

EXTRAJUDICIAL
SETTLEMENT OF ESTATE
AMONG LEGAL HEIRS

Notice is hereby given that the estate of the late **PURIFICACION A. TORRES** and **JACINTO FELICIANO TORRES** who died on April 11, 2019 and March 27, 2020 respectively. Left the following Motor Vehicle more particularly described as follows: **Make: Iveco Bus; Motor No.: 001591153; Chassis No.: PCMA1LJ04JS340062; Plate No.: NBE7133; Make: Iveco Bus; Motor No.: 001591165; Chassis No.: PCMA1LJ04JS340063; Plate No.: NBE7134; Make: Iveco Bus; Motor No.: 001591044; Chassis No.: PCMA1LJ04JS340064; Plate No.: NBE7135; Make: Iveco Bus; Motor No.: 001591060; Chassis No.: PCMA1LJ04JS340065; Plate No.: NBE7137; Make: Iveco Bus; Motor No.: 001589145; Chassis No.: PCMA1LJ04JS340067; Plate No.: NBE7138; Make: Daewoo Bus; Motor No.: DE08TIS200447BB; Chassis No.: KL2UR54JD2P020245; Plate No.: WOZ210;** which have been extrajudicially settled by and among their heirs as per instrument dated on October 2, 2026 under Doc. No. 51; Page No. 11; Book No. XI; Series of 2026. Before Notary Public Atty. Ma. Cecilia T. Abayon.

PB+Pub.Dates: October 9, 16 and 23, 2026.

EXTRAJUDICIAL SETTLEMENT
OF ESTATE WITH
ADJUDICATION OF BANK
DEPOSIT AND WAIVER OF
RIGHTS IN FAVOR OF THE
MOTHER (SURVIVING SPOUSE)

Notice is hereby given that the estate of the late **GERARDO G. MEJORADA** consisting of bank deposit with Bank of the Philippine Islands (BPI) Pantok, Binangonan, Rizal was extrajudicially settled with adjudication of bank deposit and waiver of rights in favor of the **MOTHER (surviving spouse)** by and among his heirs before Atty. Mary Jane V. Flores-Balagtas, Notary Public for Pasig City as Doc. No. 339; Page No. 68; Book No. 26; Series of 2026.

PB+Pub.Dates: Sept. 25, Oct. 2 and 9, 2026.

Republic of the Philippines
Department of Transportation
Land Transportation Franchising and
Regulatory Board
East Avenue, Quezon City
CASE NO. 2019-5869
Application for Extension of Validity of a Certificate of a Public Convenience to operate a Truck-for-hire (TH) Service.
FELIXBERTO B. LUMANCAS,
Applicant/s.

x-----x
NOTICE OF HEARING
Applicant is a grantee of a Certificate of Public Convenience to operate a TH Freight-Truck Service within MAGPET, NORTH COTABATO to any point in the Philippines with the use of ONE (1) unit/s, which certificate is valid up to APRIL 28, 2025. In the application filed on DECEMBER 17, 2025, applicant request authority to extend the validity of the said Certificate within the same territory with the use of same number of unit/s.
NOTICE is hereby given that this application will be heard by this Board on OCTOBER 29, 2026 at 1:00 p.m. through its online platform. In the conduct of the online hearing, the applicable provisions of Memorandum Circular No. 2020-069 shall apply. The link of the online platform shall be sent to the applicant's provided email address prior to the scheduled hearing. Further, the formal offer of evidence (FOE) shall be submitted at the Land Transportation Franchising and Regulatory Board Central Office East Avenue Diliman, Quezon City at least five (5) days before the scheduled hearing.
At least FIVE (5) days prior to the above date, applicant/s shall publish this Notice once in ONE (1) daily newspaper of general circulation in Luzon.
Parties opposed to the granting of the application must file their written oppositions supported by documentary evidence on or before the above date furnishing a copy of the same to the applicant/s and may if they so, desire appear on said date and time.
This application will be acted upon by this Board on the basis of its records and documentary evidence submitted by the parties, unless the Board deems it necessary to receive additional documentary and/or oral evidence.
WITNESS the Honorable ATTY. VIGOR D. MENDOZA II, Chairperson, this JANUARY 29, 2026.

ATTY. PAUL VINCENT V. AUSTRIA
OIC, Legal Division
(pursuant to Office Order No. 2026-027)

REPUBLIC OF THE PHILIPPINES
Department of Human Settlements
and Urban Development
Kagawaran ng Pananahanang Pantao at
Pagpapaulad ng Kalunsuran

NEGROS ISLAND REGION
PAUNAWA

Ipinauunawa na ang **JEPP PROPERTY CORPORATION** ay nagharap sa Departamento na ito ng aplikasyon para sa pagbebenta ng mga condominium yunit sa **MAAYO TERRACES - (TOWER 2)** na matatagpuan sa **Bacolod-Silay Airport Access Road, Brgy. Bata, Bacolod City, Negros Occidental**, at sinasakop ng Lot 1-A, 1-C, 1-D ng pagsukat ng kadastro ng **PSD-06-108938**, na sakop ng **TCT No. 092-2026001773, 092-2026001775, 092-2026001776**, at may kabuuang sukat na **5,715, 1,112, 4,587 metros kuadrado**. Lahat ng mga kasulatang kaugnay nito ay maaring suriin ng sinuman na nagtataglay ng ligal na interes dito matapos humiling ng pagsusuri at magbayad ng kaukulang halaga sa tanggapang ito.

Kapag walang sagabal na legal, ang proyektong nabanggit ay ituturing na rehistrado na at maaari nang bigyan ng sertipiko bilang katibayan nito, pagkalipas ng limang (5) araw mula sa huling paglalathala.

Lungsod ng Bacolod, Pilipinas, ika-7 ng Oktubre, 2026.

ELENITA PAULINA R. CAÑETE
OIC - Regional Director

PB+Pub.Dates: October 9 and 16, 2026.

EXTRAJUDICIAL
SETTLEMENT OF ESTATE

Notice is hereby given that the estate of the late **REYNALDO PALISPIS CARRASCO** and **BLESILA ORIGENES CARRASCO** consisting of Parcels of Land covered by T.C.T. No. T-14102 located at Duongan, Baler, Aurora and T.C.T. No. CLOA-T-8706 located at Sta. Rosa Sur, Jose Panganiban, Camarines Norte was extra-judicially settled by and among their heirs before Atty. Joselito L. Placides, Notary Public of Quezon City as Doc. No. 62; Page No. 13; Book No. XVII; Series of 2026.

PB+Pub.Dates: Sept. 25, Oct. 2 and 9, 2026.

