

PAWIKAN FESTIVAL 2026 UNITES NAIC COMMUNITY FOR HEALTH AND ENVIRONMENTAL ADVOCACY



NAIC, Cavite — More than 2,000 residents took part in the Pawikan Festival 2026 on Friday, February 13, as the Municipality of Naic mounted a day-long celebration promoting active living, community solidarity, and environmental protection, particularly the conservation of marine turtles or pawikan.



The festivities began early at the Naic Town Plaza with the Pawikan Color Run, where participants filled the streets with vibrant colors and energy. The activity underscored the importance of physical fitness while raising awareness on environmental stewardship. Mayor Rommel Magbitang personally joined the run, alongside Eimeren Nazareno, highlighting the local government's hands-on support for programs benefiting both public health and the environment.



Following the run, residents gathered for the

Pawikan Zumba, which turned the town plaza into a lively space of music and movement. Participants of all ages joined the activity, reflecting the community's shared commitment to wellness and collective action for environmental causes.



The celebration continued at the Naic Covered Court, where students from various schools showcased their creativity and enthusiasm during the Cheer Chant Competition, a major highlight of the festival. The competition emphasized youth participation, teamwork, and environmental awareness. Also present during the event was Congresswoman Aniela Tolentino, who expressed her support for youth-led initiatives and environmental advocacy.



An Environmental Forum was also conducted as part of the program, providing a platform for discussions on conservation efforts and the role of communities in protecting natural resources. Speakers stressed the importance of safeguarding marine life, particularly sea turtles, which play a vital role in maintaining marine ecosystems.



WEDNESDAY CHRONICLE

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In the afternoon, the final leg of the Pawikan Festival was held at Barangay Labac, home to the local pawikan hatchery. Activities included community performances, a coastal clean-up drive, and messages from local leaders. The festival concluded with a Pawikan Releasing Ceremony at sunset, symbolizing hope, responsibility, and the community's enduring commitment to environmental conservation.

The successful staging of Pawikan Festival 2026 highlighted the unity of the Naic community, proving that collective efforts—whether through sports, arts, or advocacy—can lead to meaningful action for a healthier environment and a stronger, more engaged citizenry.

For we walk by faith, not by sight

2 Corinthians 5:7

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BACCOOR ADVANCES TRANSPORT WITH MODERN JEEPNEYS

BACCOOR CITY — In a significant move toward modernizing its public transportation system, the City Government of Bacoor formally launched ten modern jeepney units during a ribbon-cutting ceremony held at the BGC Ground on February 16, 2026. The rollout signals a renewed commitment by the local government to provide safer, more efficient, and environmentally sustainable transport services for commuters. The program was spearheaded by the City Government of Bacoor under the leadership of Strike B. Revilla.

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BACoor...

through the Office for the Development of Cooperatives headed by Ms. Vicenta Lazaro, in partnership with the Magnificent Transport Cooperative. The initiative aligns with national and local efforts to modernize public utility vehicles and uplift the livelihood of transport cooperatives.

Mayor Revilla led the ceremonial turnover alongside members of the Sangguniang Panglungsod, headed by Rowena Bautista Mendiola. Also present during the event was Ms. Maria Fe Perez-Agudo, Chief Executive Officer of Hari-Phil Asia Resources Inc., the company involved in providing modern transport solutions.

During the ceremony, city officials highlighted

that the newly deployed modern jeepneys are equipped with enhanced safety and convenience features, including automated fare collection systems, CCTV cameras, GPS tracking, improved ventilation, and spacious seating. Designed to meet current environmental standards, the units are expected to help reduce carbon emissions while improving overall road safety and commuter comfort.

The modern jeepneys will service the PITC to Molino 4 route and vice versa—one of the city's busiest transport corridors—benefiting thousands of daily commuters, including workers, students, and residents traveling between key commercial and residential areas.

Officials also emphasized the role of cooperatives in the city's transport modernization program, noting that the project not only improves mobility but also strengthens cooperative-driven economic development by supporting drivers and operators through sustainable business models.

