on December 22, 2025 at 9:00 in the morning or soon thereafter at the Regional Trial Court, Naic, Cavite, to the highest bidder in CASH or MANAGER'S CHECK and in Philippine Currency the property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2019005102

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:  
LOT NO: 43, BLOCK NO: 20, PLAN NO: PCS-04-031172  
PORTION OF CONS-SUBD. OF LOTS 2977 & 2978, FLS-986-D,  
NAIC ESTATE (VS-04-000597)  
LOCATION: BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE  
OF (Continued on next page)

## TECHNICAL DESCRIPTION (Continued from page 1)

CAVITE, ISLAND OF LUZON

BOUNDARIES:	DIRECTION	ADJOINING LOT(S)
LINE 1-2	NE	LOT 22, BLOCK 20, PCS-04-031172
2-3	SE	LOT 42, BLOCK 20, PCS-04-031172
3-5	SW, NW	LOT 44, BLOCK 20, PCS-04-031172
5-1	NW	LOT 44, BLOCK 20, PCS-04-031172

TIE POINT:	MON. NO. 17, NAIC ESTATE, PROVINCE OF CAVITE	DISTANCE
TO CORNER 1	S. 48° 11' E	1839.98 M.
1-2	S. 41° 25' E	3.50 M.
2-3	S. 48° 35' W	8.00 M.
3-4	N. 41° 25' W	3.50 M.
4-5	N. 48° 35' E	2.50 M.
5-1	N. 48° 35' E	5.50 M.

AREA: TWENTY EIGHT SQUARE METERS (28), MORE OR LESS

Prospective bidders So the encumbrance existing thereon, if any there be.

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

In the event the public auction should not take place on the said date, it shall be held on December 29, 2025 at the same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, October 11, 2025

JANE L. V. LAGDON, MBA  
Sheriff, IV

Copy furnished:

HOME DEVELOPMENT MUTUAL FUND (HDMF) - Petron Mega Plaza Building, No. 358 Sen Gil Puyat Avenue, Makati City

RYAN D. DULGUIME Married to ARLENE B. DULGUIME - LOT 24 BLK 66, NIPA ST., BEL ALDEA SAN FRANCISCO, GENERAL TRIAS, CAVITE

LOT 43, BLK 20, PASINAYA HOMES NORTH, PHASE 1, BARANGAY TIMALAN, NAIC, CAVITE

MARIA VICTORIA D. CAPIRAL % ATTY. RIZALDY F. DE LEON, Attorney-in-Fact, Bernales & Associates

Suite 6 Third Floor, A. Francisco Gold Condominium I, 784 EDSA West Kamias District, Quezon City

BANTAYBALITA NEWS PUBLISHING SERVICES  
NOVEMBER 24, DECEMBER 1 & 8, 2025



# Indang, Cavite holds Irok Festival

By Antonio G. Papa, Ph.D.



**IROK FESTIVAL** is Indang, Cavite's official festival taking place annually from November 30 until mid-December and features street dancing, float parade, lantern making contests, concerts, cultural shows, and various community based activities. Indang is 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 currently aspiring to become the tourism capital of the province of Cavite.

At present, the municipality carries a slogan dubbed as "Bagong Indang" under the leadership of Mayor Virgilio 'Action Man' F. Fidel, with the able support of the Sangguniang Bayan, headed by Vice Mayor Ferdinand T. Papa.

Accordingly, through the Sangguniang Bayan Resolution No. 1 series of 2019, the Municipality of Indang in Cavite

declared the IROK FESTIVAL as the town's official festival. It takes place annually from November 30 until mid-December and features street dancing, float parades, lantern making contests, concerts, cultural shows, and various community based activities.

The annual Irok Festival is a way for Indang residents to pay tribute to Irok, which has given countless benefits to the town and contributed to its rich heritage. By the way, Irok, a local term for sugar palm tree, has been part of Indang's identity and traditional way of life. Another term for Irok is Kaong.

This year, the Irok Festival commenced on November 21 and ended on December 14, 2025.

The festival concluded on December 14,

» Sunda sa , PG. 5





»INDANG, CAVITE ...

»MULA SA PAHINA 4

2025 through a Coronation Night of Mutya ng Indang 2025. Thirteen young beautiful ladies contested for the crown. Note: As of this writing, the event has not been conducted.

Prior to the above ac-

tivity, on December 12, the Irok Zumba Party was held in the morning at the Municipal Covered Court. Likewise, in the evening, a Dance Sport, and a Ballroom dancing party was held in the same place.

