

**EXTRAJUDICIAL SETTLEMENT OF ESTATE OF THE LATE ROBERTO ATIENZA and MERCEDES MALIMBAN**

Notice is hereby given that the estate of the late **ROBERTO ATIENZA and MERCEDES MALIMBAN**, who died on November 13, 1987 and January 21, 2019 both at Magallanes, Cavite, respectively, leaving a parcel of land located at Medina, Magallanes, Cavite, covered by **TRANSFER CERTIFICATE OF TITLE NO. P-8797** containing an area of Thirty Four Thousand Eight Hundred Fifty Seven (34,857) Square Meters with no improvement erected thereon.

That they hereby to **PARTITION, DIVIDE AND ADJUDICATE** unto themselves the above described property in the following manner:

- That the Lot identified on the **Technical Description, Lot 21-26-A**, with a portion area of **Eight Thousand Two Hundred Ninety Five (8,295) Square Meters** and hereby given in favor of **MATEO M. ATIENZA**, single;
- That the Lot identified on the **Technical Description, Lot 2126-B**, with a portion area of **Eight Thousand Two Hundred Ninety Five (8,295) Square Meters** and hereby given in favor of **CRESENCIANO M. ATIENZA** married to **DOLORPINA I. ATIENZA**;
- That the Lot identified on the **Technical Description, Lot 2126-C**, with a portion area of **Eight Thousand Two Hundred Ninety Five (8,295) Square Meters** and hereby given in favor of **MELINDA A. GARGANTA** married to **EDITO S. GARGANTA**;
- That the Lot identified on the **Technical Description, Lot 2126-D**, with a portion area of **Eight Thousand Two Hundred Ninety Five (8,295) Square Meters** and hereby given in favor of **TERESITA M. ALLA** married to **APOLINARIO A. ALLA** as per Doc No. 290; Page No. 137; Book No. I; Series of 2022 before Atty. Agustin B. Cabredo, Notary Public  
**North South Journal: March 21, 28, April 4, 2022**

**EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE LATE MAGNA PANGANIBAN AGETANO and SEVERINO C. AGETANO WITH SALE**

Notice is hereby given that the estate of the late **MAGNA PANGANIBAN AGETANO and SEVERINO C. AGETANO**, who died on January 15, 2013 and January 2, 1997 both in Amadeo, Cavite, respectively, leaving two (2) parcels of land located at Brgy. Bukal and Brgy. Maymangga, Amadeo, Cavite covered by **ORIGINAL CERTIFICATE OF TITLE NO. (P-890) 5676 Lot No. 2482, Case 3, Cadm-482-D**, containing an area of Five Thousand Seven Hundred and Sixty (5,760) Square Meters and **TAX DECLARATION NO. 02 0020 01042** and containing an area of Two Thousand Five Hundred Thirty Seven (2,537) Square Meters and they do hereby **SELL, TRANSFER, CONVEY CEDE, and DELIVER**, by way of **ABSOLUTE SALE** unto **SPS. JOSE MARLOWE F. MENDOZA and ROSSELLE SHARON R. MENDOZA** in the sum of Eleven Million Five Hundred Twenty Thousand Pesos (P11,520,000.00), Philippine Currency as per Doc No. 204; Page No. 41; Book No. I; Series of 2022 before Atty. Gabriel B. Octava, Notary Public  
**North South Journal: March 21, 28, April 4, 2022**

**EXTRAJUDICIAL SETTLEMENT OF SAVINGS ACCOUNT OF THE LATE JULIETAAGUS LANANG**

NOTICE IS HEREBY GIVEN THE PUBLIC THAT THE LATE **JULIETA AGUS LANANG** WHO DIED INTESATE WITHOUT WILL AND TESTAMENT ON SEPTEMBER 24, 2017 AT MUNTINLUPA CITY LEAVING A SAVINGS ACCOUNT AT METROPOLITAN BANK AND TRUST COMPANY WITH SAVINGS ACCOUNT NUMBER 178-3-17857117-7 IN THE AMOUNT OF FIFTY FIVE THOUSAND THIRTY NINE PESOS AND TWELVE CENTAVOS (P55,039.12) WAS EXTRAJUDICIALLY SETTLED AMONG HER HEIRS AS PER DOC. NO. 406, PAGE NO. 32, BOOK NO. LIII, SERIES OF 2017  
**North South Journal: April 4, 11, 18, 2022**