The launch underscores Bacoor City's long-term vision for inclusive growth, sustainable mobility, and responsive governance. With the continued rollout of transport modernization initiatives, the local government aims to ensure that public transportation remains accessible, efficient, and aligned with the evolving needs of a rapidly growing urban population.

COAST...

SAN NICOLAS, Batangas (PIA) — The Philippine Coast Guard (PCG) has launched an investigation into the reported entry of a group of tourists at the Taal Volcano's Permanent Danger Zone (PDZ) on February 8, citing potential legal liabilities and violations of protected area protocols.

The Coast Guard investigation is conducted jointly with the Philippine Institute of Volcanology and Seismology (PHIVOLCS) and the Taal Volcano Protected Landscape-Protected Area Management Board (TVPL-PAMB).

Initial probe showed that five individuals, including four tourists who hired a boat, entered the Taal Volcano Island restricted zone over the weekend to photograph the volcano's crater.

The Coast Guard Station (CGS) Batangas deployed

personnel to Barangay Alas-as in San Nicolas to search for the group. However, local fish cage owners informed authorities that the tourists had already left for Laurel town.

Further investigation revealed that the hired boat was not registered under the Safety, Security, and Environmental Numbering (SSEN) system. Additionally, it left port without PCG clearance, which violated maritime safety protocols.

Both the boat owner and operator claimed they were unaware of existing entry restrictions in the area.

In a statement, the PCG confirmed that it is conducting a joint investigation with the PHIVOLCS and PAMO-TVPL to determine further legal liabilities and potential violations of protected area protocols resulting from the unauthorized entry.

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May the coming year be filled with abundance and blessings. Happy Lunar New Year to you and your family!

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FITS Center Inilunsad sa Burdeos upang Palakas ang Suporta sa mga Magsasaka



BURDEOS, Quezon — Opisyal na inilunsad ang Farmers' Information and Technology Services (FITS) Center sa bayan ng Burdeos noong Pebrero 4, 2026, bilang hakbang upang mapalawak ang access ng mga lokal na magsasaka sa makabago at napapanahong impormasyon, teknolohiya, at serbisyong pang-agrikultura.

Pinangunahan ang paglulunsad ni Dr. Rolando V. Maningas, Center Director ng Department of Agriculture – Agricultural Training Institute CALABARZON, katuwang sina Mayor Gina Gonzales at Vice Mayor Romulo Puti Avila, kasama si Municipal Agriculturist Liza Huerto.

Ayon sa mga opisyal, layunin ng FITS Center na magsilbing one-stop information hub para sa mga magsasaka, kung saan maaari silang makakuha ng kaalaman hinggil sa makabagong teknolohiya sa pagsasaka, tamang pamamahala ng sakahan, at iba pang programang makatutulong sa pagpapataas ng ani at kita, kasabay ng pagsusulong ng napapanatiling kabuhayan.

Dumalo rin sa aktibidad ang mga magsasaka mula sa iba't ibang barangay ng Burdeos na agad na nakatanggap ng mga Information, Education, and Communication (IEC) materials bilang bahagi ng patuloy na pagpapalaganap ng kaalamang pang-agrikultura sa komunidad.

Nakibahagi rin sa paglulunsad ang Southern Luzon State University sa pangunguna ni Violeto N. Coronacion, Campus Director ng SLSU-Infanta. Ang pakikilahok ng akademya ay nagpapakita ng matibay na ugnayan ng pamahalaan at mga institusyong pang-edukasyon sa pagsusulong ng kaunlaran sa sektor ng agrikultura sa bayan ng Burdeos.

Sinabi ng mga opisyal na inaasahang magiging mahalagang katuwang ang FITS Center sa patuloy na pag-unlad ng lokal na agrikultura at sa pagpapal-akas ng kakayahan ng mga magsasaka sa harap ng makabagong hamon sa produksyon ng pagkain.



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

ONE UNIFIED RURAL
BANK OF CAVITE, INC.,
Mortgagee,

FORECLOSURE CASE NO. F-821-25
-versus-

CARMENCITA F. CAPELO married to
IRENEO M. CAPELO, represented by
ROELA TRIA C. NAVERA as Alf,
Mortgagors.