The following activities related to the Irok Festival 2025 transpired for the past two weeks.

The festival kicked off on November 21 with the Talent Competition of Binibining (Bb.) Ikatlong Lahi 2025. The coronation for the Bb.



Ikatlong Lahi 2025 was held on November 28.

Meanwhile, on November 29, a Kapuso Fiesta Caravan featuring the GMA Sparkle artists was held at the Municipal Covered Court in Indang, Cavite. Likewise, invited Korean performers rendered Korean dances for the pleasure of the audience.

On November 30, the Bonifacio Day Celebration at the Bonifacio Shrine in Limbon, Indang, Cavite was held in the morning. The Grand Parade with Street Dancers and Float Parade from the new Municipal Hall of Indang to the Municipal Covered Court were held in the afternoon, and thereafter the opening program for the festival was held at the Municipal Covered Court with Cavite Governor Francisco Gabriel "Abeng" Diaz Remulla as guest of honor and speaker.

At night of December 1, the Christmas Lighting Ceremony was held in front of Indang New Municipal Hall. Thereafter, fireworks display was done.

It was followed by the Musikabataan at Mojica St. in front of Indang

New Municipal Hall, in the light of the younger citizens of Indang.

On December 7, a Fun Run dubbed as "Wish to Finish" was held at the East-West Road, from Indang to Amadeo grounds.

There is also a Christmas Bazaar, dubbed as Paskong Indang, located in front of the New Municipal Hall, selling various foods, delicacies and commodities. The Bazaar, as part of the Irok Festival 2025 runs from December 1 to 31, 2025. Since December 1, the place gathers several guests from various barangays of Indang, and other nearby places.





**DEED OF DONATION (WAIVER OF RIGHTS)  
WITH PARTITION AGREEMENT**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **JUANA MIRANDA** IS THE REGISTERED OWNER F A PARCEL OF LAND COVERED BY TAX DECLARATION NO. 18-0037-00961 WITH AREA OF TWENTY-TWO THOUSAND FOUR HUNDRED THIRTY-EIGHT (22,438) SQUARE METERS LOCATED IN BRGY. MALABAG, SILANG, CAVITE, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS (DEED OF PARTITION) ATTACHED, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO, UNDER DOC. NO. 393 PAGE NO. 79 BOOK NO. 186, SERIES OF 2025, NOTARIZED DATE DECEMBER 1, 2025

**BANTAYBALITA NEWS PUBLISHING SERVICES  
DECEMBER 1, 8 & 15, 2025**

**EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE  
LATE SPOUSES ARSENIO G. MAÑGOSING AND  
RADZHATA D. MAÑGOSING**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE SPOUSES **ARSENIO G. MAÑGOSING** WHO DIED ON SEPTEMBER 11, 2019 AT MANILA, WHILE **RADZHATA D. MAÑGOSING** DIED ON APRIL 17, 2017 AT MANILA, THAT SAID DECEASED SPOUSES LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-558976, SITUATED IN BARRIO OF LANCAAN, MUNICIPALITY OF DASMARIÑAS, PROVINCE OF CAVITE, CONTAINING AN AREA OF SEVENTY SIX (76) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. MIRIAM S. CLORINA, UNDER DOC. NO. 319 PAGE NO. 64 BOOK NO. 296, SERIES OF 2020, NOTARIZED DATE JULY 10, 2020

**BANTAYBALITA NEWS PUBLISHING SERVICES  
DECEMBER 1, 8 & 15, 2025**

**EXTRA JUDICIAL SETTLEMENT F THE ESTATE OF  
LETICIA E. PESCASIO WITH WAIVER OF RIGHTS**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **LETICIA E. PESCASIO** WHO DIED ON FEBRAURY 22, 2022 AT MAGALLANES, CAVITE, LEFT A PARCEL OF LAND DESCRIBED AS FOLLOWS: A.) TAX DECLARATION NO. AA-12 0007 00789, LOCATED AT BENDITA I, MAGALLANES, CAVITE WITH AN AREA OF TWO HUNDRED TWELVE (212) SQUARE METERS, B.) TAX DECLARATION NO. AA-12-0007 00791, LOCATED AT BRGY. BENDITA I, MAGALLANES, CAVITE WITH AN AREA OF FORTY-EIGHT (48) SQUARE METERS, C.) TAX DECLARATION NO. AA-12-0007 00790, LOCATED BENDITA I, MAGALLANES, CAVITE WITH AN AREA OF ONE HUNDRED EIGHTEEN (118) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. MARIAN O. DUPAL WOOLDRIDGE, UNDER DOC. NO. 191 PAGE NO. 39 BOOK NO. 33, SERIES OF 2024, NOTARIZED DATE NOVEMBER 16, 2024