Republic of the Philippines
Department of Transportation
Land Transportation Franchising and
Regulatory Board
East Avenue, Quezon City
CASE NO. 2015-8382
Application for Extension of Validity of a Certificate of a Public Convenience to operate a Truck-for-hire (TH) Service.
MARILOU C. MENOR,
Applicant/s.

x-----x
NOTICE OF HEARING
Applicant is a grantee of a Certificate of Public Convenience to operate a TH Freight-Truck Service within IMUS, CAVITE to any point in the Philippines with the use of ONE (1) unit/s, which certificate is valid up to JANUARY 21, 2026. In the application filed on DECEMBER 17, 2025, applicant request authority to extend the validity of the said Certificate within the same territory with the use of same number of unit/s.
NOTICE is hereby given that this application will be heard by this Board on OCTOBER 29, 2026 at 1:00 p.m. through its online platform. In the conduct of the online hearing, the applicable provisions of Memorandum Circular No. 2020-069 shall apply. The link of the online platform shall be sent to the applicant's provided email address prior to the scheduled hearing. Further, the formal offer of evidence (FOE) shall be submitted at the Land Transportation Franchising and Regulatory Board Central Office East Avenue Diliman, Quezon City at least five (5) days before the scheduled hearing.
At least FIVE (5) days prior to the above date, applicant/s shall publish this Notice once in ONE (1) daily newspaper of general circulation in Luzon.
Parties opposed to the granting of the application must file their written oppositions supported by documentary evidence on or before the above date furnishing a copy of the same to the applicant/s and may if they so, desire appear on said date and time.
This application will be acted upon by this Board on the basis of its records and documentary evidence submitted by the parties, unless the Board deems it necessary to receive additional documentary and/or oral evidence.
WITNESS the Honorable ATTY. VIGOR D. MENDOZA II, Chairperson, this JANUARY 29, 2026.

ATTY. PAUL VINCENT V. AUSTRIA
OIC, Legal Division
(pursuant to Office Order No. 2026-027)

REPUBLIC OF THE PHILIPPINES
Department of Human Settlements
and Urban Development
Kagawaran ng Pananahanang Pantao at
Pagpapaulad ng Kalunsuran

NEGROS ISLAND REGION
PAUNAWA

Ipinauunawa na ang **JEPP PROPERTY CORPORATION** ay nagharap sa Departamento na ito ng aplikasyon para sa pagbebenta ng mga condominium yunit sa **MAAYO TERRACES - (TOWER 1)** na matatagpuan sa **Bacolod-Silay Airport Access Road, Brgy. Bata, Bacolod City, Negros Occidental**, at sinasakop ng Lot 1-A, 1-C, 1-D ng pagsukat ng kadastro ng **PSD-06-108938**, na sakop ng **TCT No. 092-2026001773, 092-2026001775, 092-2026001776**, at may kabuuang sukat na **5,715, 1,112, 4,587 metros kuadrado**. Lahat ng mga kasulatang kaugnay nito ay maaring suriin ng sinuman na nagtataglay ng ligal na interes dito matapos humiling ng pagsusuri at magbayad ng kaukulang halaga sa tanggapang ito.

Kapag walang sagabal na legal, ang proyektong nabanggit ay ituturing na rehistrado na at maaari nang bigyan ng sertipiko bilang katibayan nito, pagkalipas ng limang (5) araw mula sa huling paglalathala.

Lungsod ng Bacolod, Pilipinas, ika-7 ng Oktubre, 2026.

ELENITA PAULINA R. CAÑETE
OIC - Regional Director

PB+Pub.Dates: October 9 and 16, 2026.

EXTRAJUDICIAL
SETTLEMENT OF ESTATE OF
DAVID T. PARADERO WITH
DEED OF ABSOLUTE SALE

Notice is hereby given that the estate of the late **DAVID T. PARADERO**, who died intestate, leaving without any Will or Testament left a parcel of land covered by T.C.T. No. T-206402 which has been extrajudicially settled by and among his heirs with absolute sale in favor of the **VENDEE**. As per instrument dated on October 1, 2026 under Doc. No. 312; Page No. 64; Book No. 6; Series of 2026. Before Notary Public Atty. Santiago L. Santiago.

PB+Pub.Dates: October 2, 9 and 16, 2026.

Republic of the Philippines
Department of Transportation
Land Transportation Franchising and
Regulatory Board
East Avenue, Quezon City
CASE NO. 2017-3281
Application for Extension of Validity of a Certificate of a Public Convenience to operate a Truck-for-hire (TH) Service.
ANDREW R. MERCURIO,
Applicant/s.

x-----x
NOTICE OF HEARING
Applicant is a grantee of a Certificate of Public Convenience to operate a TH Freight-Truck Service within MANDAYONG to any point in the Philippines with the use of ONE (1) unit/s, which certificate is valid up to FEBRUARY 4, 2026. In the application filed on DECEMBER 17, 2025, applicant request authority to extend the validity of the said Certificate within the same territory with the use of same number of unit/s.
NOTICE is hereby given that this application will be heard by this Board on OCTOBER 29, 2026 at 1:00 p.m. through its online platform. In the conduct of the online hearing, the applicable provisions of Memorandum Circular No. 2020-069 shall apply. The link of the online platform shall be sent to the applicant's provided email address prior to the scheduled hearing. Further, the formal offer of evidence (FOE) shall be submitted at the Land Transportation Franchising and Regulatory Board Central Office East Avenue Diliman, Quezon City at least five (5) days before the scheduled hearing.
At least FIVE (5) days prior to the above date, applicant/s shall publish this Notice once in ONE (1) daily newspaper of general circulation in Luzon.
Parties opposed to the granting of the application must file their written oppositions supported by documentary evidence on or before the above date furnishing a copy of the same to the applicant/s and may if they so, desire appear on said date and time.
This application will be acted upon by this Board on the basis of its records and documentary evidence submitted by the parties, unless the Board deems it necessary to receive additional documentary and/or oral evidence.
WITNESS the Honorable ATTY. VIGOR D. MENDOZA II, Chairperson, this JANUARY 29, 2026.

ATTY. PAUL VINCENT V. AUSTRIA
OIC, Legal Division
(pursuant to Office Order No. 2026-027)

NOTICE OF DISSOLUTION

Notice is hereby given that the Amended Articles of Incorporation of **JAS-V AIR REALTY CORP.** shortening the term of its existence until 31 December 2026, thereby dissolving the said corporation on said date, has been approved and adopted by at least majority of its Board of Directors and Stockholders representing at least two-thirds (2/3) of the outstanding capital stock of the corporation. All persons having claims against said corporation are requested to present the same at CJV Bldg., 108 Aguirre St., Legaspi Village, Makati City, for immediate settlement. This announcement serves as notice to all concerned of the legal dissolution of the aforesaid corporation.

(sgd)
CARMELITA G. TABUGSOC
Vice President/Director
PB+Pub.Dates: Sept. 25, Oct. 2 and 9, 2026.

NOTICE OF DISSOLUTION

Notice is hereby given that the Amended Articles of Incorporation of **LIMANG PUNO, INCORPORATED** shortening the term of its existence until 31 December 2026, thereby dissolving the said corporation on said date, has been approved and adopted by at least majority of its Board of Directors and Stockholders representing at least two-thirds (2/3) of the outstanding capital stock of the corporation. All persons having claims against said corporation are requested to present the same at CJV Bldg., 108 Aguirre St., Legaspi Village, Makati City, for immediate settlement. This announcement serves as notice to all concerned of the legal dissolution of the aforesaid corporation.