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, **ONE UNIFIED RURAL BANK OF CAVITE, INC.**, with business address at Purok 3, General Trias Drive, Brgy. Tejero, City of Gen. Trias, Cavite against the Mortgagors, **CARMENCITA F. CAPELO married to IRENEO M. CAPELO, represented by ROELA TRIA C. NAVERA as Atty-in-Fact**, with given address at B7, L16, Sta. Cecilia, Julugan 8, Tanza, Cavite, to satisfy the mortgage indebtedness which as of **November 13, 2025** amounts to **FIVE HUNDRED NINETY THOUSAND ONE HUNDRED EIGHTEEN PESOS and 49/100 (Php590,118.49)**, Philippine Currency, inclusive of interests and penalties as of said date but exclusive of all other charges incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **March 04, 2026** at 10:00 o'clock in the morning until 12:00 o'clock 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. T-383117

A parcel of land (Lot 16, Blk. 7 of the cons.-subd. plan, Pcs-042120-006612, being a portion of the cons of Lots 1-34, Blk. 1; 4-11, 13-26, Blk. 2; 1-15, Blk. 3; 1-18, Blk. 4; 1-8 & 12, Blk. 5; 3-13, Blk. 6; 12-17, Blk. 8; Road Lots 4, 5, 6, and portion of Road Lots 1, 3, 7, & 9, all of Psd-04-049309, L.R.C. Record No. ___) situated in the Brgy. Hulugan, Mun. of Tanza, Prov. of Cavite, Island of Luzon. Bounded on the NE., along line 1-2 by Lot 14, Blk. 7; on the SE., along line 2-3 by Road Lot 5; on the SW., along line 3-4 by Lot 18 and on the NW., along line 4-1 by Lot 15, both of Block 7, all of the cons.-subd. plan. Beginning at a point marked "1" on plan x x x containing an area of **ONE HUNDRED (100) SQ. METERS, x x x**

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 time and date, it shall be held on **March 18, 2026** 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, February 04, 2026.

(SGD) **JOANNAH AVIGAIL C. TIMKANG**
Sheriff IV

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ROELA TRIA C. NAVERA

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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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NOTICE

EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH WAIVER OF RIGHTS

Notice is hereby given that the estate of late **ANGEL ESTACION**, who died intestate, (with a will), has been extrajudicially settled by his legal heirs. That the said heirs have agreed to divide and adjudicate among themselves the estate of the deceased, consisting of the following property to wit: Lot No. 460 of the Santa Cruz de Malabon Estate, Province of Cavite, Case No. 6832 of the Court of the Land Registration, with a total area of **ONE HUNDRED EIGHT-ONE (181) SQUARE METERS**, more particularly described and covered by **TRANSFER CERTIFICATE OF TITLE (TCT) No. 2052/ CRT 11779**. That the legal heirs have voluntarily waived their share pertaining to **FORTY-FIVE and 25/100 (45.25) SQUARE METERS** of the said parcel of land, which represents the lawful share of their mother in the estate, in favor of their co-heir, **NESTOR E. LUNA**, as evidenced by a Deed of Extrajudicial Settlement with Waiver of Rights, duly notarized on **NOVEMBER 11, 2025, AT TANZA, CAVITE** before Notary Public **ATTY. CRISANTO U. PASCUAL JR.**, PTR No. 2733946, under Doc No. 180, Page No. 36, Book No. 20, Series of 2025.

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Indang Conducts First Aid, Basic Life Support Training for Disaster Preparedness



INDANG, Cavite — The Municipal Government of Indang conducted a four-day Standard First Aid and Basic Life Support (BLS) Training from February 3 to 6, 2026, as part of its continuing efforts to promote a safer, more prepared, and resilient community.

The initiative was carried out under the leadership of Mayor Virgilio Fidel and forms part of the local government's advocacy to strengthen disaster preparedness and emergency response capabilities in the municipality.

A total of 38 participants successfully completed the training and were awarded certification by the Philippine Red Cross as Certified Basic Life Support Providers.

