

SUNDAY TRIBUNE

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News Worth Knowing

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Sandiganbayan Justice Gomez-Estoesta Appointed as New Court Administrator



The Supreme Court En Banc has appointed Sandiganbayan Associate Justice Ma. Theresa Dolores C. Gomez-Estoesta as the new Court Administrator, effective September 1, 2025. She replaces former Court Administrator Raul B. Villanueva, who is now an Associate Justice of the Supreme Court.

Justice Gomez-Estoesta has served the government for 34 years. She began her career as a Solicitor at the Office of the Solicitor General from 1991 to 2002.

She joined the Judiciary in 2002 as Presiding Judge of Branch 6, Metropolitan Trial Court, Manila. In 2006, she was promoted as Presiding Judge of Branch 7 of the Manila Regional Trial Court. She held this position until

2014, when she was appointed to the anti-graft court.

At the Sandiganbayan, she served as Chairperson of the Seventh Division.

Court Administrator Gomez-Estoesta was a multi-awarded judge, winning the prestigious Judicial Excellence Awards multiple times. In 2005, she received the Most Outstanding Judge for First-Level Courts and Best Decision

in Criminal Cases Awards. In 2012, she was honored with the Chief Justice Cayetano Arellano Award as Most Outstanding Judge for Second-Level Courts.

She is also active in legal education. Since 2015, she has been teaching at the Ateneo de Manila School of Law and is a Professorial Lecturer at the Philippine Judicial Academy. She also served ► **SANDIGANBAYAN • 4**

2025 NSTW Media Kickoff: DOST Region 1 to Host Milestone Celebration in November

The Department of Science and Technology Region 1 (DOST Region 1), in partnership with the DOST–Science and Technology Information Institute (DOST–STII), officially held the 2025 National Science, Technology, and Innovation Week (NSTW) Media Kickoff on September 8, 2025, at Harolds Hotel, Quezon City.



The event was graced by DOST Secretary Renato U. Solidum Jr., a l o n g s i d e Undersecretaries Maridon O. Sahagun, Leah J. Buendia, and Sancho A. Mabborang; Assistant Secretaries Maria Theresa De Guzman and Napoleon K. Juanillo Jr.; and DOST Region 1 Regional Director

Teresita A. Tabaog.

This year's NSTW is set on November 18–21, 2025, in Laoag City, Ilocos Norte, marking the first time that DOST Region 1 will host this national milestone celebration.

In his message, Secretary Solidum emphasized the department's thrust of

“Agham na Ramdam”—ensuring that the benefits of science, technology, and innovation (STI) are genuinely experienced by local communities. “We want science to be felt at the local level by our kababayans. This is what we call Agham na Ramdam. We are not only ► **2025 NSTW • 5**

SPES connects Cavite youth to employment opportunities

In a strong push to provide meaningful employment opportunities to students, a Special Program for Employment of Students (SPES) was successfully held on September 8, 2025 at McDonald's Pala-pala, Dasmariñas branch. The event marked a significant collaboration between the Provincial Government of Cavite, the Golden Arches Development Corporation (McDonald's Philippines), and the Department of Labor and Employment (DOLE), organized through the Office of the Provincial Public Employment Service Manager (OPPEM).



The program drew 57 student applicants seeking to earn while continuing their education. By the end of the event, 34 were hired on the spot highlighting the program's effectiveness in

connecting young jobseekers with immediate employment opportunities.

Eleven McDonald's branches across Cavite participated in the hiring initiative, including Silang Highway, Silang Bayan,

Silang Biga, SM Dasma, Dasma Pala Pala, Waltermart Dasma, Dasma Bayan, Carmona Highway, Ulong Tubig, Carmona, and GMA.

SPES, a long-standing program under ► **SPES CONNECTS • 5**



Doris Yin

Pioneers, We Have Come So Far – Let's Keep Going!

In difficult times, it's important not to lose sight of our achievements. We have faced numerous challenges together, but today we stand stronger than ever. Two days ago, I received a powerful

confirmation of our hard work: an independent blockchain analysis report by Mr. Mario Roberto Bustamante from Argentina.

This report clearly confirms that our Global Consensus Value (GCV) is not just an idea—it is a tangible success already happening in our ecosystem on blockchain. Our GCV Industry Alliance continues to grow, uniting businesses, innovators, and pioneers around the world.

Together, we are building the economic foundation for Pi's future, step by step, city by city, and country by country. This is proof that our journey is working. This is proof that GCV is real. This is proof that pioneers are shaping history. However, pioneers, this is not the time to slow down; this is the time to push harder! Call to Action:

1. Keep educating new pioneers about GCV.
2. Support local Industry Alliances and create real-world Pi use cases.

3. Share this achievement with your community and inspire them to stay active. Let's stay united and focused—because together, we are unstoppable.

We have come so far, pioneers. GCV has made significant progress. Let's continue writing history—for ourselves, our families, and future generations.

Stay motivated. Stay united. Stay moving forward. P.S. I am extremely appreciative of Mr. Mario's tireless work over the long term. He is excited to share his findings with me and hopes to convey this exciting news to the Pioneers community.

Please note: This is not a PCT announcement. This is the result of a pioneer researcher using his professional expertise to observe and provide independent analysis. Whether this information is true or not, we as pioneers should remain full of confidence.

However, we must not stop here, as the Pi Network needs a stronger foundation from the pioneers' side, especially to mature the ecosystem. Doris Yin Founder, Global GCV Movement Sep. 11th, 2025 The following is his message to me:

Executive Report – V23 Protocol / V23.01 and its Impact on GCV Author: Mario Roberto Bustamante – Recipient: Doris Yin – Founder of the GCV Movement Date: September 2025

1. Introduction The deployment of the V23 Protocol and its V23.01 update on the Pi blockchain marks a turning point.

This version is not only a technical improvement, but also enables the necessary infrastructure for Global Consensus Value (GCV) to operate with greater scalability, security, and reach into global markets.

2. Main Functionalities Detected During the on-chain audit, the following functions were identified as already operational: Decentralized KYC ? identity verification without intermediaries, key for institutional entry. Smart Contract Layer V23 ? dynamic smart contracts that enable advanced swaps with GCV. Cross-Chain Bridge ? Integration with external networks (Ethereum, BSC), enabling global liquidity and stablecoins. Advanced security ? Enhanced biometric login and 2FA for

custodians and institutions. Linux node expansion ? Validator network growth (625 active nodes on Testnet 2, up 22% since August).

3. Direct Impact on GCV Liquidity: Increased TVL in GCV pools to \$5.1M (up 21% since V23.01 activation). Cross-chain: 15% of GCV transactions now occur on external networks, multiplying their reach. Governance: V23 contracts use multisig (5/7 signers), strengthening the security of the GCV oracle. Institutionalization: Decentralized KYC and enhanced security pave the way for the entry of financial actors (e.g., investment funds).