**BANTAYBALITA NEWS PUBLISHING SERVICES  
DECEMBER 1, 8 & 15, 2025**

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

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **SEGUNDINA ESGUERRA RAMOS** WHO DIED ON OCTOBER 9, 1992 AND HER SPOUSE CESAR CRUZ RAMOS WHO DIED ON MARCH 7, 1966, LEFT A PARCEL OF LAND, SITUATED AT POBLACION, IMUS CITY, CAVITE, UNDER TRANSFER CERTIFICATE OF TITLE NO. T-13840, DECLARE UNDER TAX DECLARATION NO. 09-001-00240, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA, UNDER DOC. NO. 446 PAGE NO. 90 BOOK NO. III, SERIES OF 2025, NOTARIZED DATE JUNE 11, 2025

**BANTAYBALITA NEWS PUBLISHING SERVICES  
DECEMBER 15, 22 & 29 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

**UNION BANK OF THE PHILIPPINES**  
Mortgagee,  
-versus-

**SPS. GENNYLIND O. ESTABILLO and  
GUILLERMO M. ESTABILLO**  
Mortgagors,  
X -----X

**EJF NO. TG-25-101**  
**FOR: Extra Judicial Foreclosure of  
Real Estate Mortgage under Act  
No. 3135, as amended by Act No.  
4118**

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial foreclosure sale under Act 3135, as amended by Act No. 4118, filed by Mortgagee, **UNION BANK OF THE PHILIPPINES** a banking institution duly organized and existing under and by virtue of the laws of the Philippines with principal office address at the Union Bank Plaza Building, Meralco Avenue Corner Onyx/Sapphire Roads, Ortigas Center, Pasig City, Metro Manila, pursuant to the terms and conditions of the Real Estate Mortgage executed and notarized on October 25, 2023 by Mortgagor/s, **SPS. GENNYLIND O. ESTABILLO AND GUILLERMO M. ESTABILLO**, both of legal age, Australians, with addresses at (1) Block 922, Lot 6, Phase 8, St. Paul Street, Heritage Homes, Marilao, Bulacan Province, (2) Unit 703, 7th Floor, Serin West Tagaytay, Barangay Silang, Crossing East, Tagaytay City and (3) #12 Bolton View Brimbank Gardens Derrimut Victoria, Australia, Australia 3030, represented by **LELENE O. MOH'D MOH'D** as per Special Power of Attorney executed and notarized on March 14, 2017, in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by Condominium Certificate of Title **076-2022001793** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors in the amount of **SEVEN MILLION TWO HUNDRED EIGHT THOUSAND TWO HUNDRED THIRTY ONE PESOS AND 98/100 (Php 7,208,231.98)** inclusive of accrued interest, as of July 14, 2025 the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, **Rhiz Sahel C. Toledo**, will sell at public auction on **February 11, 2026 at 10:00 o'clock in the morning** or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following properties with all its improvements thereon, to wit:

**CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2022001793**  
Registry of Deeds for Tagaytay City

IT IS HEREBY CERTIFIED that the unit identified and described as:

FLOOR: 7  
UNIT CALL OUT: 703  
UNIT TYPE: 1 BEDROOM  
UNIT AREA: 40.20 SQUARE METERS  
BALCONY AREA:  
TOTAL AREA: 40.20 SQUARE METERS

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on TRANSFER CERTIFICATE OF TITLE 2012005377 which embraces and describes the land located at BRGY. SILANG, CROSSING EAST TAGAYTAY CITY with an area of TEN THOUSAND (10,000) Square Meter, is registered in the name of:

Owner: SPOUSES GENNYLIND ORTEGA ESTABILLO AND GUILLERMO MANZANO ESTABILLO, BOTH OF LEGAL AGE, AUSTRALIANS

Address: #12 BOLTON VIEW BRIMBANK GARDENS DERRIMUT VICTORIA, AUSTRALIA, AUSTRALIA 3030

In the event the public auction should not take place on the said date, it shall be held on **February 18, 2026** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the Condominium Certificate of Title 076-2022001793 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, November 7, 2025.