The activity was spearheaded by the Municipal Disaster Risk Reduction and Management Office (MDRRMO) in partnership with the Philippine Red Cross. It is one of a series of capacity-building programs aimed at enhancing the knowledge and readiness of more Indangueños in responding to emergencies.

Local officials emphasized the importance of equipping residents with life-saving skills, noting that immediate and proper response during critical situations can significantly reduce injuries and save lives.

The municipal government called on the community to continue supporting initiatives that promote preparedness and safety as part of building a stronger and more resilient "Bagong Indang."

DEPED...

From Page 1

CALAMBA CITY, Laguna (PIA) — The Department of Education (DepEd) reaffirmed its commitment to improving learners' literacy through strengthened public-private partnerships in support of the BINHI Reading Program, one of the agency's key initiatives aimed at enhancing foundational reading skills among students.

DepEd Secretary Sonny Angara, during his visit to the Calamba Central Elementary School on Monday, February 9, where the program is being implemented, emphasized that collaboration with private partners has played a significant role in expanding the reach of literacy interventions, providing additional learning resources, and strengthening teacher capacity-building efforts.

"This is a big help because we know that sometimes we lack materials or the delivery of materials gets delayed. That's why this is really good to see—every child has their own reading kits, and it truly helps even at a young age. It also makes learning enjoyable. The children are very engaged, and this shows how valuable our private partnerships with DepEd really are," Angara said.

The BINHI Reading Program, initiated by BINHI Foundation Inc., is designed to address learning gaps in literacy, particularly among early-grade learners who require focused intervention in reading and comprehension. Through structured reading sessions, assessment tools, and targeted instructional strategies, the program seeks to ensure that students develop essential literacy skills at an early stage.

For BINHI Program Kit 0 Teacher Ivy Roquero, the program is deemed effective as it is structured progressively to match the learners' developmental stages, ensuring that each child builds strong founda-

tional skills before moving on to more complex reading tasks.

"It is helping our students, and we see it every day based on their performances in every activity, you see progress. In Kit 0 (kindergarten), we focus more on learning the sounds—how to blend and how to segment words. When they move to Kit 1, which usually starts in Grade 1, the learners begin reading sentences, phrases, and even paragraphs, already with comprehension. One of the goals of BINHI is, as much as possible, to develop learners into analytical thinkers," Roquero stated.

The department has likewise implemented the ARAL Program or the Accelerating Reading and Literacy, which aligns with the objectives of the BINHI Reading Program, that strengthens foundational skills through structured interventions, targeted assessments, and focused support for learners who are struggling with reading.

"This is very good because as early as Kindergarten and Grade 1, children are already learning how to read and understand. That is truly the directive of President Marcos—to focus on literacy and basic reading. So this is very timely. We also have the ARAL Program, so everything is aligned. We will be able to help everyone and ensure that no child is left behind," Angara emphasized.

Through sustained collaboration and innovation, DepEd remains optimistic that strengthened partnerships will further enhance the implementation of the BINHI and ARAL programs, ultimately cultivating a stronger culture of reading and equipping Filipino learners with the essential skills needed for lifelong learning and future success. (AM/PIA CALABARZON)

CAYETANO...

From Page 1

Senate Minority Leader Alan Peter Cayetano on Monday warned that the manner in which the Philippines responds to recent statements by the Chinese Embassy in Manila carries consequences for overseas Filipino workers (OFWs), future generations, and the economy, even as he backed a firm defense of national sovereignty.

Cayetano made the remarks during his interpellation with Senator Francis "Kiko" Pangilinan on February 9, 2026 on Senate Resolution No. 256, which condemns public statements by the Chinese embassy criticizing Philippine officials and institutions defending the country's sovereignty and maritime rights.

The Minority Leader said there is no disagreement in the Senate on protecting Philippine territory but stressed that the manner of response matters.

"This affects OFWs, this affects our ailing economy, this affects our being a Christian nation, this affects our moral ascendancy," he said.

Cayetano cautioned against responding to provocation with similar conduct, saying this could weaken the country's credibility rather than strengthen its position.