(sgd)
CARMELITA G. TABUGSOC
Corporate Secretary/Director
PB+Pub.Dates: Sept. 25, Oct. 2 and 9, 2026.

Republic of the Philippines
Department of Transportation
Land Transportation Franchising and
Regulatory Board
East Avenue, Quezon City
CASE NO. 2025-50295
Application for a Certificate of a Public Convenience to operate a Truck-for-hire (TH) Service.
JOEL REYES AMANG,
Applicant/s.

x-----x
NOTICE OF HEARING
Applicant filed an application requesting for authority to operate a Truck-for-hire (TH) Service within MAGPET NORTH COTABATO to any point in the PHILIPPINES with the use of ONE (1) unit/s.
NOTICE is hereby given that this application will be heard by this Board on OCTOBER 29, 2026 at 1:00 p.m. through its online platform. In the conduct of the online hearing, the applicable provisions of Memorandum Circular No. 2020-069 shall apply. The link of the online platform shall be sent to the applicant's provided email address prior to the scheduled hearing. Further, the formal offer of evidence (FOE) shall be submitted at the Land Transportation Franchising and Regulatory Board Central Office East Avenue Diliman, Quezon City at least five (5) days before the scheduled hearing.
At least FIVE (5) days prior to the above date, applicant/s shall publish this Notice once in ONE (1) daily newspaper of general circulation in Luzon.
Parties opposed to the granting of the application must file their written oppositions supported by documentary evidence on or before the above date furnishing a copy of the same to the applicant/s and may if they so, desire appear on said date and time.
This application will be acted upon by this Board on the basis of its records and documentary evidence submitted by the parties, unless the Board deems it necessary to receive additional documentary and/or oral evidence.
WITNESS the Honorable ATTY. VIGOR D. MENDOZA II, Chairperson, this JANUARY 29, 2026.

ATTY. PAUL VINCENT V. AUSTRIA
OIC, Legal Division
(pursuant to Office Order No. 2026-027)

Republic of the Philippines
Department of Transportation
Land Transportation Franchising and
Regulatory Board
East Avenue, Quezon City
CASE NO. 2025-50310
Application for a Certificate of a Public Convenience to operate a Truck-for-hire (TH) Service.
PRIME MOVERS TOTAL LOGISTICS INC.,
Applicant/s.

x-----x
NOTICE OF HEARING
Applicant filed an application requesting for authority to operate a Truck-for-hire (TH) Service within CEBU to any point in the PHILIPPINES with the use of ONE (1) unit/s.

NOTICE is hereby given that this application will be heard by this Board on OCTOBER 29, 2026 at 1:00 p.m. through its online platform. In the conduct of the online hearing, the applicable provisions of Memorandum Circular No. 2020-069 shall apply. The link of the online platform shall be sent to the applicant's provided email address prior to the scheduled hearing. Further, the formal offer of evidence (FOE) shall be submitted at the Land Transportation Franchising and Regulatory Board Central Office East Avenue Diliman, Quezon City at least five (5) days before the scheduled hearing.

At least FIVE (5) days prior to the above date, applicant/s shall publish this Notice once in ONE (1) daily newspaper of general circulation in Luzon.

Parties opposed to the granting of the application must file their written oppositions supported by documentary evidence on or before the above date furnishing a copy of the same to the applicant/s and may if they so, desire appear on said date and time.
This application will be acted upon by this Board on the basis of its records and documentary evidence submitted by the parties, unless the Board deems it necessary to receive additional documentary and/or oral evidence.
WITNESS the Honorable ATTY. VIGOR D. MENDOZA II, Chairman, this JANUARY 26, 2026.

ATTY. PAUL VINCENT V. AUSTRIA
OIC, Legal Division
(pursuant to Office Order No. 2026-027)

Republic of the Philippines
Department of Transportation
Land Transportation Franchising and
Regulatory Board
East Avenue, Quezon City
CASE NO. 2015-82098
Application for Extension of Validity of a Certificate of a Public Convenience to operate a Truck-for-hire (TH) Service.
GLEND A. DE GUZMAN,
Applicant/s.

x-----x
NOTICE OF HEARING
Applicant is a grantee of a Certificate of Public Convenience to operate a TH Freight-Truck Service within SAN RAFAEL, BULACAN to any point in the Philippines with the use of ONE (1) unit/s, which certificate is valid up to JANUARY 14, 2026. In the application filed on DECEMBER 19, 2025, applicant request authority to extend the validity of the said Certificate within the same territory with the use of same number of unit/s.

NOTICE is hereby given that this application will be heard by this Board on OCTOBER 29, 2026 at 9:00 a.m. through its online platform. In the conduct of the online hearing, the applicable provisions of Memorandum Circular No. 2020-069 shall apply. The link of the online platform shall be sent to the applicant's provided email address prior to the scheduled hearing. Further, the formal offer of evidence (FOE) shall be submitted at the Land Transportation Franchising and Regulatory Board Central Office East Avenue Diliman, Quezon City at least five (5) days before the scheduled hearing.

At least FIVE (5) days prior to the above date, applicant/s shall publish this Notice once in ONE (1) daily newspaper of general circulation in Luzon.
Parties opposed to the granting of the application must file their written oppositions supported by documentary evidence on or before the above date furnishing a copy of the same to the applicant/s and may if they so, desire appear on said date and time.
This application will be acted upon by this Board on the basis of its records and documentary evidence submitted by the parties, unless the Board deems it necessary to receive additional documentary and/or oral evidence.
WITNESS the Honorable ATTY. VIGOR D. MENDOZA II, Chairperson, this JANUARY 29, 2026.

ATTY. PAUL VINCENT V. AUSTRIA
OIC, Legal Division
(pursuant to Office Order No. 2026-027)

Republic of the Philippines
Department of Transportation
Land Transportation Franchising and
Regulatory Board
East Avenue, Quezon City
CASE NO. 2023-13376
Application for Extension of Validity of a Certificate of a Public Convenience to operate a Transportation Network Vehicle Service (TNVS).

LORENA TUGBO FORTUNA,
Applicant/s.

x-----x
NOTICE OF HEARING
Applicant is a grantee of a Certificate of Public Convenience to operate a Transportation Network Vehicle Service (TNVS) on the route within METRO MANILA which includes MUCEP AREA with the use of ONE (1) unit/s, which certificate is valid up to JUNE 03, 2026. In the application filed on DECEMBER 19, 2025, applicant requested authority to extend the validity of the said Certificate within the use of same number of unit/s.