*Varbra Ann A. Varias-Dimayuga*  
**ATTY. VARBRA ANN A. VARIAS-DIMAYUGA**  
Clerk of Court VI & Ex-Officio Sheriff

*Rhiz Sahel C. Toledo*  
**RHIZ SAHEL C. TOLEDO**  
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

**Note:**

Publication was awarded to: \_\_\_\_\_

Date of Publication: \_\_\_\_\_

**Copy Furnished:**

**UNION BANK OF THE PHILIPPINES**  
Mortgagee  
Union Bank Plaza Building, Meralco Avenue Corner Onyx/Sapphire Roads, Ortigas Center, Pasig City, Metro Manila

**SPS. GENNYLIND O. ESTABILLO AND GUILLERMO M. ESTABILLO**  
Mortgagor/s  
(1) Blk. 922, Lot 6, Phase 8, St. Paul Street, Heritage Homes, Marilao, Bulacan Province  
(2) Unit 703, 7th Floor, Serin West Tagaytay, Barangay Silang, Crossing East, Tagaytay City  
(3) #12 Bolton View Brimbank Gardens Derrimut Victoria, Australia, Australia 3030

**LELENE O. MOH'D MOH'D**  
Attorney-in-Fact  
(1) Blk. 922, Lot 6, Phase 8, St. Paul Street, Heritage Homes, Marilao, Bulacan Province  
(2) Unit 703, 7th Floor, Serin West Tagaytay, Barangay Silang, Crossing East, Tagaytay City

**BANTAYBALITA NEWS PUBLISHING SERVICES  
DECEMBER 1, 8 & 15, 2025**

**EXTRA JUDICIAL SETTLEMENT F THE ESTATE OF  
DOMINADOR LARA WITH WAIVER OF RIGHTS**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **DOMINADOR LARA** WHO DIED ON MAY 1, 2002, AT IMUS, CAVITE, LEFT A PARCEL OF LAND AT PASONG BUAYA 2, IMUS CITY, CAVITE, COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-945609 CONTAINING AN AREA OF ONE HUNDRED SIXTY-SIX (166) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO, UNDER DOC. NO. 326 PAGE NO. 66 BOOK NO. 182, SERIES OF 2025, NOTARIZED DATE JUNE 16, 2025

**BANTAYBALITA NEWS PUBLISHING SERVICES  
DECEMBER 1, 8 & 15, 2025**

**DEED OF EXTRA JUDICIAL SETTLEMENT OF ESTATE**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE SPOUSES **EUGENIO CABAL ALEMANIA JR.** WHO DIED ON JUNE 4, 2025, LEFT A BANK ACCOUNT DESCRIBED AS FOLLOWS: BDO IMUS-AGUINALDO BRANCH, AMOUNT: PHP ONE MILLION FOUR HUNDRED THIRTY THOUSAND NINE HUNDRED SEVENTY-THREE & FIFTY CENTAVOS (1,430,973.50), EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO, UNDER DOC. NO. 381 PAGE NO. 77 BOOK NO. 186, SERIES OF 2025, NOTARIZED DATE NOVEMBER 28, 2025

**BANTAYBALITA NEWS PUBLISHING SERVICES  
NOVEMBER 24, DECEMBER 1 & 8, 2025**

**EXTRA JUDICIAL SETTLEMENT OF ESTATE OF  
DECEASED SPOUSES EPIFANIO T. GONZALES AND  
GLORIA J. GONZALES**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE SPOUSES **EPIFANIO T. GONZALES** AND **GLORIA J. GONZALES** WHO DIED ON SEPTEMBER 7, 2008 AT MANILA AND JUNE 11, 2024 AT DASMARIÑAS CITY, CAVITE, LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 057-2021026264, SITUATED IN BRGY. SAN AGUSTIN, MUNICIPALITY OF DASMARIÑAS, PROVINCE OF CAVITE, CONTAINING AN AREA OF EIGHTY (80) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. ARCHIBALD A. VARGAS, UNDER DOC. NO. 77 PAGE NO. 16 BOOK NO. VI, SERIES OF 2025, NOTARIZED DATE NOVEMBER 20, 2025