4. Detected Breaches Testnet 2 is incomplete ? only 62.5% of planned nodes are active. Code not released ? lack of public commits limits independent verification. Unequal access ? 80% of GCV volume remains concentrated in institutional users, with low pioneer participation.

5. Strategic Recommendations

1. Accelerate the expansion of Testnet

- 2 to reach the planned 1,000 nodes. 2. Publish the V23.01 source code to ensure transparency and open auditing.

3. Gradually enable GCV swaps for pioneers, reducing institutional concentration.

4. Monitor critical memos (`GCV\_activation`, `public\_enable`, `cross\_chain\_gcv`) as on-chain signals of imminent public opening. 6. Conclusion The V23/V23.01 Protocol confirms that GCV is no longer a concept, but an operational reality with a solid technological foundation. Its infrastructure enables scalability, international liquidity, and decentralized governance.

Although technical challenges persist (incomplete decentralization, unpublished code), current indicators show that GCV is getting closer to becoming a player on the global stage.

Global Trade, Powered by Pi: From Yiwu to Jordan, the GCV Industry Alliance Drives Real-World Adoption

The GCV Industry Alliance is accelerating Pi adoption worldwide—linking businesses across China, Jordan, Vietnam, the Arab region, the Philippines, Canada, and beyond. By integrating Pi payments, the Alliance is transforming Pi from a digital currency into a practical, real-world medium of exchange for global trade.

Yiwu: The World's Largest Wholesale Market Embraces Pi

A landmark moment has arrived in Yiwu, China—the world's largest wholesale market for small commodities. GCV Special Envoy Chair Mr. Jian Ping Zhen and Vice Chair Mr. Hong Zhi Wu, working closely with the Yiwu Commerce Committee and local business leaders, have engaged a company representing more than 5,000 factories producing over 1,000 types of products. This industrial powerhouse is now poised to adopt Pi.

The response has been extraordinary. Yiwu business owners are eager to use Pi for partial payments and actively support the GCV movement. This is not just a single company; it is a gateway to a global trade network—unlocking unprecedented opportunities for growth, partnership, and real-world Pi adoption.

Jordan: Integrating Local Industry with the Digital Economy

In parallel, the Jordanian Industrial Alliance is charting new territory by integrating Pi Network and the GCV movement into its operations. Through targeted outreach led by the Alliance's leadership, several key companies are already on board:

Al-Amanah Auto Trade Show – adopted Pi for transactions after a hands-on introduction to the

network.

Joz & Loz Foodstuff Company (Jordan & Saudi Arabia) – began operational integration of Pi into cross-border transactions.

Bashar Mall – reached a preliminary agreement to streamline payments using Pi in home supplies and appliances.

Al-Momani Medical Supplies Company – explored Pi's potential in supporting medical-sector operations.

Grass Medical Supplies Company – finalized the first Alliance-facilitated deal: a price quote for importing 3 ml and 5 ml syringe containers from China.

These steps show how the Jordanian Industrial Alliance is using Pi and the GCV movement to strengthen business partnerships, simplify trade, and open new markets for local and regional companies.

Special Envoys: Leading Pi's Global Business Revolution

At the heart of these breakthroughs are the GCV Special Envoys—pioneers with ► **GLOBAL TRADE • 3**

LUMARI REPORTS



Ms. Lumari

SUNDAY TRIBUNE

NEWS PUBLISHING

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Global Trade... (FROM PAGE 2)

deep business experience and leadership skills. Each country will have two Chairs supported by Envoys at provincial and city levels, all tasked with forging high-level partnerships, facilitating international trade, and proving that GCV is turning digital currency into tangible value.



Jojo

Coming

When the pioneers, ambassadors, and great minds behind Pi appear publicly at global events, it is a sign that Pi has ripened.

A once-in-a-century event is approaching, where the entire world will recognize the power of Pi.

Pi Connecting the World

Have you truly believed in Pi yet?

Have you seen how powerful Pi really is?

Those who sell Pi will end up poor, while those who hold Pi will become rich.

A Historic Moment Is

The Yiwu milestone and the Jordanian achievements demonstrate what is possible when visionary leaders act with strategy and determination.

Every business that adopts Pi, every envoy that bridges continents, and every community that supports the vision is helping redefine the future of global commerce.

Building a Legacy, Not Just a Network

Through the GCV Industry Alliance, Pi is leading the

way. This is more than a payment method—it is a catalyst for a new era of interconnected trade, innovation, and shared prosperity. Together, we are building not just a network but a legacy of global business powered by Pi.

Step forward. Lead the business revolution. Be part of a historic moment where ambition meets action, and dreams transform into reality. **(Lumari - Chair, GCV International Industry Alliance)**

The Leader Emerges. GCV Follows. Those Who Hold Pi Will Become Wealthy!

Pi will integrate with international payment systems: Visa, Mastercard, PayPal.

Even satellites and space technology will be connected to Pi.

Pi's technology has gone beyond imagination, bringing the chance to transform our lives, families, and the future of humanity.

Pi Belongs to Everyone

From the poor to the wealthy, from farmers to scholars, everyone has the chance to own Pi.

All it takes is a smartphone and a simple registration to start mining Pi.

Many have overlooked this golden opportunity, but those who keep their Pi will hold true treasure.

The True Value – GCV

Pi is moving toward a Global Consensus Value of 314,159 USD/?, aiming to become a stable currency for cross-border trade and global exchange.

This direction reflects the vision of building Pi as a reliable foundation for international payments rather than

relying on fluctuating market prices.

Pi – A Technological Revolution

Each Pi is like a brick, building the shared home of humanity.

Pi has the power to compete with, even replace, traditional banking systems.

Major corporations and e-wallet platforms are already preparing to integrate Pi.

Whoever holds a Pi wallet is literally holding the world in their hands.

Final Message

Success only comes to those who stay optimistic and keep the faith.

Pi is not for the doubtful or the negative-minded.

The stronger your belief and desire, the faster the Pi dream will become reality.

Hold your Pi, keep your Pi wallet safe.

Because this is the path to wealth, prosperity, and a bright future for all of humanity. **(JoJo - Vice Chair, GCV International Industry Alliance)**

Eastern Visayas RSTW 2025 Spurs Partnerships for Smarter Communities

Tacloban City, Leyte – Eastern Visayas formally opened the 2025 Regional Science, Technology, and Innovation Week (RSTW) on September 3 at Summit Hotel, with simultaneous exhibits and activities at Robinsons Mall, Marasbaras. Organized by the Department of Science and Technology (DOST) Region VIII, the event brings together government, academe, industry, and communities to showcase how science, technology, and innovation (STI) can shape smarter and more sustainable communities across the region.



The celebration commenced alongside the GeoRisk PH Summit, highlighted by the signing of a memorandum of agreement for the regional rollout of the GeoRisk Philippines Integrated Platform. This digital system serves as a one-stop hub for hazard assessments, mapping tools, and real-time analytics—supporting disaster risk reduction, evidence-based planning, and policy development for local governments and stakeholders.