NOTICE is hereby given that this application will be heard by this Board on OCTOBER 29, 2026 at 9:00 a.m. through its online platform. In the conduct of the online hearing, the applicable provisions of Memorandum Circular No. 2020-069 shall apply. The link of the online platform shall be sent to the applicant's provided email address prior to the scheduled hearing. Further, the formal offer of evidence (FOE) shall be submitted at the Land Transportation Franchising and Regulatory Board Central Office East Avenue Diliman, Quezon City at least five (5) days before the scheduled hearing.

ANG mga error at omisyon sa Classified Ads ng PEOPLE'S BALITA ay dapat ipabatid sa amin sa mismong araw na nalathala ang anunsyo. Hindi pananagutan ng PEOPLE'S BALITA ang hihigit sa isang maling insertion ng anumang partikular na ad na hindi agad ipinagbigay-alam sa amin.

At least FIVE (5) days prior to the above date, applicant/s shall publish this Notice once in ONE (1) daily newspaper of general circulation in Luzon.

Parties opposed to the granting of the application must file their written oppositions supported by documentary evidence on or before the above date furnishing a copy of the same to the applicant/s and may if they so, desire appear on said date and time.

This application will be acted upon by this Board on the basis of its records and documentary evidence submitted by the parties, unless the Board deems it necessary to receive additional documentary and/or oral evidence.

WITNESS the Honorable ATTY. VIGOR D. MENDOZA II, Chairperson this JANUARY 29, 2026.

ATTY. PAUL VINCENT V. AUSTRIA
OIC, Legal Division
(Pursuant to Board Resolution No. 2026-027)

Republic of the Philippines
Department of Transportation
Land Transportation Franchising and
Regulatory Board
East Avenue, Quezon City
CASE NO. 2023-2027
Application for Extension of Validity of a Certificate of a Public Convenience to operate a Transportation Network Vehicle Service (TNVS).
ANNALIZA PEREZ OBAY,
Applicant/s.

x-----x
NOTICE OF HEARING
Applicant is a grantee of a Certificate of Public Convenience to operate a Transportation Network Vehicle Service (TNVS) on the route within METRO MANILA which includes MUCEP AREA with the use of ONE (1) unit/s, which certificate is valid up to AUGUST 14, 2026. In the application filed on DECEMBER 19, 2025, applicant requested authority to extend the validity of the said Certificate within the use of same number of unit/s.

NOTICE is hereby given that this application will be heard by this Board on OCTOBER 29, 2026 at 9:00 a.m. through its online platform. In the conduct of the online hearing, the applicable provisions of Memorandum Circular No. 2020-069 shall apply. The link of the online platform shall be sent to the applicant's provided email address prior to the scheduled hearing. Further, the formal offer of evidence (FOE) shall be submitted at the Land Transportation Franchising and Regulatory Board Central Office East Avenue Diliman, Quezon City at least five (5) days before the scheduled hearing.

At least FIVE (5) days prior to the above date, applicant/s shall publish this Notice once in ONE (1) daily newspaper of general circulation in Luzon.
Parties opposed to the granting of the application must file their written oppositions supported by documentary evidence on or before the above date furnishing a copy of the same to the applicant/s and may if they so, desire appear on said date and time.

This application will be acted upon by this Board on the basis of its records and documentary evidence submitted by the parties, unless the Board deems it necessary to receive additional documentary and/or oral evidence.
WITNESS the Honorable ATTY. VIGOR D. MENDOZA II, Chairperson this JANUARY 29, 2026.

ATTY. PAUL VINCENT V. AUSTRIA
OIC, Legal Division
(Pursuant to Board Resolution No. 2026-027)

Republic of the Philippines
Department of Transportation
Land Transportation Franchising and
Regulatory Board
East Avenue, Quezon City
CASE NO. 2026-02379
Application for a Certificate of a Public Convenience to operate a Truck-for-Hire Service.
MAFEE LOGISTICS INC.
Applicant/s.

x-----x
NOTICE OF HEARING
Applicant filed an application requesting for authority to operate a Truck-for-hire (TH) Service on the route within CAVITE to any point in the PHILIPPINES with the use of ONE (1) unit/s.

NOTICE is hereby given that this application will be heard by this Board on OCTOBER 29, 2026 at 9:00 a.m. through its online platform. In the conduct of the online hearing, the applicable provisions of Memorandum Circular No. 2020-069 shall apply. The link of the online platform shall be sent to the applicant's provided email address prior to the scheduled hearing. Further, the formal offer of evidence (FOE) shall be submitted at the Land Transportation Franchising and Regulatory Board Central Office East Avenue Diliman, Quezon City at least five (5) days before the scheduled hearing.

At least FIVE (5) days prior to the above date, applicant/s shall publish this Notice once in ONE (1) daily newspaper of general circulation in Luzon.
Parties opposed to the granting of the application must file their written oppositions supported by documentary evidence on or before the above date furnishing a copy of the same to the applicant/s and may if they so, desire appear on said date and time.

This application will be acted upon by this Board on the basis of its records and documentary evidence submitted by the parties, unless the Board deems it necessary to receive additional documentary and/or oral evidence.

WITNESS the Honorable ATTY. VIGOR D. MENDOZA II, Chairperson this JANUARY 28, 2026.

ATTY. PAUL VINCENT V. AUSTRIA
OIC, Legal Division
(Pursuant to Board Resolution No. 2026-027)

Republic of the Philippines
REGIONAL TRIAL COURT
Second Judicial Region
BRANCH 8
Aparri, Cagayan
Email Address: r1c1apr008@judiciary.gov.ph
C.P.NO. 09154256531

IN RE: PETITION FOR CANCELLATION OF
ADVERSE CLAIM, PARTICULARLY EN-
TRY NO. 2020000225 ANNOTATED AT THE
BACK OF TRANSFER CERTIFICATE TITLE
NO. (T-143193) 032-2026002924

HECTOR FELIPE,
Petitioner.

ADM.CASE NO. 4162

JANET S.BETTS
REGISTER OF DEEDS FOR THE PROV-
INCE OF CAGAYAN

Respondents.

X-----X
ORDER

Filed in court is a Motion for Leave of Court to
Effect Extraterritorial Service of Summons
filed by the petitioner considering that indeed
the private respondent resides in the United
States of America, hence, personal service of
the Summons is not feasible, considering the
claim of the petitioner that he is destitute and a
person with disability and has no means to cause
the Service of Summons through personal ser-
vice.

The petitioner is praying the court that Sum-
mons be served by electronic service or publi-
cation with mailing.

Considering that its more reliable to have the
service of Summons by Publication, the motion is
granted.

Let Summons be issued and the petitioner is
directed to publish the same in a newspaper of
general circulation in the Philippines, once a
week for two consecutive weeks at his expense
and to furnish a copy of the Summons, the Pe-
tition together with its Annexes and this Order to
the respondent by registered mail.

SO ORDERED.
GIVEN IN CHAMBER, this 25th day of Sep-
tember, 2026, at Aparri, Cagayan.