**EXTRAJUDICIAL SETTLEMENT OF ESTATE**

Notice is hereby given that the estate of the late **PATRICIA L. VDA. DE ROLLON** who died on March 29, 1988, respectively, leaving two (2) parcels of land, more particularly described as follows:

- A parcel of land located at Narvaez, Gen. E. Aguinaldo, Cavite, containing an area of **THREE HUNDRED THOUSAND TWO HUNDRED THIRTY (3,230)** square meters, more or less;
- A parcel of land also located at Narvaez, Gen. E. Aguinaldo, Cavite, containing an area of **SIX THOUSAND FIVE HUNDRED FOUR (6,504)** square meters, more or less, and they do hereby **SELL, TRANSFER AND CONVEY** by way of absolute sale unto the said **ANTONIO C. ALVAREZ** in the sum of Five Hundred Thousand Pesos (P500,000.00) Philippine Currency as per Doc No. 550; Page No. 32; Book No. III; Series of 2002 before Atty. Pacifico A. Varias, Notary Public  
**North South Journal: April 4, 11, 18, 2022**

**EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH DEED OF ABSOLUTE SALE**

Notice is hereby given that the estate of the late **PEDRO J. PULLITAN** who died on February 4, 2005 in Silang, Cavite, respectively, leaving a parcel of land with no improvement thereon situated in Acacia, Silang, Cavite, with an area of 229 square meters under **TAX DECLARATION NO. 18-0006-01765** and **TRANSFER CERTIFICATE OF TITLE NO. (T-170851) 40016**, and they hereby **SOLD, TRANSFERRED AND CONVEYED** by the vendee **NOEL C. VALMORIA and LILLIAN F. BATAAC**, both single, in the sum of One Million Pesos (P1,000,000.00) Philippine Currency as per Doc No. 169; Page No. 32; Book No. V; Series of 2002 before Atty. Jose R. Bawalan, Notary Public  
**North South Journal: April 4, 11, 18, 2022**

**EXTRAJUDICIAL SETTLEMENT OF ESTATE AMONG LEGAL HEIRS WITH DEED OF ABSOLUTE SALE**

Notice is hereby given that the estate of the late **LYDIA A. DESEO** who died on May 16, 2018 at Gen. Mariano Alvarez, Cavite, respectively, leaving a parcel of land situated at Blk. 23 Lot 41, Casa De Monte Verde Homes, Brgy. F. De Castro, GMA, Cavite, covered by **TCT NO. T-271274**, and containing an area of One Hundred Fifty (150) Square Meters, more or less and they do hereby **SELL, CONVEY AND TRANSFER** by way of Extrajudicial Settlement of Estate Among Legal Heirs with Deed of Absolute Sale unto the said **MA. GINA L. BAIZA** in the sum of Three Hundred Thousand Pesos (P300,000.00) Philippine Currency of as per Doc No. 158; Page No. 32; Book No. 4; Series of 2022 before Atty. Cesar Anthony S. Solis, Notary Public  
**North South Journal: April 4, 11, 18, 2022**

**EXTRAJUDICIAL SETTLEMENT OF ESTATE OF DECEASED PERSON WITH RENUNCIATION OF RIGHT**

Notice is hereby given that the estate of the late **BAYANI TORIBIO** who died on February 14, 2018 at Alfonso, Cavite, respectively, leaving a certain property (**House erected on Lot 4637-D-6-A-2**) situated in the Brgy. of Uplu Municipality of Alfonso, Province of Cavite, Island of Luzon and containing an area of One Hundred Seventeen (117) Square Meters embrace with **TAX DECLARATION NO. 11-01-0032-02669**.