In his keynote message, DOST Secretary Renato U. Solidum Jr. stressed the importance of harnessing STI to build resilience and foster inclusive development. He emphasized that through strong partnerships among government, the private sector, and local communities, it is possible to envision a future where disasters are less destructive, renewable energy is widely adopted, agriculture adapts to climate change, and growth opportunities

extend even to rural areas.

With the national theme “Siyensiya, Teknolohiya at Inobasyon: Kabalikatan sa Matatag, Maginhawa at Panatag na Kinabukasan” and the regional banner “Building Smart and Sustainable Communities,” this year’s RSTW highlights how emerging technologies, local innovations, and community-driven solutions can address pressing challenges and drive regional progress. Participants are expected to engage in forums,

explore interactive exhibits, and experience technology demonstrations from DOST and its partners.

A major highlight of the week is the 2025 STI Awards, which recognized outstanding beneficiaries of DOST programs such as the Small Enterprise Technology Upgrading Program (SETUP), Community Empowerment thru Science and Technology (CEST), and Grants-in-Aid (GIA). From entrepreneurs developing unique products to farmer

groups adopting modern technologies, this year’s awardees exemplify how science and innovation directly uplift lives and strengthen local industries. As Secretary Solidum noted, the honorees prove that science is not confined to textbooks or laboratories—it is about lives improved, livelihoods uplifted, and futures secured.

Another key feature was the signing of a partnership among the DOST-Philippine Textile Research Institute (PTRI), DOST Region VIII, and the Local Government Unit of Bobon, Northern Samar. The collaboration

seeks to enhance fiber extraction technologies from abaca and pineapple, transforming agricultural by-products into sustainable raw materials for the textile sector while creating new livelihood opportunities in local communities.

Running until September 5, the 2025 RSTW in Eastern Visayas stands as a regional showcase of innovation and collaboration—affirming that science and technology are vital in building resilient, future-ready, and inclusive communities. **(Nelson Santos)**



REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

FORECLOSURE CASE NO. F-573-25

BDO UNIBANK, INC.,
Mortgagee,

-versus-

SPS. PATRICK MICHAEL RAMIREZ UGALI AND
MARIANNE MANANGO UGALI,
Debtor/Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, **SPS. PATRICK MICHAEL RAMIREZ UGALI AND MARIANNE MANANGO UGALI** of legal age, Filipino and with postal address at (1) #167 Barangay Panapaan II, Bacoor, Cavite (status: cannot address be located / DEBTORS/MORTGAGORS unknown in the area); and (2) Lot 6 Block 17 Kensington 23, Brgy. Bacao I, General Trias, Cavite (status: occupied by the DEBTORS/MORTGAGORS) to satisfy the mortgage indebtedness as of 15 August 2025 amounts to **ONE MILLION TWO HUNDRED SIXTY-FIVE THOUSAND SIX HUNDRED THIRTY-THREE PESOS and 88/100 (Php1,265,633.88)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **October 07, 2025 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2021004071

LOT NO: 6, BLOCK NO: 17, PLAN NO: PCS-04-031422

PORTION OF: LOT 1648-A; 1648-B; 1648-C, (LRC) PSD-303867 & 1649, SAN FRANCISCO DE MALABON ESTATE, DECREE NO. 4270, LRC RECORD NO. 5964

LOCATION: BARANGAY OF BACAO I, CITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 5, BLOCK 17, PCS-04-031422
2-3	NW	LOT 12, BLOCK 17, PCS-04-031422
3-4	NE	LOT 7, BLOCK 17, PCS-04-031422
4-1	SE	ROAD LOT 21, PCS-04-031422

AREA: FORTY (40) SQUARE METERS, MORE OR LESS

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 and time, it shall be held on **OCTOBER 21, 2025** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.

Trece Martires City, September 09, 2025.

(Sgd.) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.
CONSUMER BANKING GROUP - CONSUMER REMEDIAL
MANAGEMENT

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

FORECLOSURE CASE NO. F-392-25

BDO UNIBANK, INC.,
Mortgagee,

-versus-

MICHELLE N. MAHUSAY,
Debtor/Mortgagor,

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, **MICHELLE N. MAHUSAY**, of legal age, Filipino and with postal address at (1) No. 46 Roadman Street, Sitio Talanay, Batasan Hills, Quezon City (status: occupied by addressee); and (2) Lot 2, Blk. 10, Somerset 11, Brgy. Navarro, Gen. Trias Cavite (status: abandoned property), to satisfy the mortgage indebtedness as of February 28, 2025 amounts to **FOUR MILLION NINE HUNDRED THIRTEEN THOUSAND NINETY-ONE PESOS and 67/100 (Php4,913,091.67)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **October 07, 2025 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2017066196

LOT NO: 2, BLOCK NO: 10, PLAN NO: PCS-04-028597

PORTION OF: LOT 2451-N, (RS-04-004515), LOT 2461, (RS-04-002445), LOT 2462, (RS-04-002445), LOT 2463, (FRS-04-005172), LOT 2464, (RS-04-002484), BLOCK 9 & BLOCK 10, PCS-04-02846, ALL OF SAN FRANCISCO DE MALABON ESTATE, DECREED NO. 4270; LRC REC. NO. 5934

LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 4, BLOCK 10, PCS-04-028597
2-3	SW	LOT 18, BLOCK 10, PCS-04-028597
3-4	SW	LOT 1, BLOCK 10, PCS-04-028597
4-5	NW	ROAD LOT 2, PCS-04-028597
5-6-1	NE	ROAD LOT 16, PCS-04-028597

AREA: ONE HUNDRED FIFTY TWO SQUARE METERS (152), MORE OR LESS

33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City

SPS. PATRICK MICHAEL RAMIREZ UGALI AND MARIANNE MANANGO UGALI

(1) #167 Barangay Panapaan II, Bacoor, Cavite (status: cannot address be located / DEBTORS/MORTGAGORS unknown in the area); and
(2) Lot 6 Block 17 Kensington 23, Brgy. Bacao I, General Trias, Cavite (status: occupied by the DEBTORS/MORTGAGORS)

WARNING: It is absolutely prohibited to remove, deface or destroy this Notice of Extra Judicial Sale on or before the date of sale

Publication: SUNDAY TRIBUNE NEWS PUBLISHING
Dates: September 14, 21 & 28, 2025

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 and time, it shall be held on **OCTOBER 21, 2025** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.

Trece Martires City, September 09, 2025.