**BANTAYBALITA NEWS PUBLISHING SERVICES  
NOVEMBER 24, DECEMBER 1 & 8, 2025**

**EXTRA JUDICIAL SETTLEMENT OF ESTATE OF  
DECEASED PERSON MYRNA DUYA BANAAG WITH  
DEED OF ABSOLUTE SALE**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **MYRNA DUYA BANAAG** WHO DIED ON MAY 7, 2024 AT SAN FRANCISCO, CALIFORNIA, USA, LEFT A PARCEL OF LAND SITUATED IN THE BRGY. OF CONCHU, CITY OF TRECE MARTIRES, PROVINCE OF CAVITE EMBRACE WITH TRANSFER CERTIFICATE OF TITLE NO. 077-2022000074, CONTAINING AN AREA OF ONE HUNDRED TWENTY-TWO (122) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. NORA PRIEGO-RAMOS, UNDER DOC. NO. 47155, NOTARIZED DATE MARCH 17, 2025

**BANTAYBALITA NEWS PUBLISHING SERVICES  
NOVEMBER 24, DECEMBER 1 & 8, 2025**

**DEED OF EXTRA JUDICIAL SETTLEMENT OF ESTATE**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE SPOUSES **EUGENIO CABAL ALEMANIA JR.** WHO DIED ON JUNE 4, 2025, LEFT A BANK ACCOUNT DESCRIBED AS FOLLOWS:

**METROPOLITAN BANK & TRUST COMPANY (METROBANK)**

**ACCOUNT NO.: 303-3-30378800-0**  
**ACCOUNT BALANCE: PHP 517, 133.61**

EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO, UNDER DOC. NO. 382 PAGE NO. 77 BOOK NO. 186, SERIES OF 2025, NOTARIZED DATE NOVEMBER 28, 2025

**BANTAYBALITA NEWS PUBLISHING SERVICES**  
**NOVEMBER 24, DECEMBER 1 & 8, 2025**

**EXTRA JUDICIAL SETTLEMENT OF ESTATE**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **GAUDENCIO MORALES AND CRISPINA P. MORALES** WHO DIED ON NOVEMBER 27, 2015 AND MARCH 11, 2019 IN ALFONSO, CAVITE, LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. T-236841, UNDER TAX DECLARATION NO. AA-01 0017 00901, CONTAINING AN AREA OF THREE THOUSAND EIGHT HUNDRED SIXTY-ONE (3,861) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. ENRIQUE G. BAUTISTA JR., UNDER DOC. NO. 61 PAGE NO. 14 BOOK NO. 125, SERIES OF 2022, NOTARIZED DATE DECEMBER 29, 2022

**BANTAYBALITA NEWS PUBLISHING SERVICES**  
**NOVEMBER 24, DECEMBER 1 & 8, 2025**

**ADDENDUM TO THE EXTRA JUDICIAL SETTLEMENT OF DECEASED PERSON SPOUSES FELIPE T. REYES AND LYDIA CAMERINO**

MAY IT BE KNOWN THAT THE UNDERSIGNED PARTIES AGREE TO MAKE ADDENDUM/ADDITION DESCRIBED AS FOLLOWS: EDISON CAMERINO REYES MARRIED TO **SHIRLEY MAGDALUYO** REYES, BOTH OF LEGAL, PRINCIPE CAMERINO REYES OF LEGAL AGE AND MARILEN REYES CAJUDO, THAT THE SAID PERSON AGREED AND COVENANTED HEREBY RENOUNCE WAIVER OF RIGHTS OVER THE MENTION PARCEL OF LAND IMPROVEMENTS ERECTED IF ANY UNTO ANABELLA REYES JARIN, KERBEE REYES JARIN AND KOBEE REYES JARIN, THESE ADDITION BE VALID ANY PROVISIONS IN THE DEED INCONSISTENT THERewith, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO, UNDER DOC. NO. 195 PAGE NO. 39 BOOK NO. 180, SERIES OF 2025, NOTARIZED DATE APRIL 11, 2025

**BANTAYBALITA News Publishing Services**  
**December 15, 22 & 29 2025**

**ERRATUM**

THIS IS TO CORRECT THE ENTRY OF THE AFFIDAVIT OF SELF ADJUDICATION OF THE LATE **ROGELIO BARBUCO TOPACIO** PUBLISHED IN BANTAYBALITA NEWS PUBLISHING SERVICES ON OCTOBER 13, 20 & 27, 2025 THAT THE ENTRY NAME ROGELIO BARBUCO TOPACIO IS WRONG INSTEAD ROGELIO BARBUCO TOPACIO AND NOT AS PUBLISHED