**RENUNCIATION OF RIGHTS**

That, **SOLEDAD A. TORIBIO and MERIELLA ASHLEY C. TORIBIO**, General Renounce assigns waive all their right and ownership and possession over the property in favor of **BRYAN A. TORIBIO** as per Doc No. 347; Page No. 70; Book No. I; Series of 2022 before Atty. Gabriel B. Octava, Notary Public  
**North South Journal: April 4, 11, 18, 2022**

**EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH DEED OF ABSOLUTE SALE AND SPECIAL POWER OF ATTORNEY**

Notice is hereby given that the estate of the late **ARTEMIO E. MARQUEZ**, who died single on June 5, 2005 at Batangas, respectively, leaving a house and lot covered by **TRANSFER CERTIFICATE OF TITLE NO. (T-692054)** situated in Barangay Elang, Municipality of Gen. Trias, Province of Cavite and containing an area of Thirty Five (35) Square Meters, and they do hereby **SELL, TRANSFER AND CONVEY** unto the said **VENDEE Lutchie Alcazar Fama** in the sum of Two Hundred Thousand Pesos Only (Php200,000.00) Philippine Currency.

That they do hereby **NAME, APPOINT AND CONSTITUTE AS THEIR ATTY-IN-FACT MARICHELLE R. PALANCA** as per Doc No. 440; Page No. 88; Book No. LXXII; Series of 2022 before Atty. Celia N. Closa, Notary Public  
**North South Journal: March 21, 28, April 4, 2022**

**EXTRAJUDICIAL SETTLEMENT OF THE DECEASED PERSON ROMEO REMULLA PAKINGAN WITH DEED OF ABSOLUTE SALE**

Notice is hereby given that the estate of the late **ROMEO REMULLA PAKINGAN**, who died on March 3, 1981 at Imus, Cavite, respectively, leaving a parcel of land covered by **TRANSFER CERTIFICATE OF TITLE NO. T-101213**, situated in the Bo. of Medicion 1st, Municipality of Imus, Province of Cavite and containing an area of Six Hundred Twenty One (621) Square Meters, more or less including the improvements erected thereon and they do hereby **SELL, CEDE, TRANSFER AND CONVEY** as they have sold, cede, transferred and convey their shares and which is hereby acknowledged from **HERMINGILDO N. PAKINGAN**, single and **FERDINAND N. PAKINGAN** married to **JUANITA KARREN DAYRIT PAKINGAN** and **MELODY PAKINGAN DOFOUR** married to **MARC DENIS PHILLIPPE DOFOUR** and **ALWAYS MELANIE N. PAKINGAN** as per Doc No. 227; Page No. 46; Book No. I; Series of 2022 before Atty. Gabriel B. Octava, Notary Public  
**North South Journal: March 21, 28, April 4, 2022**

**EXTRAJUDICIAL SETTLEMENT OF REAL ESTATE OF DECEASED CRISANTO CREDO**

Notice is hereby given that the estate of the late **CRISANTO CREDO**, who died on April 10, 2013 in Tagaytay City, Cavite, respectively, leaving three (3) parcels of land situated in Mangas I and Mangas II, Alfonso, Cavite covered by **TAX DECLARATION NO. 01-0017-02192** containing an area of Eight Thousand Sixty Four (8,064) Square Meters, more or less; **TAX DECLARATION NO. 01-0017-00941**, containing an area of Seven Thousand Five Hundred Sixteen (7,516) Square Meters, more or less and **TAX DECLARATION NO. 01-0018-00009 and 01-0018-00010**, containing an area of Eight Thousand Six Hundred Fifty (8,650) Square Meters, more or less and has been adjudicated by heirs: Soledad Alano Credo, widow; Josie Credo Acosta, married and Roel Alano Credo, married as per Doc No. 05; Page No. 1; Book No. XII; Series of 2021 before Atty. Gabriel B. Octava, Notary Public  
**North South Journal: March 21, 28, April 4, 2022**