(Sgd.) RICARDO A. TOLEDO
Sheriff IV

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BDO UNIBANK, INC.
CONSUMER BANKING GROUP - CONSUMER REMEDIAL
MANAGEMENT
33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City

MICHELLE N. MAHUSAY

(1) No. 46 Roadman Street, Sitio Talanay, Batasan Hills, Quezon City (status: occupied by addressee); and (2) Lot 2, Blk. 10, Somerset 11, Brgy. Navarro, Gen. Trias Cavite (status: abandoned property)

WARNING: It is absolutely prohibited to remove, deface or destroy this Notice of Extra Judicial Sale on or before the date of sale

Publication: SUNDAY TRIBUNE NEWS PUBLISHING
Dates: September 14, 21 & 28, 2025

Sandiganbayan... (FROM PAGE 1)

as Bar Examiner for Remedial Law and Legal Ethics in the 2024 Bar Examinations.

She earned her law degree from the Ateneo and passed the Bar in 1991. She also holds a Political Science degree from the De La Salle University, where she graduated cum laude and received the Gold Medal for Excellence in Political Science.

The Office of the Court Administrator (OCA) was created under Presidential Decree No. (PD) 828, as amended by PD 842, to help the Supreme Court manage and supervise all courts nationwide.

As part of the Strategic Plan for Judicial Innovations 2022-2027 (SPJI), the OCA is currently

undergoing modernization to make it more responsive, service-focused, and better supported across regions.

A Central OCA Leadership Team, headed by the Court Administrator, will take the lead in setting overall strategy, policy direction, and innovation initiatives for the trial courts. At the same time, court administrative functions are being decentralized to the newly established Office of the Regional Court Manager (ORCM) across all judicial regions. Six interim ORCMs were launched in 2024 as part of this ongoing reform. **(Press release courtesy of the Supreme Court Office of the Spokesperson)**



REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

FORECLOSURE CASE NO. F-514-25

BDO UNIBANK, INC.,
Mortgagee,

-versus-

SPS. TRICIA MAE B. CRUZ and
JOSEPH ALFRED S. CRUZ,
Debtors/Mortgagors.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/ Mortgagors, **SPS. TRICIA MAE B. CRUZ and JOSEPH ALFRED S. CRUZ**, of legal age, Filipino and with postal address at (1) No. 2 Subic Street, Greenheights Village, Brgy. San Isidro, Parañaque City (occupied by mortgagors); and (2) Lot 43 Block 10 Phase 7 Woodcress, Brgy. Tapia, General Trias, Cavite (abandoned property), to satisfy the mortgage indebtedness as of April 30, 2025 amounts to **ONE MILLION FOUR HUNDRED SEVEN THOUSAND NINE HUNDRED SEVENTY-NINE PESOS AND 49/100 (Php1,407,979.49)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **October 07, 2025 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2021065419

LOT NO: 43, BLOCK NO: 10, PLAN NO: PCS-04-032361

PORTION OF: LOTS 1912 (FRS-04-005438); 1918 (RS-04-004387); 1913,1914,1985 (FRS-04-006221); 3263 (FRS-04-006218) & 1915, SFDM ESTATE, LRC RECORD NO. 5964, DECREE NO. 4270

LOCATION: BARANGAY OF TAPIA, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 44, BLOCK 10, PCS-04-032361
2-3	SE	ROAD LOT 5, PCS-04-032361
3-5	SW	ROAD LOT 13, PCS-04-032361
5-1	NW	LOT 41, BLOCK 10, PCS-04-032361

AREA: SIXTY FIVE (65) SQUARE METERS, MORE OR LESS

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 and time, it shall be held on **OCTOBER 21, 2025** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.

Trece Martires City, September 09, 2025.

(Sgd.) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

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BDO UNIBANK, INC.
CONSUMER BANKING GROUP - CONSUMER REMEDIAL MANAGEMENT
33/F BDO Corporate Center Ortigas, #12 ADB Avenue,

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

FORECLOSURE CASE NO. F-574-25

BDO UNIBANK, INC.,
Mortgagee,

-versus-

SPS. ROSEMELYN M. DELA VEGA &
BIENVENIDO M. DELA VEGA,
Debtor/Mortgagor,

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/ Mortgagors, **SPS. ROSEMELYN M. DELA VEGA & BIENVENIDO M. DELA VEGA**, of legal age, Filipino and with postal address at (1) No. 853 Lapidario Street, Brgy. San Antonio, Cavite City, Cavite 4100 (currently occupied by relatives of the DEBTORS/ MORTGAGORS); and (2) Lot 21 Block 8 F & E De Castro Village 3, Brgy. Pandan, Tanza, Cavite (abandoned /unoccupied property) to satisfy the mortgage indebtedness as of 28 July, 2025 amounts to **FOUR MILLION THREE HUNDRED FIFTY-FIVE THOUSAND EIGHT HUNDRED TWO PESOS and 83/100 (Php4,355,802.83)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **October 07, 2025 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2016017170

LOT NO: 21, PLAN NO: PCS-04-028468

PORTION OF: CONS. SUBD. OF LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, ALL OF BLOCK 8, PCS-04-001513; LRA REC. NO.: 6832

LOCATION: BARANGAY OF PANDAN, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	EAST	LOT 24, PCS-04-028468
2-3	SE	LOT 23, PCS-04-028468
3-4-5		ROAD LOT 1, PCS-04-001513
5-6	NW	LOT 19, PCS-04-028468
6-7	WEST	LOT 20, PCS-04-028468
7-1	EAST	LOT 228, PCS-04-028468

AREA: NINETY FOUR SQUARE METERS (94), MORE OR LESS

All sealed bids must be submitted to the undersigned on the

Mandaluyong City

SPS. TRICIA MAE B. CRUZ and JOSEPH ALFRED S. CRUZ
(1) No. 2 Subic Street, Greenheights Village, Brgy. San Isidro, Parañaque City (occupied by mortgagors); and
(2) Lot 43 Block 10 Phase 7 Woodcress, Brgy. Tapia, General Trias, Cavite (abandoned property)

WARNING: It is absolutely prohibited to remove, deface or destroy this Notice of Extra Judicial Sale on or before the date of sale

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above-stated time and date.

In the event the public auction should not take place on the said date and time, it shall be held on **OCTOBER 21, 2025** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.

Trece Martires City, September 09, 2025.

(Sgd.) JOSELITO L. ARANDA
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.
CONSUMER BANKING GROUP - CONSUMER REMEDIAL MANAGEMENT
33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City

SPS. ROSEMELYN M. DELA VEGA & BIENVENIDO M. DELA VEGA
(1) No. 853 Lapidario Street, Brgy. San Antonio, Cavite City, Cavite 4100 (currently occupied by relatives of the DEBTORS/ MORTGAGORS); and
(2) Lot 21 Block 8 F & E De Castro Village 3, Brgy. Pandan, Tanza, Cavite (abandoned /unoccupied property)

WARNING: It is absolutely prohibited to remove, deface or destroy this Notice of Extra Judicial Sale on or before the date of sale

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2025 NSTW... (FROM PAGE 1)

showcasing locally developed technologies and outputs; we are also opening doors for their transfer, adoption, and integration into everyday life,” he said.