NICANOR S. PASCUAL, JR.
Presiding Judge

Republic of the Philippines
REGIONAL TRIAL COURT
Second Judicial Region
BRANCH 08
Aparri, Cagayan
Email Address: r1c1apr008@judiciary.gov.ph
C.P.NO. 09154256531

INRE: PETITION FOR CACELLATION OF
ADVERSE CLAIM, PARTICULARLY EN-
TRY NO. 2020000225 ANNOTATED AT THE
BACK OF TRANSFER CERTIFICATE
TITLE NO. (T-143193) 032-2026002924

HECTOR J. FELIPE,
Petitioner.

LRC/ADM.CASE NO. II-4162

-versus-

JANET S. BETTS and the REGISTER OF
DEEDS FOR THE PROVINCE OF
CAGAYAN

Respondents.

X-----X
SUMMONS

Pursuant to the Order of the Court dated
September 25, 2026, quoted hereunder is the
verified Petition filed by the Petitioner:

PETITION

1. Petitioner Hector J. Felipe is of legal age,
Filipino and may be served with summons and
other processes of this Honorable Court at
Palagao Sur, Gattaran, Cagayan;

2. Private respondent Janet S. Betts is being
impleaded as one of the heirs of Vernon Stacy,
and who filed a Notice of Adverse Claim. She
is of legal age, and a resident of 505 Wallingford
Lane, Folsom, California, USA where she may
be served with Court notices and orders.

3. Register of Deeds of the Province of
Cagayan, is the government agency tasked with
the registration and custody of land titles, among
others, and may be served with summons and
other processes of this Honorable Court at Carig,
Tuguegarao City, Cagayan.

4. Petitioner is the buyer of a parcel of land
covered under Transfer Certificate of Title No.
(T-143193) 032-2026002924 and more
particularly described as a parcel of land Lot
No. 1731-A of the subd. Plan Psd(af) 02-027083,
being a portion of Lot 1731, Cad-272, situated in
the Barrio of Palagao, Mun. of Gattaran, Prov.
Of Cagayan, island of Luzon... Containing an
area of Eighteen Thousand One Hundred One
(18,101) sq. m. more or less.; A copy of
Transfer Certificate of Title No. (T-143193)
032-2026002924 is hereto attached and marked
as Annex "A" and made integral part thereof;

5. By virtue of LRA Circular No. 02-2016 as
amended by LRA Circular No. 02-2017,
Transfer Certificate of Title T-143193 is now
known as Transfer Certificate of Title No. (T-
143193) 032-2026002924. Such conversion is
under entry no. 2026003238.

6. That the Heirs of Vernon Stacy, the
registered owner of the Transfer Certificate of
Title No. T-143193, in the year 2018 and 2019,
executed as Special Power of Attorney in favor
of Marissa D. Gines, for her to administer and
sell the lot; a copy of the Special Power of
Attorney's are hereto attached and marked as
Annex "B", "C" and "D" and made integral part
hereof;

7. By virtue of these Special Power of
Attorney, the petitioner bought the said land from
the heirs of Vernon Stacy through their Attorney-
in-fact, Marissa D. Gines. A copy of the Deed
of Absolute Sale is hereto attached and marked
as Annex "E" and made integral part hereof.

8. That, however, a Notice of Adverse Claim
dated January 13, 2020 by Janet S. Betts was
caused to be annotated at the back of Transfer
Certificate of Title No. (T-143193) 032-
2026002924 in the possession of the Register of
Deeds under Entry No. 2020000225; A copy of
the same Notice of Adverse Claim and Entry No.
2020000225 are hereto attached and marked as
Annex "F" and Annex "G" and made integral part
hereof;

9. The reason stated in the adverse claim of Janet
S. Betts was that her brother, EDWIN C. STACY,
disposed the lot by virtue of a Deed of Absolute
Sale of a Registered Land attaching a copy of the
said Deed of Sale.

10. What baffles our mind was that the Register
of Deeds allowed it to be annotated in the title
even if the said Deed of Sale has no force and
effect as it was not consummated and it was not
even notarized thus the same has no force and
effect.

11. Petitioner now wants to transfer the title in
his name but the annotation of the adverse claim
on the title is an unnecessary encumbrance which
is preventing the petitioner to transfer the title and
ownership of the lot;

12. That there is now a need to cancel said
annotation of adverse claim considering the fact
that more than thirty (30) days have already
lapsed since the date of its registration on January
13, 2020 pursuant to Section 70 of Presidential
Decree No. 1529 otherwise known as the Property
Registration Decree, which provides, to wit:

*"xxx The adverse claim shall be effective for a
period of thirty days from the date of registration.
After the lapse of said period, the annotation of
adverse claim may be cancelled upon filing of a
verified petition therefore by the party in interest.
Provided, however that after cancellation, no
second adverse claim based on the same ground
shall be registered by the same claimant.xxx"*

COMPLIANCE WITH THE AMENDED
RULES OF CIVIL PROCEDURE (Effective
May 1, 2020)

1. in compliance with the Amended Rules of
Civil Procedure which took effect on 1 May 2020,
the following are the names of the witnesses for
the petitioner with the summary of their intended
testimonies, to wit:

a. HECTOR J. FELIPE - to testify on the
material allegations of the petition and other
matters relevant thereto.

b. MARISSA D. GINES - to corroborate the
testimony of Hector J. Felipe and testify on the
truthfulness of the Special Power of Attorney
issued to her and the fact that the lot was sold to
the petitioner and other matters relevant thereto.

2. Documentary Evidences in support of
petitioner's allegations are hereto attached and
marked as:

a. Annex "A"- Transfer Certificate of Title No.
(T-143193) 032-2026002924;

b. Annex "B"- Special Power of Attorney
executed by Janet Stacy-Betts and Josephine
Stacy Ocoma;

c. Annex "C"-Special Power of Attorney
executed by Remedios Ambrosio;

d. Annex "D"- Special Power of Attorney
executed by Edwin C. Stacy;

e. Annex "E"- Deed of Absolute Sale;

f. Annex "F"- Notice of Adverse Claim;

g. Annex "G" - Entry No. 2020000225 as
annotated in Transfer Certificate of Title No. (T-
143193) 032-2026002924

WHEREFORE, In light of the foregoing, it is
most respectfully prayed unto this Honorable
Court, that after due notice and hearing, a
judgement be rendered ordering the Registrar of
Deeds of Tuguegarao City, Cagayan to cancel
the annotation of Adverse Claim, particularly
Entry No. 2020000225 annotated at the back of
transfer Certificate of Title No. T-143193, now
Transfer Certificate op Title No. (T-143193) 032-
2026002924.

Such other reliefs just and equitable under the
premises are likewise prayed for.

Respectfully submitted.

Lal-lo, Cagayan for Aparri, Cagayan.
September 7, 2026.