**EXTRA-JUDICIAL SETTLEMENT AND PARTITION OF ESTATE OF THE LATE MANUEL P. PANAGAN WITH GENERAL WAIVER OF RIGHTS**

Notice is hereby given that the estate of the late **MANUEL P. PANAGAN**, who died on March 30, 2021 in City of Manila, respectively, leaving several properties more particularly described as follows, to wit:

- One half (1/2) conjugal share of that parcel of residential lot, together with the house constructed thereon, located in Manila City, Philippines, herein referred to as "**Manila Property**", covered by **TRANSFER CERTIFICATE OF TITLE NO 139889** issued by the Registry of Deedes of Manila City, containing an area of Seventy Sq. Meters & Thirty Four Sq. Dec. (70.34);
- One half (1/2) conjugal share of that parcel of residential lot located in Caloocan City, Philippines, herein referred to as "**Caloocan Property**", covered by **TRANSFER CERTIFICATE OF TITLE NO. C-412831**, containing an area of Ninety Three (93) Square Meters;
- Bank Accounts/Investments
  - BANCO DE ORO (BDO) ILAYA MANILA BRANCH (BDO ILAYA)**  

TYPE OF ACCT.	ACCT. NO.	CURRENCY	BALANCE
Peso Money Market Fund	UIFF066502/9900402212	PHP	113,536.20
Short Term Fun	UIFFF066502/9901559103	PHP	103,932.84
  - BDO PRITIL BRANCH (BDO PRITIL)**  

TYPE OF ACCT.	ACCT. NO.	CURRENCY	BALANCE
Savings	103910137045	USD	1,925.82
  - Joint Account with  
 Rochelle B. Panagan  
 003910003936  
 PHP  
 245,029.22
  - PHILIPPINE NATIONAL BANK (PNB) PRITIL BRANCH (PNB PRITIL)**  

TYPE OF ACCT.	ACCT. NO.	CURRENCY	BALANCE
Savings	163310086642	PHP	324,467.45

THAT the parties hereby agree, to **SETTLE, PARTITION AND ADJUDICATE** extra-judicially the Estate of **MANUEL P. PANAGAN**, and by virtue of this Extra-Judicial Settlement and Partition of Estate with General Waiver of Rights, the above properties shall thereafter be distributed as follows:

PROPERTY	DISTRIBUTION
1. The <b>WHOLE</b> Manila Property covered by Transfer Certificate of Title No. 139889	LEMUEL – 1/3 ROCHELLE – 1/3 ROSALINDA – 1/3
2. The <b>WHOLE</b> Caloocan Property covered by Transfer Certificate of Title No. C-412831	LEMUEL – 1/3 ROCHELLE – 1/3 ROSALINDA – 1/3 FELICIDAD
3. All Personal Properties	

Considering that Rosalinda and Rochelle are currently not in the Philippines, they hereby authorize **GEMMA C. PANAGAN AND/OR ATTY. NATHALIE IRENE M. VELASQUEZ** to represent them in any and all transactions in relation to the estate settlement of the late **Manuel P. panagan**, as per Doc No. 341; Page No. 71; Book No. XV; Series of 2022 before Atty. Antonio T. Nicolas, Notary Public  
**North South Journal: March 28, April 4, 11, 2022**

**AFFIDAVIT OF SELF-ADJUDICATION**

Notice is hereby given that the estate of the late **ERLINDA D. DELA CRUZ** who died on January 14, 2013 at Malolos City, Bulacan, respectively, leaving a parcel of land known as Lot 1379-H-2 of the subd. plan (LRA) Pscd-363293, covered by **TRANSFER CERTIFICATE OF TITLE NO. T-954308 9774**, with an area of 500 square meters, more or less, located at Bo. Marahan, Alfonso, Cavite and has been adjudicated by sole heir **Katherine Dionisio Cruz** as per Doc No. 446; Page No. 91; Book No. 9; Series of 2001 before Atty. Carmencita R. De Castro, Notary Public  
**North South Journal: April 4, 11, 18, 2022**

**EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH DEED OF ABSOLUTE SALE**

Notice is hereby given that the estate of the late **GIL M. VICEDO** who died last 20, 2022 at Trece Martires City, Cavite, respectively, leaving a HALF-PORITION of undivided parcel of land covered by **TRANSFER CERTIFICATE OF TITLE NO. T-442003** situated in the Brgy. of Quintana, Mun. of Tanza, (Now Trece Martires), Prov. of Cavite and containing an area of Three Thousand Seven Hundred Seventeen (3,171) Square Meters, registered in the name of **Gil Vicedo** married to **Julita R. Vicedo and Danilo M. Vicedo**, single, and they do hereby **SELL, TRANSFER AND CONVEY** by way of Absolute Sale unto **COLLINNE DELA CRUZ SANTOS**, in the sum of Five Hundred Thousand Pesos only (Php500,000.00) Philippine Currency as per Doc No. 435; Page No. 87; Book No. LXXIII; Series of 2022 before Atty. Celia N. Closa, Notary Public  
**North South Journal: April 4, 11, 18, 2022**

**ERRATUM**

This is to correct the entry made on **EXTRAJUDICIAL SETTLEMENT OF ESTATE OF EMILIO C. SAN JOSE AND ERLINDA M. SAN JOSE**, which read as Page No. 32, but should be read as Page No. 33. Published October 11, 18, 25, 2021.  
**North South Journal: April 4, 2022**

**EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE LATE ISIDRO S. ANCANAN and ANICETA S. ANCANAN WITH SALE**

Notice is hereby given that the estate of the late **ISIDRO S. ANCANAN and ANICETA S. ANCANAN WITH SALE**, who died on December 14, 1986 and November 5, 1999 both in Quezon City, respectively, leaving a parcel of land located at Brgy. Halang, Amadeo, Cavite covered by **TAX DECLARATION NO. AA-02 0017 00861**, issued by the Municipal Assessor of Amadeo, Cavite and containing an area of Five Thousand Three Hundred (5,300) Square Meters and they do hereby **SELL, TRANSFER, CONVEY, CEDE AND DELIVERY** by way of Absolute Sale and which is hereby acknowledged in full sum from **KATHLEEN L. ANCANAN**, single in the sum of Two Million Six Hundred Fifty Thousand Pesos (P2,650,000.00) Philippine Currency as per Doc No. 207; Page No. 42; Book No. 7; Series of 2022 before Atty. Gabriel B. Octava, Notary Public  
**North South Journal: March 21, 28, April 4, 2022**

**EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE LATE AQUILINA C. VILLANUEVA WITH SALE**

Notice is hereby given that the estate of the late **AQUILINA C. VILLANUEVA**, who died on September 4, 2001 at Amadeo, Cavite, respectively, leaving a parcel of land located at Poblacion 10, Amadeo, Cavite covered by **TAX DECLARATION NO. AA-02 0010 00142**, containing an area of One Hundred Seventeen (117) Square Meters and **TAX DECLARATION NO. AA-02 0010 00143**, a Building with assessed value of P165,130.00 issued by the Municipal Assessor of Amadeo, Cavite and they do hereby **SELL, TRANSFER, CONVEY, CEDE AND DELIVER** by way of Absolute Sale from **SPS. FERMIN T. LAQUI and MARISSA G. LAGUI** in the sum of Three Hundred Fifty Thousand Pesos (P350,000.00) Philippine Currency as per Doc No. 203; Page No. 41; Book No. I; Series of 2022 before Atty. Gabriel B. Octava, Notary Public  
**North South Journal: March 21, 28, April 4, 2022**

**EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the estate of the late **ROLANDO ELLORIN AGUILAR** who died on July 31, 2021 in Bacoor, Cavite, respectively, leaving a Bank Account at **Bank of the Philippine Island (BPI)** 0830 Las Piñas City Branch with Account Number 008304-0201-81, and has been adjudicated by heirs **Judith Mula Aguilan, widow and Nancy Aguilan Mesa, married to Eddie Tapnio Mesa and Jek Jek Mula Aguilan**, single as per Doc No. 433; Page No. 88; Book No. 20; Series of 2022 before Atty. Oliver P. Agustin, Notary Public  
**North South Journal: April 4, 11, 18, 2022**

**AFFIDAVIT OF SELF ADJUDICATION BY SOLE HEIR**

Notice is hereby given that the estate of the late **ALMA RAMIREZ DE GUZMAN** who died on February 2, 2021 in Glenn Mitchell Drive, Virginia Beach, respectively, leaving a Savings Account with **RCBC**, Noveleta Branch under Dollar Account No. 000000901-9607154 and a Peso Account No. 0000009019607574 and has been adjudicated by sole heir **ANGEL ESQUIVEL DE GUZMAN** as per Doc No. 300; Page No. 60; Book No. IX; Series of 2022 before Atty. Joel G. Gordola, Notary Public  
**North South Journal: April 4, 11, 18, 2022**

**EXTRAJUDICIAL SETTLEMENT OF ESTATE OF DECEASED ZENALDA IGNAO SAMUEL**

Notice is hereby given that the estate of the late **ZENALDA IGNAO SAMUEL** who died on January 29, 2014 at Noveleta, Cavite, respectively, leaving a parcels of land situated in the Municipality of Silang, Province of Cavite under **TAX DECLARATION NO. 18-0019-00125** and containing an area Three Hundred Fifty (350) Square Meters; **TAX DECLARATION NO. 18-0019-00112 (Co-Owner)** and containing an area of Eight Hundred Eighty (808) Square Meters and has been adjudicated by heirs **Nestor T. Samuel, widow; Ernest Joseph I. Samuel, married and John Alexis I. Samuel, single of** as per Doc No. 306; Page No. 62; Book No. I; Series of 2022 before Atty. Gabriel B. Octava, Notary Public  
**North South Journal: April 4, 11, 18, 2022**

**AFFIDAVIT OF SELF-ADJUDICATION**

Notice is hereby given that the estate of the late **VIRGINIA C. BECKMANN** who died on April 21, 2021 in Tagaytay City, respectively, leaving the following properties described as follows:

- 2018 TOYOTA VIOS E**  
 Plate No.: NAK 2881  
 Engine No.: 1NRX267792  
 Chassis No.: PA1B19F38J4055354  
 MV File No.: 1303-0001093340
- OWNER TYPE JEEP**  
 Plate No.: DGS-274  
 Engine No.: 2H-15965  
 Chassis No.: Exl 8911439 C  
 MV File No.: 0412-33863
- PHILIPPINE NATIONAL BANK ACCOUNTS**  

Account#	Currency	Amount
03243960081086	Euro	+ 36,101.91
203617600015	Peso	P 414,545.48
- LANDBANK OF THE PHILIPPINES**  

Account#	Currency	Amount
0001501109289	Peso	P 324,479.70

- Parcel of land covered by **TAX DECLARATION NO. 14-0010-00621**; PIN: 022-14-0010-011-72.
- Parcel of land covered by **TAX DECLARATION NO. 14-0010-00409**; PIN: 022-14-0010-011-50.
- Building covered by **TAX DECLARATION NO. 14-0010-00410**; PIN: 022-14-0010-011-50-1001 as per Doc No. 312; Page No. 63; Book No. VI; Series of 2022 before Atty. Crisanto U. Pascual, Jr., Notary Public  
**North South Journal: April 4, 11, 18, 2022**