With the theme “Building Smart and Sustainable Communities,” NSTW 2025 seeks to raise public awareness and appreciation of STI, highlight its role in driving socio-economic growth, and recognize the valuable contributions of Filipino scientists, researchers, and innovators.

The kickoff was attended by the DOST OneSTIGlat family led by Dir. Teresita A. Tabaog, together with DOST–Ilocos Sur Provincial Director Jordan L. Abad, DOST–Ilocos Norte Provincial Director Brian U. Rasco, Regional S&T Promotion Program Center Head Carla Joyce B. Cajala, and Mr. Lemuel Castigo. Special numbers were also presented by Mr. Edrussell Castillo, Ms. Monette Vicente, and Mr. Nikko Ofo-ob.

DOST Region 1 reaffirms its commitment to harnessing STI to build resilient, environmentally responsible, digitally connected, and economically vibrant communities.



SPES connects... (FROM PAGE 1)

DOLE, is designed to assist students and out-of-school youth by providing short-term employment, helping them support their education while gaining valuable work experience. With the help of partners like McDonald's and support from local government units, SPES continues to be a vital bridge between education and employment for Filipino youth. **(A.Sarte)**

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

EJF NO. TG-25-102
FOR: Application for Extra-Judicial
Foreclosure of Real Estate Mortgage
Under Act No. 3135, as Amended

LAND BANK OF THE PHILIPPINES,
Creditor-Mortgagee,

-versus-

AISA M. SABATIN,
Borrower-Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act No. 3135, as Amended, filed by Creditor-Mortgagee, **LAND BANK OF THE PHILIPPINES (LBP)**, a government banking institution created under Republic Act No. 3844, as amended, with principal office address at 1598 M.H. Del Pilar St., corner Dr. J. Quintos St., Malate, Manila, pursuant to the terms and conditions of the Real Estate Mortgage Contract ("MORTGAGE") executed and notarized on August 07, 2019 by Borrower-Mortgagor, **AISA M. SABATIN, single**, of legal age, Filipino, with residence and postal addresses at (1) Purok 3, San Jose, Poblacion, Tagbina, Surigao del Sur and (2) Unit H-423, 4th Floor, La Bella Hotel Barrio Anuling, Mendez-Nuñez City of Tagaytay, Cavite, represented by GLECIE P. PORPAYAS as per Special Power of Attorney executed and notarized on January 06, 2017 in favor of the Creditor-Mortgagee, over a real estate property including improvements thereon, described in and covered by **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2019000076** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Borrower-Mortgagor in the amount of **TWO MILLION SIX HUNDRED SIXTY-SEVEN THOUSAND SIX HUNDRED SIXTY PESOS AND 28/100 (Php2,667,660.28)** including interests, penalties, advances, costs and expenses, as of June 26, 2025, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Sheriff Ryan M. Genova, will sell at public auction on **October 22, 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:

CONDOMINIUM CERTIFICATE OF TITLE
NO. 076-2019000076
Registry of Deeds for Tagaytay City

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

PROJECT NAME : LA BELLA @ TAGAYTAY
DESCRIPTION : HOTEL TYPE UNIT, FOURTH FLOOR OF
LA BELLA HOTEL
UNIT NO. : H423
UNIT TYPE : JUBILO
UNIT AREA : 31.80 SQ. M.

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on **TRANSFER CERTIFICATE OF TITLE 2014005521** which embraces and describes the land located at BARRIO OF ANULING, CITY OF MENDEZ-NUNEZ/TAGAYTAY, PROVINCE OF CAVITE, ISLAND OF LUZON with an area of **TWO THOUSAND FOUR HUNDRED FORTY-FIVE (2445) Square Meter**, is registered in the name of:

Owner: **AISA M. SABATIN, SINGLE**, OF LEGAL AGE, FILIPINO
Address: PUROK 3 SAN JOSE POBLACION TAGBINA, SURIGAO DEL SUR"

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
City of Bacoor
Email: rtc1bcrocc@judiciary.gov.ph.
Telephone No. 09273707489

Foreclosure No. 2025-115
For: Extra-Judicial Foreclosure of
Real Estate Mortgage

PHILIPPINE SAVINGS BANK,
Mortgagee,

-versus-

MYRALYN R. TORRES,
Mortgagor.

X-----X

NOTICE OF EXTRA JUDICIAL FORECLOSURE

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, **PHILIPPINE SAVINGS BANK**, at PSBank Center, 777 Paseo de Roxas corner Sedeno Street, Makati City, and against the mortgagor, **MYRA LYN R. TORRES**, represented by **MANUEL C. TORRES**, as Attorney-in-Fact at No. 0934 Sitio Kawayan Habay II, Bacoor, Cavite; Sitio Kawayan Habay, Bacoor, Cavite and Block 3 Lot 2 Road Lot 1 corner Road Lot 3, Boston Place Habay 1, Bacoor, Cavite, to satisfy the mortgagee indebtedness which as of July 23, 2025 amounts to **ONE MILLION FOUR HUNDRED FORTY THREE THOUSAND FOUR HUNDRED THIRTY SIX PESOS & 71/100 (P1,443,436.71)**, Philippine Currency, exclusive of any penalties, interest and other fees incident to this foreclosure, the undersigned or her duly

In the event the public auction should not take place on the said date, it shall be held on **October 29, 2025** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2019000076**, 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, August 19, 2025.

(Sgd.) **ATTY. VARBRA ANN A. VARIAS-DIMAYUGA**
Clerk of Court VI & Ex-Officio Sheriff

(Sgd.) **RYAN M. GENOVA**
Sheriff In-Charge

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

Copy Furnished:

LAND BANK OF THE PHILIPPINES
Creditor-Mortgagee
1598 M.H. Del Pilar St., corner Dr. J. Quintos St., Malate, Manila

AISA M. SABATIN
Borrower-Mortgagor
(1) Purok 3, San Jose, Poblacion, Tagbina, Surigao del Sur
(2) Unit H-423, 4th Floor, La Bella Hotel Barrio Anuling, Mendez-Nuñez City of Tagaytay, Cavite

GLECIE P. PORPAYAS
Attorney-in-Fact of the Borrower-Mortgagor
Block 40 Welfareville Compound, Brgy. Addition Hills, Mandaluyong City

Publication: **SUNDAY TRIBUNE NEWS PUBLISHING**
Dates: September 7, 14 & 21, 2025

authorized representative will sell at the public auction on **October 2, 2025 at 10:00 o'clock in the morning** or soon thereafter, at the main entrance of the Hall of Justice of Bacoor City, Cavite, to the highest bidder for CASH and In Philippine Currency, the following described property with all the improvements thereon, to wit;

TRANSFER CERTIFICATE OF TITLE NO. 167-2016031005

LOT NO: 2 BLOCK NO: 3 PLAN NO: PSD-04-240261
PORTION OF: PSU-04-008334; LRC RECORD NO. FREE PATENT
LOCATION: BARANGAY OF HABAY, MUNICIPALITY OF BACOR, PROVINCE OF CAVITE, ISLAND OF LUZON.
AREA: SEVENTY FOUR (74) SQUARE METERS

"All sealed bid 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 **October 9, 2025**, without further notice."