Department of justice
PUBLIC ATTORNEY'S OFFICE
Hall of Justice
Lal-lo, Cagayan

By:

Signed

ARIANE RIZA S. DALPIG-SERRANO, CPA
Public Attorney II
Roll No. 73467

IBP O.R No. INV574613; December 28, 2025;
MCLE Compliance Certificate No. VII-
0027568, April 14, 2028

Signed

LEOMAR LIBAN
OIC-DPA- Public Attorney III
Roll No. 68678

IBP No. 492243; January 2, 2025; Cagayan
MCLE Compliance: VIII-0027570; April 14,
2028

VERIFICATION AND CERTIFICATION
AGAINST NON FORUM SHOPPING

1. HECTOR J. FELIPE of legal age, Filipino
and a resident of Brgy. Palagao Sur, Gattaran,
Cagayan, after having been duly sworn to in
accordance with law, hereby depose and state:

1. I am the petitioner, in the above-captioned
case;

2. I have caused the preparation of the foregoing
petition;

3. I have read the contents thereof and the
allegations therein are true and correct based on
my own personal knowledge, or based on authentic
documents.

4. The pleading is not filed to harass, cause
unnecessary delay, or needlessly increase the
cost of litigation.

5. The factual allegations therein have
evidentiary support or, if specifically, so
identified, will likewise have evidentiary support
after a reasonable opportunity for discovery;

6. I have not commenced any other action or
proceeding involving the same issue/s in the
Supreme Court, The Court of Appeals, regular
courts, or any other tribunal or agency; to the
best of my knowledge and belief, no such action
or proceeding involving the same issues is
pending in the Supreme Court, the Court of
Appeals, regular courts, or any other tribunal or
agency; and if I should thereafter learn that a
similar action or proceeding has been filed or is
pending before the Supreme Court, The Court of
Appeals, regular courts, or any other tribunal or
agency; I undertake to report the fact within five
(5) calendar days therefrom to this Honorable
Court, and to the court where the original pleading
had been filed.
Affiant further sayeth naught.

Signed

HECTOR J. FELIPE
Plaintiff
PhilID 3043-9729-8640-8126

SUBSCRIBED AND SWORN to before me this
7th day of September 2026 in Lal-lo, Cagayan,
affiant exhibited his valid identification card.

Signed

ATTY. LEOMAR P. LIBAN
OIC-DISTRICT PUBLIC ATTORNEY
Public Attorney III
Public Attorney's Office Pursuant to R.A. No.
9406

Doc No. 452
Page No. 38
Book No. 11
Series of 2026

NOW THEREFORE, you JANET S. BETTS
is hereby summoned and required to file with
this Court, within SIXTY (60) days from the last
publication, an Answer to the above-quoted
Petition of the petitioner.

Let this summons be published at the expense
of the petitioner in a newspaper of general
circulation in the Country once a week for two
(2) consecutive weeks and let also a copy of the
Summons together with the Petition be sent by
registered mail to JANET S. BETTS at her last
known address.

WITNESS, the Honorable NICANOR S.
PASCUAL, JR., Presiding Judge of this Court
this 1st day of October 2026, at Aparri, Cagayan.

ATTY. ROXANNE MIA A. ADDURU
Branch clerk of Court

Republic of the Philippines
REGIONAL TRIAL COURT
Second Judicial Region
Branch
Aparri, Cagayan

INRE: PETITION FOR CANCELLATION OF
ADVERSE CLAIM, PARTICULARLY EN-
TRY NO. 2020000225 ANNOTATED AT THE
BACK OF TRANSFER CERTIFICATE
TITLE NO. (T-143193) 032-2026002924

HECTOR J. FELIPE,
Petitioner.

ADM/LRC CASE NO. II-4162

Versus

JANET S. BETTS and the REGISTER OF
DEEDS FOR THE PROVINCE OF
CAGAYAN

Respondents

X-----X
PETITION

UNTO THIS HONORABLE COURT, Hector
J. Felipe, assisted by the Public Attorney's Office,
through the undersigned counsel, most
respectfully, states, thus:

1. Petitioner Hector J. Felipe is of legal age,
Filipino and may be served with summons and
other processes of this Honorable Court at Palagao
Sur, Gattaran, Cagayan;

2. Private respondent Janet S. Betts is being
impleaded as one of the heirs of Vernon Stacy,
and who filed a Notice of Adverse Claim. She is
of legal age, and a resident of 505 Wallingford
Lane, Folsom, California, USA where she may
be served with Court notices and orders.

3. Register of Deeds of the Province of Cagayan,
is the government agency tasked with the
registration and custody of land titles, among
others, and may be served with summons and
other processes of this Honorable Court at Carig,
Tuguegarao City, Cagayan.

4. Petitioner is the buyer of a parcel of land
covered under Transfer Certificate of Title No.
(T-143193) 032-2026002924 and more
particularly described as a parcel of Land Lot
No. 1731-A of the subd. Plan Psd(af) 02-027083,
being a portion of Lot 1731, Cad-272, situated in
the Barrio of Palagao, Mun. of Gattaran, Prov.
Of Cagayan, island of Luzon... Containing an
area of Eighteen Thousand One Hundred one
(18,101) sq. m. more or less: A copy of Transfer
Certificate of Title No. (T-143193) 032-
2026002924 is hereto attached and marked as
Annex "A" and made integral part hereof;

5. By virtue of LRA Circular No. 02-2016⁶ as
amended by LRA Circular No. 02-2017, Transfer
Certificate of Title T-143193 is now known as
Transfer Certificate of Title No. (T-143193) 032-
2026002924. Such conversion is under entry no.
2026003238

6. That the Heirs of Vernon Stacy, the registered
owner of the of the Transfer Certificate of Title
No. T-143193, in the year 2018 and 2019,
executed a Special Power of Attorney in favor
of Marissa D. Gines, for her to administer and
sell the lot, a copy of the Special Power of
Attorney's are hereto attached and marked as
Annex "B", "C" and "D" and made integral part
hereof;

1 LRA Circular 02-2016 "PROGRAM FOR THE
UPGRADE OF ALL MANUALLY ISSUED TITLES
WITHIN A 3-YEAR PERIOD" as amended by LRA
Circular No. 02-2017 dated January 6, 2017

7. By virtue of these Special Power of Attorney,
the petitioner bought the said land from the heirs
of Vernon Stacy through their Attorney-in-fact,
Marissa D. Gines. A copy of the Deed of
Absolute Sale is hereto attached and marked as
Annex "E" and made integral part hereof;

8. That however, a Notice of Adverse Claim
dated January 13, 2020 by Janet S. Betts was
caused to be annotated at the back of Transfer
Certificate of Title No. (T-143193) 032-
2026002924 in the possession of the Register of
Deeds under Entry No. 2020000225; A copy of
the same Notice of Adverse Claim and Entry
No. 2020000225 are hereto attached and marked
as Annex "F" and Annex "G" and made integral
part hereof;

9. The reason stated in the adverse claim of
Janet S. Betts was that her brother, EDWIN C.
STACY, disposed the lot by virtue of a Deed of
Absolute Sale of a Registered Land attaching a
copy of the said Deed of Sale.