**BANTAYBALITA NEWS PUBLISHING SERVICES**  
**DECEMBER 8 - 14, 2025**

**EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE LATE FRANCISCO P. JAVIER AND ALEJANDRA A. JAVIER WITH PARTITION**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **FRANCISCO P. JAVIER MARRIED TO ALEJANDRA A. JAVIER** BOTH DIED INTESTATE OR WITHOUT ISSUES ON OCTOBER 16, 1990 AND FEBRUARY 8, 2013, AT KAYBAGAL CENTRAL, TAGAYTAY CITY, CAVITE, LEFT A PARCEL OF LAND SITUATED AT KAYBAGAL, TAGAYTAY CITY, CAVITE COVERED BY TAX DECLARATION NO. 129-00-013-020-154, CONTAINING AN AREA OF ONE THOUSAND THREE HUNDRED TWENTY-EIGHT SQUARE METERS AND FIFTY DECIMETERS (1,328.50), EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA, UNDER DOC. NO. 113 PAGE NO. 23 BOOK NO. III SERIES OF 2025, NOTARIZED DATE JUNE 10, 2025

**BANTAYBALITA NEWS PUBLISHING SERVICES**  
**NOVEMBER 24, DECEMBER 1 & 8, 2025**

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

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **PERSON ERLINDA A. ABANADOR** WHO DIED ON JANUARY 27, 2025 AT BACOR CITY, CAVITE, LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 1672025002471, SITUATED IN BARRIO OF MAMBOG, MUNICIPALITY OF BACOR, PROVINCE OF CAVITE, CONTAINING AN AREA OF ONE HUNDRED THIRTY-THREE (133) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO, UNDER DOC. NO. 297 PAGE NO. 60 BOOK NO. 181 SERIES OF 2025, NOTARIZED DATE NOVEMBER 24, 2025

**BANTAYBALITA NEWS PUBLISHING SERVICES**  
**NOVEMBER 24, DECEMBER 1 & 8, 2025**

**ADDENDUM TO EXTRA JUDICIAL SETTLEMENT OF DECEASED PERSON SERGE AURE ROCILLO AND JONATHAN AURE ROCILLO WITH GENERAL RENUNCIATION OF RIGHTS**

MAY IT BE KNOWN THAT THE PARTIES AGREE TO MAKE THE ADDITION/ADDENDUM INSTRUMENT AS FOLLOWS: HEIRS OF SERGE AURE ROCILLO, VIRGINIA A. AMISTOSO (FORMER SPOUSE) A RESIDENT OF MABINI ST. MENDEZ, CAVITE, KENT TRISTAN AMISTOSO ROCILLO (SON) OF MABINI ST. MENDEZ, CAVITE, KREN DIANNE ROCILLO ASIO (DUAUGHTER) OF MABINI ST. MENDEZ, CAVITE, HEIRS OF JONATHAN AURE ROCILLO, SUSAN SALANGO (DAUGHTER) OF MABINIT ST. MENDEZ, CAVITE, MICHAEL SALANGO ROCILLO (SPOUSE) OF MABINI ST. MENDEZ, CAVITE, THESE ADDITION/S IN ACCORDANCE OF REAL PROPERTY ARE THE COMPULSORY HEIRS OF THE LATE SERGE AURE ROCILLO AND JONATHAN AURE ROCILLO, EXECUTED BEFORE NOTARY PUBLIC ATTY. GLEN ARCHIBALD A. VARGAS, UNDER DOC. NO. 267 PAGE NO. 54 BOOK NO. VI, SERIES OF 2025, NOTARIZED DATE DECEMBER 9, 2025

**BANTAYBALITA News Publishing Services**  
**December 15, 22 & 29 2025**

**1 Peter 5:10: “And after you have suffered a little while, the God of all grace, who has called you to his eternal glory in Christ, will himself restore, confirm, strengthen, and establish you.”**

**EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH SPA**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **CESAR INIT NAZARENO** WHO DIED ON MARCH 2, 2019, AT MARAGONDON, CAVITE, LEFT A MOTOR VEHICLE DESCRIBED AS FOLLOWS:

MAKE/SERIES: TOYOTA WIGO 1.0 A/T BODY TYPE: HATCHBACK

YEAR MODEL: 2018  
PLATE NO.: DAG5200  
ENGINE NO.: IKRA427699  
MV FILE NO.: 0401-00000 559088  
CHASIS NO.: MHKA4DF5FKJ009771

EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. JANE V. MALIM-BAN, UNDER DOC. NO. 294 PAGE NO. 59 BOOK NO. 1 SERIES OF 2025, NOTARIZED DATE NOVEMBER 3, 2025

**BANTAYBALITA NEWS PUBLISHING SERVICES**  
**NOVEMBER 24, DECEMBER 1 & 8, 2025**

**EXTRA JUDICIAL SETTLEMENT OF ESTATE OF ELMER ARANDA MENDOZA**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **ELMER ARANDA MENDOZA** WHO DIED ON APRIL 16, 2025 AT NAIC, CAVITE, LEFT A PARCEL OF LAND, COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 057-2023016003, SITUATED IN THE BRGY. PUNTA, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, CONTAINING AN AREA OF THIRTY-THREE (33) SQUARE METERS, TRANSFER CERTIFICATE OF TITLE NO. T-843304 (OLD), SITUATED IN THE BRGY. PUNTA, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, CONTAINING AN AREA OF THIRTY-THREE (33) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO, UNDER DOC. NO. 371 PAGE NO. 75 BOOK NO. 186 SERIES OF 2025, NOTARIZED DATE NOVEMBER 27, 2025

**BANTAYBALITA NEWS PUBLISHING SERVICES**  
**NOVEMBER 24, DECEMBER 1 & 8, 2025**

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

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **BASILIA M. CRUZADA** WHO DIED ON MARCH 10, 2011 AT KAYTITINGA, ALFONSO, CAVITE, LEAVING A PARCEL OF LAND SITUATED IN KAYTITINGA, ALFONSO, CAVITE, COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 076-2015002096, WITH AN AREA OF FOUR THOUSAND TWO HUNDRED FORTY-SEVEN (4,247) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GABRIEL B. OCTAVA, UNDER DOC. NO. 132 PAGE NO. 27 BOOK NO. V SERIES OF 2025, NOTARIZED DATE NOVEMBER 26, 2025

**BANTAYBALITA NEWS PUBLISHING SERVICES**  
**NOVEMBER 24, DECEMBER 1 & 8, 2025**

**AFFIDAVIT OF SELF ADJUDICATION OF ESTATE OF THE SPOUSES BONIFACIO MOJICA MABILIN AND EUGENIA GARCIA MABILIN**

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE SPOUSES **BONIFACIO MOJICA MABILIN** WHO DIED ON OCTOBER 1, 2025 AT TRECE MARTIRES CITY, CAVITE AND EUGENIA GARCIA MABILIN WHO DIED ON APRIL 25, 2018 AT TRECE MARTIRES CITY, CAVITE, LEFT A PARCEL OF LAND SITUATED IN BRGY. DE OCAMPO, TRECE MARTIRES CITY, CAVITE, COVERED BY TRANSFER CERTIFICATE OF TITLE NO. (T-141154) T-81657, CONTAINING AN AREA OF NINETY-FIVE (95) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO, UNDER DOC. NO. 185 PAGE NO. 37, BOOK NO. 182, SERIES OF 2025, NOTARIZED DATE JUNE 9, 2025

**BANTAYBALITA NEWS PUBLISHING SERVICES**  
**DECEMBER 15, 22 & 29 2025**



# Tunay na Alamat: Nonong Ricafrente

**SA bayan ng Rosario — isang lupang humahalimuyak sa alat ng dagat at alikabok ng mga pangarap ay ipinanganak ang isang munting binhi, si Jose ‘Nonong’ Ricafrente Jr.**

Isa sa natatang-ing larawan ni Mayor Atty. Nonong Ricafrente na kuha sa isang seremonya ng kasal na pinangasiwaan niya noon sa La Isla de Bonita Salinas. Ngayong Disyembre 10, sumapit ang ika-5 taon ng kanyang pagpanaw — na hanggang ngayon ay ipinaghihinagpis ng mga kababayang naulila ng kanyang mahirap pantayang paglilingkod sa m a m a m a -yang Rosario. Hindi siya isinilang na may korona. Hindi kumulog o kumidlat sa kanyang pagdating. Ngunit ang mga matatanda ng baryo ay nagsabing sa kan-

sa kanyang puso, ang diwa niyang di matitiis ang pagdurusa ng iba, ang kamay na mabilis magbigay, at ang paang laging handang tumungo sa kung saan may nangangailangan. Lumaki siya sa panahon ng pagbabago, panahon ng unos at ng pagbangon. At tulad ng isang alagad ng liwanag ay tinawag

yang sandata ay hindi espada, hindi baluti, hindi kala-sag—kundi puso.