Prospective buyers or bidders are hereby enjoined to investigate for themselves the title to the said property and encumbrances, if any there be.

City of Bacoor, September 1, 2025.

(Sgd.) **MELY C. HERMOSURA-VISTA**
Clerk of Court VI

By:
(Sgd.) **DEMETRIO T. VILLANUEVA, JR.**
Sheriff IV

Copy Furnished:

SALGADO CABRERA & ASSOCIATES
4th Floor PSBank Center, 777 Paseo de Roxas corner Sedeno Street, Makati City

MYRA LYN R. TORRES, rep. by MANUEL C. TORRES, as AIF
No. 0934 Sitio Kawayan Habay II, Bacoor, Cavite
Sitio Kawayan Habay, Bacoor, Cavite
Block 3 Lot 2 Road Lot 1 corner Road Lot 3, Boston Place Habay 1, Bacoor, Cavite

WARNING: It is absolutely prohibited to remove, deface or destroy this notice of Extra-judicial Sale on or before the date of sale.

Publication: **SUNDAY TRIBUNE NEWS PUBLISHING**
Dates: September 7, 14 & 21, 2025



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TICKETING





REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

FORECLOSURE CASE NO. F-470-25

BANK OF THE PHILIPPINE ISLANDS,
Petitioner-Mortgagee,

-versus-

RONALD LANUZO ABELLA,
Respondent/s-Mortgagor/s-Borrower/s.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Petitioner-Mortgagee, **BANK OF THE PHILIPPINE ISLANDS**, with business address at BPI Buendia Center Bldg., 372 Sen. Gil Puyat Ave., Brgy. Bel-Air, Makati City, against the Respondent/s-Mortgagor/s-Borrower/s **RONALD LANUZO ABELLA**, with residence and postal address at Block 2 Lot 23 Mochai Subd. Manggahan, Rodriguez (Montalban), Rizal and Blk 33 Lot 8, Ph2, Amaia Scapes General Trias, Brgy. Santiago Gen. Trias Cavite, to satisfy the mortgage indebtedness as of June 30, 2025 amounts to **TWO MILLION ONE HUNDRED NINETY THREE THOUSAND TWO HUNDRED FIFTEEN & 12/100 ONLY (P2,193,215.12)** including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **October 07, 2025 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2023016251

LOT NO: 8,BLOCK NO: 33, PLAN NO: PSD-04-236903

PORITION OF: LOT 5-C, PSD-042108-066707;

LOCATION: BARANGAY OF SANTIAGO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	ROAD LOT 17, PSD-04-236903
2-3	SW	LOT 7, BLOCK 33, PSD-04-236903
3-4	NW	LOT 24, BLOCK 33, PSD-04-236903
4-1	NE	LOT 9, BLOCK 33, PSD-04-236903

AREA: ONE HUNDRED TWENTY SQUARE METERS (120), MORE OR LESS

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 and time, it shall be held on **OCTOBER 21, 2025** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.

Trece Martires City, September 09, 2025.

(Sgd.) ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

BANK OF THE PHILIPPINE ISLANDS
BPI Buendia Center Bldg., 372 Sen. Gil Puyat Ave., Brgy. Bel-Air, Makati City

RONALD LANUZO ABELLA
Block 2 Lot 23 Mochai Subd. Manggahan, Rodriguez (Montalban), Rizal and
Blk 33 Lot 8, Ph2, Amaia Scapes General Trias, Brgy. Santiago

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

FNC 2023-359

HOME DEVELOPMENT MUTUAL FUND (HDMF)
Petitioner-Mortgagee,

-versus-

JOJI S. SARATAO
Respondents-Mortgagors.

X-----X

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 JOJI S. SARATAO with postal address at NO. 1332 MAYHALIGUE STREET, TONDO, MANILA, to satisfy the mortgage indebtedness which as of April 17, 2023, amounted to **FIVE HUNDRED EIGHTY FOUR THOUSAND SIX HUNDRED SEVENTY FOUR PESOS & 84/100 (P584,674.84)** Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **October 7, 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. 057-2019005197

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: 14, BLOCK NO: 4, PLAN NO: PCS-04-031079

PORITION OF: CONS.-SUBD. OF LOT 2959-A-2, PSD-04-226956; LOTS 2959-A-1-A, 2959-A-1-B, 2959-A-1-C & 2959-A-1-D, ALL OF PSD-04-245660, LRC RECORD NO. 8340

LOCATION: BARANGAY OF TIMALAN MUNICIPALITY OF NAIC PROVINCE OF CAVITE ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 13, BLOCK 4, PCS-04-031079
2-3	NW	LOT 2962, NAIC ESTATE (NOW) VS-04-000597
3-4	NE	LOT 15, BLOCK 4, PCS-04-031079
4-1	SE	ALLEY LOT 5, PCS-04-031079

TIE POINT: MON. NO. 17, NAIC ESTATE, PROVINCE OF CAVITE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 47° 46' E	2638.99 M.
1-2	N. 45° 14' W	8.00 M.
2-3	N. 44° 46' E	5.00 M.
3-4	S. 45° 14' E	8.00 M.
4-1	S. 44° 46' W	5.00 M.

AREA: FORTY SQUARE METERS (40), MORE OR LESS

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

Gen. Trias Cavite

WARNING: It is absolutely prohibited to remove, deface or destroy this Notice of Extra Judicial Sale on or before the date of sale

Publication: SUNDAY TRIBUNE NEWS PUBLISHING
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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 October 14, 2025 at the same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, August 12, 2025.

(Sgd.) JANELLE V. LAGADON, MBA
Sheriff IV

Copy furnished:

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

JOJI S. SARATAO -
NO. 1332 MAYHALIGUE STREET, TONDO, MANILA
LOT 14, BLOCK 4, PASINAYA HOMES CENTRAL, TIMALAN, NAIC, CAVITE

MARIA VICTORIA D. CAPIRAL
C/O ATTY. MAYBELLE JOY E. BERNALES,
Attorney-in-Fact, ANCHOR COLLECTION SERVICES INC.
Bldg. #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan, Quezon City

Publication: SUNDAY TRIBUNE NEWS PUBLISHING
Dates: September 14, 21 & 28, 2025

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE EXECUTIVE JUDGE
CITY OF DASMARIÑAS, CAVITE
(rtc1das129@judiciary.gov.ph; 0956 405 7604)

IN RE: PETITION FOR COMMISSION AS
NOTARY PUBLIC FOR AND IN THE
CITY OF DASMARIÑAS CITY

NOT. PUB. NO. DC-168-25

ATTY. DENNIS B. MALDO,
Petitioner.