10. What baffles our mind was that the Register
of Deeds allowed it to be annotated in the title
even if the said Deed of Sale has no force and
effect as it was not consummated and it was not
even notarized thus the same has no force and
effect.

11. Petitioner now wants to transfer the title in
his name but the annotation of the adverse claim
on the title is an unnecessary encumbrance which
is preventing the petitioner to transfer the title and
ownership of the lot;

12. That there is now a need to cancel said
annotation of adverse claim considering the fact
that more than thirty (30) days have already
lapsed since the date of its registration on January
13, 2020 pursuant to Section 70 of Presidential
Decree No. 1529 otherwise known as the Property
Registration Decree, which provides, to wit:
*"xxx The adverse claim shall be effective for a
period of thirty days from the date of registration.
After the lapse of said period the annotation of
adverse claim may be cancelled upon filing of a
verified petition therefore by the party in interest.
Provided, however that after ccancellation, no
second adverse claim based on the same ground
shall be registered by the same claimant. xxx"*

COMPLIANCE WITH THE AMENDED
RULES OF CIVIL PROCEDURE
(Effective May 1, 2020)

1. In compliance with the Amended Rules of Civil
Procedure which took effect on 1 May 2020, the
following are the names of the witnesses for the
petitioner with the summary of their intended
testimonies, to wit:

a. HECTOR J. FELIPE - to testify on the
material allegations of the petition and other
matters relevant thereto.

b. MARISSA D. GINES - to corroborate the
testimony of Hector J. Felipe and testify on the
truthfulness of the Special Power of Attorneys
issued to her and the fact that the lot was sold to
the petitioner and other matters relevant thereto.

2. Documentary evidences in support of
petitioner's allegations are hereto attached and
marked as:

a. Annex "A"- Transfer Certificate of Title No.
(T-143193) 032-2026002924;

b. Annex "B"- Special Power of Attorney
executed by Janet Stacy-Betts and Josephine
Stacy Ocoma;

c. Annex "C" - Special Power of Attorney
executed by Remedios S. Ambrosio;

d. Annex "D"- Special Power of Attorney
executed by Edwin C. Stacy;

e. Annex "E"- Deed of Absolute Sale;

f. Annex "F"- Notice of Adverse Claim;

g. Annex "G" - Entry No. 2020000225 as
annotated in Transfer Certificate of Title No. (T-
143193) 032-2026002924

The petitioner reserves the submission of other
documentary and/or object evidence relevant to
this case which may be discovered after the filing
of this instant Complaint.

3. The Judicial Affidavit of Hector J. Felipe and
Marissa D. Gines are also hereto attached as
Annex "H" and Annex "I".

PRAYER:

WHEREFORE, in light of the foregoing, it is
most respectfully prayed unto this Honorable
Court, that after due notice and hearing, a
judgment be rendered ordering the Registrar
of Deeds of Tuguegarao City, Cagayan to cancel
the annotation of Adverse Claim, particularly
Entry No. 2020000225 annotated at the back of
Transfer Certificate of Title No. T-143193, now
Transfer Certificate of Title No. (T-143193)
032-2026002924.

Such other reliefs just and equitable under the
premises are likewise prayed for.

Respectfully submitted.

Lal-lo, Cagayan for Aparri, Cagayan.
September 7, 2026.

Department of Justice
PUBLIC ATTORNEY'S OFFICE
Hall of Justice
Lal-lo, Cagayan

By:

ARIANE RIZA S. DALPIG-SERRANO, CPA
Public Attorney II
Roll No. 73467

IBP O.R No. INV574613; December 28,
2025; Cagayan
MCLE Compliance Certificate No. VII-
0027568, April 14, 2028

LEOMAR LIBAN
OIC-DPA-Public Attorney III
Roll No. 68678

IBP No. 492243; January 2, 2025; Cagayan
MCLE Compliance: VIII-0027570; April 14,
2028

Copy Furnished:
THE REGISTRAR OF DEEDS
Carig, Tuguegarao City
3500 Cagayan
JANET S. BETTS
505 Wallingford Lane, Folsom 95630 CA

REPUBLIC OF THE PHILIPPINES
PROVINCE OF CAGAYAN
MUNICIPALITY OF LAL-LO

VERIFICATION AND CERTIFICATION
AGAINST NON FORUM SHOPPING

1. HECTOR J. FELIPE of legal age, Filipino and
a resident of Brgy. Palagao Sur, Gattaran,
Cagayan, after having been duly sworn to in
accordance with law, hereby depose and state:

1. I am the Petitioner, in the above-captioned
case;

2. I have caused the preparation of the foregoing
Petition;

3. I have read the contents thereof and the
allegations therein are true and correct based on
my own personal knowledge, or based on authentic
documents.

4. The pleading is not filed to harass, cause
unnecessary delay, or needlessly increase the cost
of litigation.

5. The factual allegations therein have
evidentiary support or, if specifically, so identified,
will likewise have evidentiary support after a
reasonable opportunity for discovery;

6. I have not commenced any other action or
proceeding involving the same issue/s in the
Supreme Court, the Court of Appeals, regular
courts, or any other tribunal or agency; to the best
of my knowledge and belief, no such action or
proceeding involving the same issues is pending
in the Supreme Court, the Court of Appeals,
regular courts, or any other tribunal or agency;
and if I should thereafter learn that a similar action
or proceeding has been filed or is pending before
the Supreme Court, the Court of Appeals, regular
courts, or any other tribunal or agency, I undertake
to report the fact within five (5) calendar days
therefrom to this Honorable Court, and to the court
where the original pleading had been filed.
Affiant further sayeth naught.