Ang kanyang lakas ay pananalig, ang kanyang tapang ay malasakit, at ang kanyang hukbo ay ang mamamayang sumisigaw sa katahimikan...

“Tulong!”

At kanilang narinig ang kanyang tugon...

“Narito ako!”

Hindi siya nagtayo ng tore, hindi siya nagukit ng bundok, ngunit may ginawa siyang higit pa sa isang himalang hindi lumulutang sa alamat kundi nakaugat sa lupa.

Sa si-



yang pag-iyak, tila rumagasa ang hangin, at ang dagat ay biglang tuma-himik na parang may batid silang may darating na anak ng bayan na magbubukas ng bagong yugto ng kasaysayan.

Bata pa’y nakita na ang kabutihan

siya ng bayan hindi upang makipaglaban sa digmaan kundi upang harapin ang mas mabangis na kaaway, kagutuman, kahirapan, kawalang-lupa, at kawalan ng pag-asa.

Kaya’t nang magsuot siya ng tungkulin, ang kan-

langang bahagi ng Rosario, may lupang itinakwil ng bayan. Isang basurahang araw-araw ay inuubo ng usok at amoy ng pagkawasak. Isang sugat sa lupa. Isang luhan nakapirmi sa hangin.

Maraming lider ang lumapit, ngunit

nakita lamang ang dumi. Ngunit iba si Mayor Nonong, nakita niya ang kagandahan

nagiging totoo.

At ito ang unang dakilang gawa ni Mayor Nonong, ang gawaing nag-

mga maysakit at nag-aagaw-buhay.

At tulad ng mga bayani, ang kanyang lakas ay si-

Rosario ay napanagawak sa dibdib nito, sapagkat ang puso ng kanilang tagapangalaga ay



*Sa isang okasyon, ginanap sa La Isla Bonita de Salinas -- dating tambakan ng basura --- ang seremonya ng kasal ng magsing-irog na ito. Yumao, may limang taon, si Atty. Nonong, Dis. 10 na hanggang ngayon, ipinagdadalamhati pa ng kanyang mga naulilang pamilya, kaanak, kaibigan at ng mamamayan ng bayan ng Rosario.*

na naghihintay lamang ng pag-unawa.

At sa kanyang paningin, ang dumpsite ay hindi problema kundi binhi.

Kaya’t ginamit niya ang lakas ng bayan, ang talino ng pamayanan, at ang paniniwalang mas matibay kaysa bakal.

At mula sa basurahan, sumibol ang La Isla Bonita de Salinas— isang himalang nalikha ng tao, isang paa-lala na sa tamang kamay, ang dumi ay nagiging paraiso, ang pangit ay nagiging alamat, ang imposible ay

kintal ng kanyang pangalan sa puso ng kanyang bayan.

Hindi naging madali ang paglalakbay. Sa bawat pinto niyang binuksan, isang hinaing ang nasa-gupa.

Sa bawat gabing tinulugan niya ang mesa ng trabaho, isang buhay ang nabigyan niya ng pag-asa.

Dumating ang mga unos, bagyo, sakit, kahirapan at siya’y hindi nagpahinga. Nag-ing sandalan ng mga nawasak ng bagyong Yolanda, naging tinig ng mga walang lupa, naging pag-asa ng

nusubok ng tadhana. Ngunit ang kanyang puso ay hindi kailanman sumuko.

Sapagkat para sa kanya, “Hangga’t may kumakatok, bubuksan ko ang pinto.”

Dumating ang oras na tinawag siya ng mga ninuno. Ikalabing-isang araw sa buwan ng Disyembre taong 2020, tuluyang pumikit ang mandirigmang matagal nang nagbantay sa kanyang bayan.

At nang siya’y pumanaw, ang dagat ay tila huminto, ang hangin ay lumamig, at ang buong bayan ng

huminto na.

Ngunit sa pagyaong iyon, hindi maririnig ang ingay ng pagtatapos. Dahil sa kanyang pag-alis, may iniwan siyang hindi kayang kunin ng dilim: isang salinlahi na magpapatuloy. Ang kanyang anak, mga alagad, at buong bayan na kanyang hinubog sa pag-ibig at paglingap.

Limang taon na ang lumipas. Ngunit ang pangalan ni Mayor Nonong ay parang ilog na patuloy ang agos, patuloy ang awit, patuloy ang pag-ikot sa puso ng kanyang bayan.