X-----X

NOTICE OF HEARING

Notice is hereby given that a summary hearing on the Petition for Notarial Commission of **ATTY. DENNIS B. MALDO** will be held on **September 25, 2025 at 9:00 o'clock in the morning**. Any person who has any cause or reason to object to the granting of the Petition may file a verified written opposition thereto, received by the undersigned before the date of the summary hearing.

Let this Notice of Hearing be published once in a newspaper of general circulation for one (1) week in the Province of Cavite.

SO ORDERED.

City of Dasmariñas, Cavite, August 27, 2025.

(Sgd.) JOSIELYN D. LARA-DE LUNA
Executive Judge

Cc:

REGIONAL TRIAL COURT –
OFFICE OF THE CLERK OF COURT (RTC-OCC)
City of Dasmariñas, Cavite

ATTY. DENNIS B. MALDO
Blk. 4, Lot 8, Villa Elena, Phase II
Brgy. Langkaan I, City of Dasmariñas, Cavite

Publication: SUNDAY TRIBUNE NEWS PUBLISHING
Dates: September 14, 2025

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

FORECLOSURE CASE NO. F-394-25

BDO UNIBANK, INC.,
Mortgagee,

-versus-

ZENAIDA GONZALES TADEO,
Debtor/Mortgagor,

MARIA CENDYRELLA TADEO ELEP,
Co-Debtor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, BDO UNIBANK, INC., with business address at 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/ Mortgagors, **Maria Cendyrella Tadeo Elep** (“CO-DEBTOR”), for herself and as Attorney-In-Fact of **Zenaida Gonzales Tadeo** (“DEBTOR/MORTGAGOR”), of legal age, Filipino and with postal address at (1) #1374 Mactan, Baclaran, Parañaque City (Occupied by mortgagor); and (2) Blk. 11 Lot 6 Phase 3 Westwood, Pasong Camachile, General Trias, Cavite (Occupied by third party), to satisfy the mortgage indebtedness as of March 7, 2025 amounts to **ONE MILLION SIX HUNDRED TWENTY-SIX THOUSAND EIGHT HUNDRED FIFTY-SIX PESOS and 98/100 (Php1,626,856.98)** inclusive of interest and other charges, attorney’s fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **October 07, 2025 at 10:00 o’clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2021018996

LOT NO: 16, BLOCK NO: 11, PLAN NO: PCS-04-031444

PORTION OF: BLOCK 17, PCS-04-029302; LOT 1930, FRS-04-005921; LOT 1931, FRS-04-005433; LOT 3049, SFDM ESTATE, DECREE NO. 4270, LRC RECORD NO. 5964

LOCATION: BARANGAY OF TAPIA, CITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 15, BLOCK 11, PCS-04-031444
2-3	NE	LOT 18, BLOCK 11, PCS-04-031444
3-4	SE	ROAD LOT 15, PCS-04-031444
4-1	SW	LOT 14, BLOCK 11, PCS-04-031444

AREA: FIFTY (50) SQUARE METERS, MORE OR LESS

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 and time, it shall be held on **OCTOBER 21, 2025** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.

Trece Martires City, September 09, 2025.

(Sgd.) **ANDRES B. ESPINA**
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

FORECLOSURE CASE NO. F-578-25

CHINA BANK SAVINGS INC.,
Mortgagee,

-versus-

SPS. JOHN BRIAN I. MILLAN AND
JUN SHELEY S. MILLAN,
Mortgagors/Borrowers.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **CHINA BANK SAVINGS INC.**, with business address at CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City against the Mortgagors/Borrowers, **SPS. JOHN BRIAN I. MILLAN AND JUN SHELEY S. MILLAN** with residence and postal address at Blk. 7, Lot 36, Ruby St., Adelina 1-A, Brgy. San Antonio, San Pedro Laguna; and at Block 08, Lot 103, Micara Estates Tanza, Ph4, Brgy. Sahud-Ulan, Tanza, Cavite to satisfy the mortgage indebtedness as of July 30, 2025 amounts to **ONE MILLION SIXTY-SEVEN THOUSAND TWO HUNDRED EIGHTEEN PESOS & 82/100 (P1,067,218.82)** inclusive of interest, penalties and other charges of foreclosure, the undersigned Sheriff will set at public auction on **October 07, 2025 at 10:00 o’clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2023023755

LOT NO: 103, BLOCK NO: 8, PLAN NO: PCS-04-030835

PORTION OF: LOT 104, BLOCK 8, PCS-04-030761, LOT 1620-B & 1620-C, PSD-04-034571, DECREE NO. 10111, LRC REC. NO. 6832

LOCATION: BARANGAY OF SAHUD ULAN, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 101, BLOCK 8, PCS-04-030835
2-4	SE, SW	ROAD LOT 4, PCS-04-030835
4-6	SW	ROAD LOT 3, PCS-04-030835
6-1	NW	LOT 102, BLOCK 8, PCS-04-030835

AREA: SIXTY ONE (61) SQUARE METERS, MORE OR LESS

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

CONSUMER BANKING GROUP - CONSUMER REMEDIAL MANAGEMENT
33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City

Maria Cendyrella Tadeo Elep (“CO-DEBTOR”), for herself and as Attorney-In-Fact of **Zenaida Gonzales Tadeo** (“DEBTOR/MORTGAGOR”)

(1) #1374 Mactan, Baclaran, Parañaque City (Occupied by mortgagor); and
(2) Blk. 11 Lot 6 Phase 3 Westwood, Pasong Camachile, General Trias, Cavite (Occupied by third party)

WARNING: It is absolutely prohibited to remove, deface or destroy this Notice of Extra Judicial Sale on or before the date of sale

Publication: SUNDAY TRIBUNE NEWS PUBLISHING
Dates: September 14, 21 & 28, 2025

In the event the public auction should not take place on the said date and time, it shall be held on **OCTOBER 21, 2025** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.

Trece Martires City, September 09, 2025.

(Sgd.) **JOSELITO L. ARANDA**
Sheriff IV

Copy Furnished:

CHINA BANK SAVINGS INC.,
CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City

BUENAVENTURA DANTING PAGTAKHAN CONSTANTINO MANGROBANG AND ASSOCIATES
Counsel for the MORTGAGEE
12th Floor, China Bank Savings Building 314 Sen. Gil Puyat Ave., Makati City

SPS. JOHN BRIAN I. MILLAN AND JUN SHELEY S. MILLAN
Blk. 7, Lot 36, Ruby St., Adelina 1-A, Brgy. San Antonio, San Pedro Laguna; and at
Block 08, Lot 103, Micara Estates Tanza, Ph4, Brgy. Sahud-Ulan, Tanza, Cavite

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Cayetano...

(FROM PAGE 10)

So it's a failure of self-governance ng bawat isa,” aniya.

Giit niya, hindi tamang nakaasa lang tayo sa isang lider para baguhin ang buong sistema.