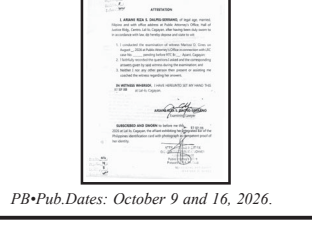
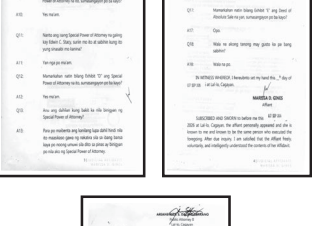
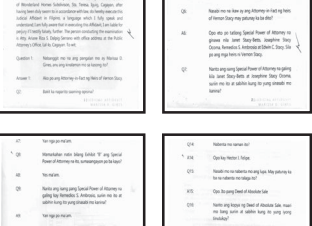
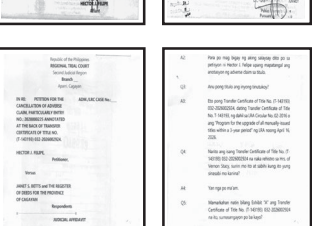
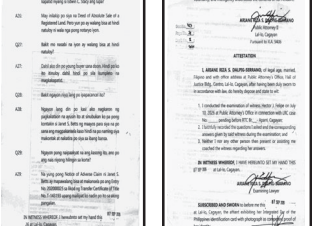
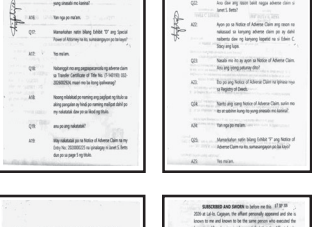
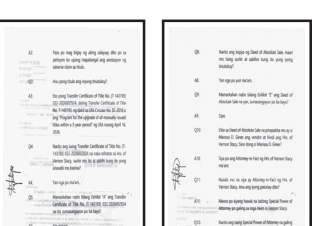
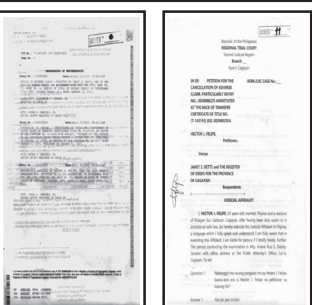
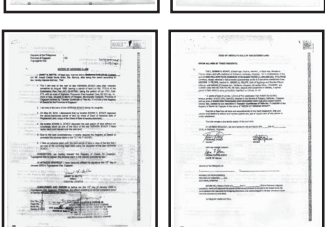
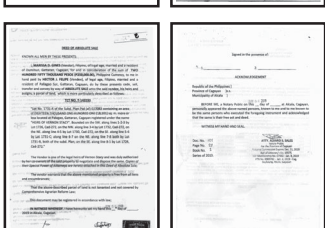
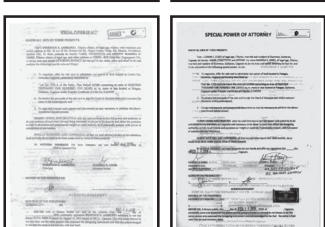
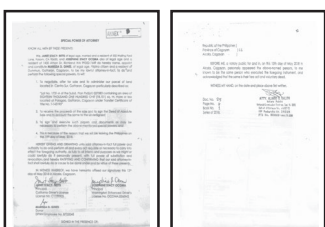
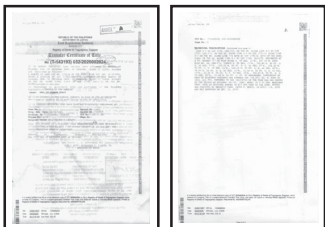
HECTOR J. FELIPE
Plaintiff

Phil ID 3043-9729-8640-8126

SUBSCRIBED AND SWORN to before me this
7th day of September 2026 in Lal-lo, Cagayan,
affiant exhibited his valid identification card.

ATTY. LEOMAR LIBAN
OIC-DISTRICT PUBLIC ATTORNEY
Public Attorney III
Public Attorney's Office
Pursuant to R.A. No. 9406

Doc No. 452
Page No. 38
Book No. 11
Series of 2026



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for we trust we have an honest conscience, as we wish to conduct ourselves honestly in all things

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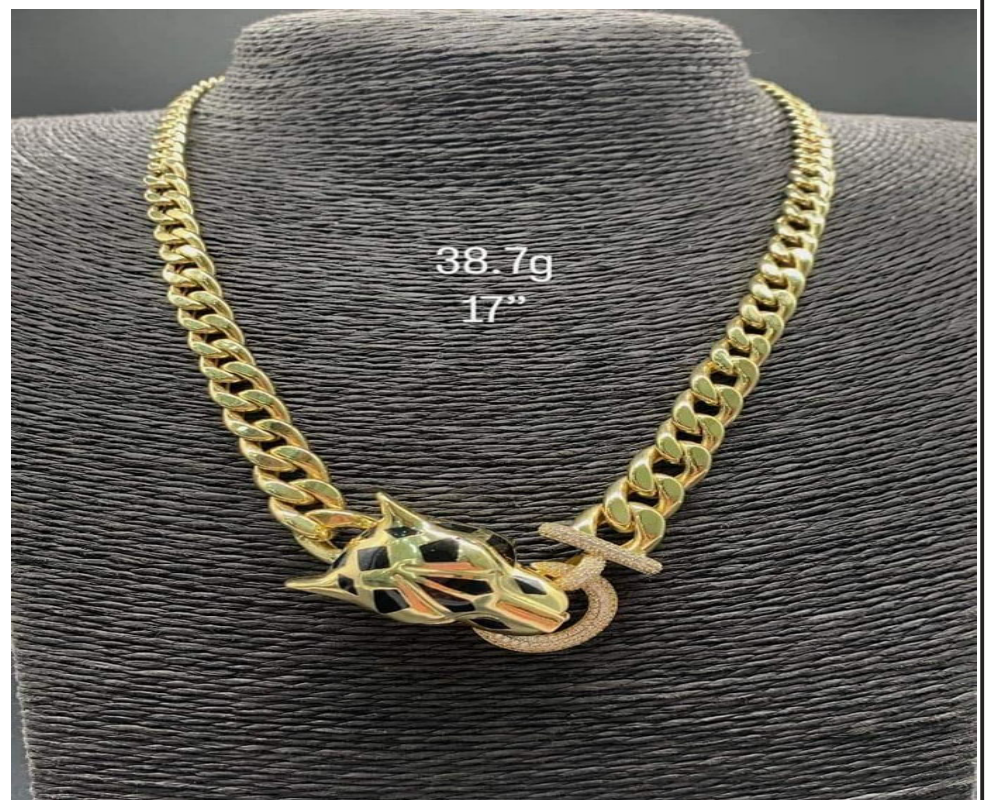


jams.js18@gmail.com



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Sitio Cinco, Pinugay, Baras, Philippines

casacuatro.homestay@gmail.com

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See Casa Cuatro Homestay's About Info

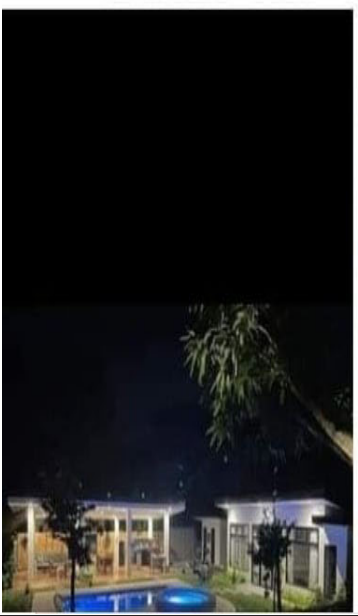
Casa Cuatro Homestay is inviting everyone to unwind....relax... Book now, thank you...

Casa Cuatro Homestay pls check our fb for more details thank you.. Open for ocular visit. Thank u.

Casa Cuatro Homestay boundary po ng antipolo baras along marcos hiway marilaque







Casa Cuatro Homestay boundary po ng antipolo baras along marcos hiway marilaque





ATTY. PAUL VINCENT V. AUSTRIA
OIC, Legal Division
(pursuant to Office Order No. 2026-027)

ATTY. FREDERICK L. VALERO
Chief, Legal Division