He said calling out lies and disinformation should not come at the

expense of discipline and decorum.

"May mga anak kayo, may mga apo... Pwede mo bang sabihin sa anak mo na 'pag mali (ang ibang tao), gumawarin sila ng mali, na OK lang mang-bully kasi mas bully sila?" he said.

Addressing statements by Philippine Coast Guard spokesperson Commodore Jay Tariela who even showed a caricature of Chinese President Xi Jinping during a presentation, Cayetano said support for the country does not excuse conduct that crosses professional lines.

He reiterated that the Philippines can assert its sovereignty and maritime rights firmly and constructively without resorting to language or behavior that could undermine the country's standing at home and abroad.

"We are for the Coast Guard... But if one of their generals went over the line and did something that is wrong, childish, undiplomatic, reckless, unprofessional, it's also our duty [to call him out]. Did we file a resolution here to ask someone to correct him? No," he said.

The resolution was later adopted by the Senate, with Cayetano maintaining his position and not taking part in the vote.

IKEA Home Furnishing Bus to Make Special Stop at Enchanted Kingdom



SANTA ROSA, Laguna — The newly launched IKEA Home Furnishing Bus is set to make a special stop at Enchanted Kingdom on Saturday, February 21, offering visitors a unique and interactive home inspiration experience.

The mobile showroom, an initiative of IKEA, will be stationed at the Spaceport Grounds, where guests can explore curated storage displays designed to showcase practical and creative home organization solutions. The bus also features fun and engaging activities, allowing visitors to experience IKEA's home furnishing concepts in an accessible and immersive way.

Organizers said the stop aims to bring IKEA's design ideas closer to the public by transforming a bus into a functional showroom on wheels, highlighting smart storage solutions suitable for modern living spaces.

The visit of the IKEA Home Furnishing Bus adds another attraction to Enchanted Kingdom's lineup this February, giving park-goers and guests

an opportunity to discover innovative ways to organize and enhance their homes.

Visitors are encouraged to drop by the Spaceport Grounds on Saturday to experience the mobile showroom and take part in the activities offered.



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TURNING...

From Page 1

January 28, 2026 | Bay, Laguna — The Department of Trade and Industry (DTI)-Laguna, in partnership with the Center for Agriculture and Rural Development-Mutually Reinforcing Institutions (CARD-MRI), successfully conducted a Livelihood Training Program Seminar at CARD-MRI, Brgy. Tranca, Bay, Laguna. The program aimed to empower CARD-MRI members who aspire to start or expand their own businesses.

The seminar provided participants with essential entrepreneurial knowledge and practical skills to help them build sustainable livelihood ventures. The program's success was made possible through the expertise of four Business Counselors from the Negosyo Centers of Alaminos, Los Baños, Rizal, and Pila, whose guidance played a key role in delivering a comprehensive learning experience.

During the training, participants explored a range of topics critical to establishing and managing a business. These included Business Licensing, which clarified the legal requirements and procedures

for business registration; Branding, which emphasized creating a strong business identity to attract and retain customers; and Packaging and Labeling, which focused on proper product presentation and regulatory compliance. The session on Product Costing guided participants in accurately calculating expenses, setting appropriate pricing, and ensuring business profitability.

The seminar concluded with a question-and-answer session, providing participants an opportunity to raise concerns and share experiences related to starting and managing a business. The Business Counselors offered clear, practical guidance, particularly on business registration and regulatory compliance.

Both DTI-Laguna and CARD-MRI are committed to supporting potential and start-up entrepreneurs. They look forward to further strengthening their partnership to continue assisting and empowering micro, small, and medium enterprises across the province. (MOCalong, DTI Laguna).



43 Magkasintahan Ikinasal sa Libreng Kasalang Bayan ng Lungsod ng Cavite



LUNGSOD NG CAVITE — Apatnapu't tatlong (43) magkasintahan ang sabay-sabay na nagbigkis ng kanilang pagmamahalan sa idinaos na Kasalang Bayan ng Lungsod ng Cavite, isang programang naglalayong suportahan ang mga magkasintahang nais magsimula ng kanilang buhay mag-asawa sa pamamagitan ng isang makabuluhan at abot-kayang seremonya.