“Hindi pwedeng ngayon na si Sec. Vince [ang nasa DPWH] ay no corruption, pero kapag iba na ulit ang secretary, ayan na naman,” ani Cayetano.

“Bago natin tingnan y’ung pag-asa sa sistema o sa galing ng leader, dapat magsimula sa sarili natin,” dagdag niya.

Hinikayat ng senador ang lahat ng Pilipino na pagmuni-munihan ang kanilang “core values,” at hinimok ang lahat na gawing bahagi ng kanilang “identity” ang integridad at pagiging tapat.

Aniya, kailangang magtulong-tulong ang bawat henerasyon ng Pilipino na magkaroon ng “transformation” para maging pangmatagalan ang pagbabago, at mangyari ang “tunay na development” na inasam ng lahat.

“Guys, we need generational change... Any nation na meron pong self-governance, sila po ay

may tunay na pagbabago at tunay na development,” aniya.

Nagtapos si Cayetano sa panalangin at hinikayat ang publiko na ituloy ang panawagang mapanagot ang mga taong tunay na may kinalaman sa nasabing ghost projects.

“‘Wag tayong mawawalan ng pag-asa. Tutok, tutok, tutok. At ‘pag sinabi nating ‘wag nating pakawalan, ‘wag nating pakawalan,” aniya.

Ilang oras matapos ito, nakipagpulong si Cayetano kay national budget expert at dating Jagna Mayor JR Rañola ng Bohol para busisiin ang panukalang 2026 budget ng DPWH.

“May mga nakita na kami – from flood control to maintenance [projects], to ano ang mga dapat may pondo at mga dapat na tanggalan... Makakatulong po ito sa DBM at kay Sec. Vince (Dizon) kasi they’re redoing the budget,” ani Cayetano.

“So hopefully, y’ung mga gumawa nito (ghost projects) ay isa-isa mawala [sa pwesto] para hindi nga ma-manipulate ito,” dagdag pa niya.

Science...

(FROM PAGE 10)

In his Opening Remarks, Governor Aglipay affirmed that DOST's aspirations—promoting human well-being, fostering wealth creation, reinforcing

wealth protection, and institutionalizing sustainability—are also the aspirations of Cagayan. To further inspire innovation to the officials and representatives of the

Province, DOST also invited Balik Scientists and inventors specializing in robotics, traffic management, and waste management. They shared forward-looking solutions for possible interventions in the province. This strong alignment

between DOST and the Provincial Government of Cagayan reflects a shared vision for growth and sustainability anchored on science, technology, and innovation to build a future-ready Cagayan. **(Karen Vivien Conducto, Office of DOST Secretary)**

DOST...

(FROM PAGE 10)

Secretary, held at the Philippine Science High School – Eastern Visayas Campus (PSHS-EVC). Students from different schools across Leyte had the rare opportunity to meet DOST Secretary Renato U. Solidum, Jr., a geologist, former PHIVOLCS Director, and now the country's "fault-finder." Hosted by PSHS-EVC Campus Director Ms. Yvonne M. Esperas, the event featured interactive STEM-focused activities such as the DOST-Science Education Institute's NuLab: STEM in Motion and the Indie Siyensya Film Festival. In his message, Secretary Solidum encouraged young learners to pursue careers in science, technology, engineering,

and mathematics (STEM) to help build a smarter, safer, and more sustainable future. The Department of Education Regional Office VIII (DepEd VIII), represented by Dr. Gertrudes C. Mabutin, expressed its commitment to work with DOST VIII in further strengthening STEM education and nurturing the next generation of scientists, engineers, and innovators. Secretary Solidum also led a project visit to the Ice Cream Making Facility at the Palo Livelihood Center, a DOST-assisted initiative that uses science-based food processing technologies to help local producers improve product quality, expand operations, and create sustainable livelihoods.

Palo Mayor Hon. Remedios Matin Petilla thanked DOST for its continued support and expressed interest in acquiring additional technologies for the municipality. Commending Palo's proactive approach, Secretary Solidum emphasized, "The Local Government Units that are interested and willing to partner with DOST can truly benefit from our assistance. We want leaders who want science and technology." Capping the day's events, the Provincial Science and Technology Office (PSTO) Leyte inaugurated its newly renovated office building and Innovation Hub (iHub) at the DOST Compound, Government Center, Brgy. Candahug, Palo, Leyte. The iHub is a dedicated collaborative space where students, researchers,

startups, industries, and communities can access science, technology, and innovation resources to develop creative solutions and drive local development. With the facility in place, PSTO Leyte is expected to further empower MSMEs, strengthen community-based initiatives, and advance the delivery of STI services across Leyte and the Eastern Visayas region. The second day of RSTW was graced by DOST Undersecretary for Regional Operations Engr. Sancho A. Maborang, DOST VIII Regional Director Dr. John Glenn D. Ocaña, and other officials, reflecting the department's unified drive of "One DOST 4 U: Solutions and Opportunities for All." **(Nelson Santos)**



MPCALA...

(FROM PAGE 10)

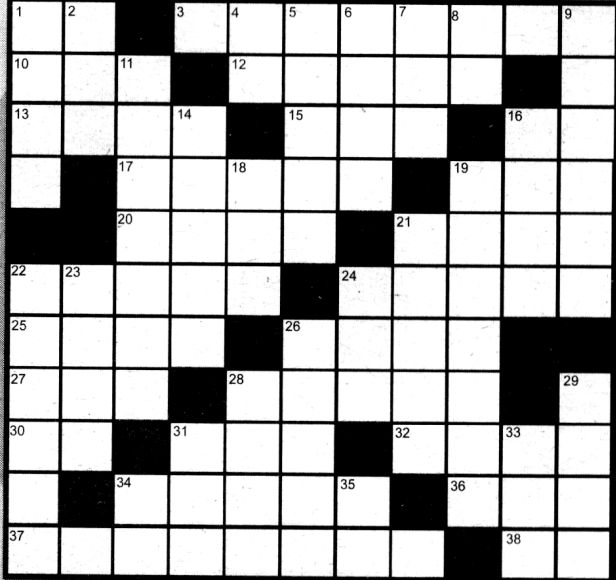
This milestone marks another step forward in bringing the full alignment of CALAX closer to completion, ensuring improved connectivity and enhanced mobility for motorists traveling across

Cavite and Laguna. CALAX is a 45 km expressway with operational segments at Laguna Technopark, Laguna Blvd., Santa Rosa-Tagaytay Road, Silang East, and Silang

Aguinaldo Interchange. Its remaining subsections, including Subsection 3 (Silang Aguinaldo to Governor's Drive), are under active development and are expected to be completed in the first half of 2026. **About Metro Pacific Tollways Corporation**

MPTC is the leading toll road developer and operator in the Philippines and the holding company of premier tollways including NLEX, SCTEX, CAVITEX, CALAX, NLEX Connector, and CCLEX in Cebu, with investments in Indonesia and Vietnam.

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SAGOT SA NAKARAAN