Bukod sa libreng kasal, nakatanggap ang mga bagong kasal ng iba't ibang handog bilang mag-asawa. Kabilang sa mga ipinagka-loob ang cash gift, isang sakong bigas, isang case ng Emperador Very Smooth, clothes hamper, at iba pang mahahalagang regalo.

Inisagawa ang seremonya sa isang air-conditioned venue, na sinundan ng libreng reception, kung saan sama-samang nagdiwang ang mga mag-asawa kasama ang kanilang mga pamilya at mahal sa buhay. Ang programa ay patunay ng patuloy na pagsisikap ng lokal na pamahalaan na maghatid ng serbisyong may mala-sakit at direktang pakinabang sa mamamayan.

Ayon sa mga opisyal, layunin ng Kasalang Bayan na hindi lamang gawing legal ang pagsasama ng mga magkasintahan kundi bigyan din sila ng maayos na panimula sa buhay mag-asawa sa pamamagitan ng konkretong suporta at serbisyong panlipunan.

Nagpahayag ng pasasalamat ang mga newlyweds sa lokal na pamahalaan sa matagumpay at makabuluhang selebrasyon, na kanilang inilarawan bilang isang biyayang puno ng pagmamahal, pag-asa, at bagong simula.

Tourism Capability-Building Activities Held to Strengthen Local Tourism Sector



A Tourism Statistics Seminar, Tourism Development Council (TDC) Meeting, and Lifeguard Qualification Course Orientation were successfully conducted on February 10, 2026, at the 3rd Floor Conference Room of the Municipal Hall, marking another step forward in strengthening local tourism development and safety initiatives.

The activity brought together tourism stakeholders and local partners for a comprehensive discussion on the importance of tourism statistics in planning, policy formulation, and sustainable destination management. Participants were oriented on how accurate data collection and analysis contribute to informed decision-making and long-term tourism growth.



The program also included an orientation on the Lifeguard Qualification Course, highlighting the critical roles and responsibilities of lifeguards in ensuring the safety and well-being of tourists, particularly in coastal and recreational areas. Emphasis was placed on preparedness, proper training, and adherence to safety standards as essential components of a secure tourism environment.

Officials said the combined activities reflect the local government's continuing commitment to capacity building through skills development and knowledge enhancement, aimed at fostering a safer, more organized, and data-driven tourism sector.

The initiative underscores the importance of collaboration among tourism stakeholders in building a resilient tourism industry that prioritizes both visitor safety and sustainable development.

Provincial Government Brings Free Healthcare Services to Wawa II Residents



ROSARIO, Cavite — The Provincial Government of Cavite conducted a health outreach activity in Barangay Wawa II, Rosario, providing free and comprehensive healthcare services to approximately 755 residents as part of its continuing efforts to improve public health access at the grassroots level.

The medical mission offered free medical consultations, dental services including oral check-ups and tooth extractions, as well as diagnostic procedures such as fasting blood sugar (FBS) tests, electrocardiograms (ECG), and X-ray examinations. Medicines and vitamins were also distributed to beneficiaries to ensure proper treatment and follow-up care.

In addition, free eye check-ups were provided through the support of local private partners, further expanding the range of healthcare services made available to the community.

The outreach activity was spearheaded by the Provincial Government of Cavite through the medical and dental mission teams from the Office of the Provincial Governor and the Office of the Provincial Health Officer. Barangay health workers also extended assistance to ensure the smooth, orderly, and efficient delivery of services throughout the activity.

Officials said the initiative reflects the provincial government's commitment to bringing essential healthcare services closer to communities, particularly to residents with limited access to medical care, reinforcing efforts to promote preventive health and overall well-being among Caviteños.



REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
DASMARIÑAS CITY, CAVITE

CHINA BANK SAVINGS, INC.,
Petitioner/Mortgagee,

File No. FC-DC-2014-25
EXTRA JUDICIAL
FORECLOSURE OF REAL
ESTATE MORTGAGE
UNDER ACT 3135, AS
AMENDED BY ACT 4118

-versus-
MA LUISA FE VISORDE VITO,
Respondent/Mortgagor.
x ----- x

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee **CHINA BANK SAVINGS, INC.** with postal address at CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City against the respondent/mortgagor **MA LUISA FE VISORDE VITO** with postal addresses at Lot 20 Block 10, Idesia Heights, Brgy. San Agustin 1, Dasmariñas City, Cavite and Block 11 Lot 22, Alpine Greenery Subd., Purok 6, Brgy. Magang, Daet, Camarines Norte and for the satisfaction of the mortgaged debt which as of 30 November 2025 amounts to **FIVE MILLION NINE HUNDRED THIRTY THOUSAND TWO HUNDRED SIXTY EIGHT PESOS & 51/100 (Php5,930,268.51)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned sheriff will sell at public auction on **March 12, 2026** at 10:00 o'clock in the morning or soon thereafter in the Ground Floor Lobby of Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro I, Dasmariñas City, Province of Cavite to the highest bidder and for **CASH or CERTIFIED CHECK**, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

Transfer Certificate of Title
No. 057-2025008383

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF SAN AGUSTIN - 1, CITY OF DASMARIÑAS, PROVINCE OF CAVITE, ISLAND OF LUZON bounded and described as follows:
LOT NO: 20; BLOCK NO: 10; PLAN NO: PCS-04-031993
PORTION OF: THE CONSOLIDATION & SUBDIVISION OF LOT 3830-A-3-B-2, PSD-04-254140 & LOT 6173-A, (LRC) PSD-261032, LRC RECORD NO. 8843 (Continued on next page)

Owner: **MA LUISA FE VISORDE VITO, SINGLE, OF LEGAL AGE, FILIPINO CITIZEN**

TECHNICAL DESCRIPTION (Continued from page 1)
LOCATION: BARANGAY OF SAN AGUSTIN - 1, CITY OF DASMARIÑAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	SW	ROAD LOT 18, PCS-04-031993
2-7	SW, NW	ROAD LOT 16, PCS-04-031993
7-8	NE	LOT 21, BLOCK 10, PCS-04-031993
8-1	SE	LOT 19, BLOCK 10, PCS-04-031993

TIE POINT: MON. NO. 145, IMUS ESTATE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 04° 19' E	788.84 M.
1-2	N. 29° 24' W	9.00 M.
2-3	N. 14° 14' W	1.44 M.
3-4	N. 11° 27' E	1.44 M.
4-5	N. 37° 08' E	1.44 M.
5-6	N. 62° 49' E	1.44 M.
6-7	N. 60° 37' E	7.92 M.
7-8	S. 29° 24' E	12.00 M.
8-1	S. 60° 37' W	12.00 M.

AREA: **ONE HUNDRED FORTY TWO (142) SQUARE METERS, MORE OR LESS**

Prospective buyers and/or bidders are hereby

enjoined to investigate for themselves the title of the said real property and the encumbrance thereon, if there be any.

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 March 26, 2026, at the same time and place without further notice.

03 February 2026, Dasmariñas City, Province of Cavite.

(SGD)RODRIGO C. ESTOGERO, JR.
Sheriff IV

(SGD)ATTY. MARCELA L. BAYBAY
Clerk of Court VI & Ex-Officio Sheriff

PUBLICATION: "Wednesday Chronicle"

DATES: Feb. 11, 18 & 25, 2026
Date of Raffle of Judicial Notices: 30 January 2026

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

MA LUISA FE VISORDE VITO
Lot 20 Block 10, Idesia Heights, Brgy. San Agustin 1, Dasmariñas City, Cavite and Block 11 Lot 22, Alpine Greenery Subd., Purok 6, Brgy. Magang, Daet, Camarines Norte

Notice posted at:
1.The Bulletin Board of Regional Trial Court, Dasmariñas City, Cavite
2.The Bulletin Board of Dasmariñas City Hall
3.The Bulletin Board of Dasmariñas City Post Office
4.The Bulletin Board of Dasmariñas City Public Market

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