

EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH  
WAIVER OF RIGHTS

Notice is hereby given that the estate of the lates **MARIA AURORA S. SANTOS** who died on May 27, 2010. That the deceased died intestate, without leaving any will, and his only surviving heirs are the aforementioned:

- a. 1st Child – Oliver Lawrence S. Santos
- b. 2nd Child – Ma. Odette S. Santo-De Castro
- c. 3rd Child – Othello Francis S. Santos
- d. 4th Child – Owen Paul S. Santos

That the deceased at the time of her death left only their family home and lot, described as follows: **Transfer Certificate of Title No T-216824**, situated in Bacoor, Cavite; **Transfer Certificate of Title No. T-354354**, situated in Bacoor, Cavite and **Transfer Certificate of Title No. T-206031**, situated in Bacoor, Cavite. That it is further agreed that the share of the Children is being WAIVED voluntarily in favor of her four children above mentioned, and has been extra-judicially settled as per Doc No. 357; Page No. 72; Book No. 3; Series of 2019 Before Atty. Tahimik J. Filio, Notary Public.

North South Journal: July 22, 29, August 5, 2019

EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH DEED  
OF ABSOLUTE SALE

Notice is hereby given that the estate of the late **GILLERMO GUYAMIN Y SINSAY** who died on March 17, 2019 at Gen. Trias, City, Cavite and **EULALIA GUYAMIN Y DUMAGAT** who died on June 8, 2019 at Dasmariñas City, Cavite. That the said deceased at the time of theri death left a three (3) real properties specifically:

a. A parcel of land located in Gen. Trias City, Cavite consisting of Seven Hundred Forty Nine Square Meters (749sqm) covered by **Transfer Certificate of Title No. 057-2011009669** and declared for tax purposes under Tax Declaration No. 08-0027-44859;

b. A parcel of land located in Gen. Trias City, Cavite consisting of Two Hundred Forty Square Meters (240 sqm.) covered by **Transfer Certificate of Title No. T-876792** and declared for tax purposes under **Tax Declaration No. 08-0027-22669**; and

c. A residential building located in Gen. Trias City, Cavite consisting of Sixty-six Square Meters (66 sqm.) declared for tax purposes under **Tax Declaration No. 08-0027-22668**.

That the heirs of SPS Guillermo Guyamin y Sinsay and Eulalia Guyamin y Dumagat have agreed, as they do hereby aree, to divide and settle the aforementioned estate between and among them EQUALLY. That the heirs of the said deceased Spouses offered for sell and the Vendee agreed to buy the back potion of the lost covered by Transfer Certificate of Title No. 057-2011009669 consisting of Two Hundred Fifty One Square Meters (251 sqm) in the amount of One Million Two Hundred Fifty Five Thousand (P1,255,000) unto the vendee Alexander Eric R. Leveriza as per Doc No. 228; Page No. 47; Book No. VIII; Series of 2019 Before Atty. Jose Raymundo Macedon C. Alarcon, Notary Public.

North South Journal: July 8, 15, 22, 2019

NOTICE TO THE PUBLIC

CFN-  
CCE-0484-2019

In compliance with the publication requirement and pursuant to OCRC Memorandum Circular No. 2013-I. Guideline in the Implementation of the Administrative Order No. 1 Series of 2012 (IRR on R.A. 10172), Notice is hereby served to the public that **KRENISSA R. LUMBRES** has filed with this office, a petition to change of first name from \_\_\_\_\_ to \_\_\_\_\_ and correction of entry in the date of birth from “**29 October 1988**” to “**02 September 1988**” in the Certificate of live Birth of **ROMEO B. LUMBERS** born in Parañaque and whose parents are **ROMEO LUMBRES** and **ZORAIDA BUER**.

Any person adversely affected by said petition may file written opposition with this office not ten (10) days upon publication

Ma. Elnora L. Espiritu  
City Civil Registrar

North South Journal July 15, 22, 2019

AFFIDAVIT OF SELF-ADJUDICATION

Notice is hereby given that the estate of the late **LOURDES MIRANDA GUIEB** who died on March 30, 2010 at Pasay City. That the deceased at the time of her death left a certain parcel of land covered by **Transfer Certificate of Title No. T-8799465** and containing an area of One Hundred Seven (107) Square Meters, and has been adjudicated by heir Clarita Miranda Guieb as per Doc No. 304; Page No. 62; Book No. II; Series of 2019 Before Atty. Kaima Via B. Velasquez, Notary Public.

North South Journal: July 8, 15, 22, 2019

EXTRAJUDICIAL SETTLEMENT OF ESTATE OF THE LATE  
ISIDRO M. BAGO AND ISIDORITA G. BAGO

Notice is hereby given that the estate of the late **ISIDRO M. BAGO AND ISIDORITA G. BAGO** who died on February 14, 2014 at Gen. Trias, Cavite and May 19, 2011 at Dasmariñas City, Cavite. That the deceased at the time of their death left real properties as follows: **Transfer Certificate of Title No. T-309774**, situated in the Bo. of Tejero, Mun. of Gen. Trias, Prov. of Cavite, Is. of Luzon and containing an area of Two Hundred Four (204) Square Meters, more or less; **Tax Declaration No. 242-0033-01810** situated in the City of Gen. Trias, Prov. of Cavite and containing an area of One Hundred Seven (107) Square Meters; **Tax Declaration No. 242-0033-01811**, situated in the City of Gen. Trias, Cavite and containing an area of Forty Five (45) Square Meters; **Tax Declaration No. 10-0028-00648**, situated in the Mun. of Indang, Cavite and containing an area of Two Hundred Eighty Four (284) Square Meters, more or less and **Original Certificate of Title No. P-9537 (Tax Declaration No. 10-0027-00282)**, situated in the Mun. of Indang, Cavite and containing an area of Five Thousand Two Hundred Fifty Nine (5,259) Square Meters, more or less, and has been extra-judicially settled as per Doc No. 46; Page No. 10; Book No. XVIII; Series of 2016 Before Atty. Celia N. Closa, Notary Public.

North South Journal: July 8, 15, 22, 2019

EXTRAJUDICIAL SETTLEMENT OF THE ESTATE  
DECEASED ISABELO MENDOZA AND EULALIA S.  
MENDOZA

Notice is hereby given that the estate of the lates **ISABELO MENDOZA AND EULALIA S. MENDOZA** who died on February 6, 2006 and May 18, 1988 both in Alfonso, Cavite. That the deceased at the time of their death left a parcel of land covered by **Original Certificate of Title No. P-1261**, situated in the Barrio of Luksuhin, Municipality of Alfonso, Province of Cavite and containing an area of Twenty Nine Thousand Five Hundred and Eighty (29,580) square meters, and has been extra-judicially settled as per Doc No. 357; Page No. 72; Book No. IX; Series of 2019 Before Atty. Celia N. Closa, Notary Public.

North South Journal: July 15, 22, 29, 2019

EXTRAJUDICIAL SETTLEMENT OF ESTATE

Notice is hereby given that the estate of the late **1. VICTORIANO Q. NAVARRO & PAZ S. NAVARRO, 2. FRANCISCA N. GARCIA & ALFONSO E. GARCIA; and 3. ISABEL N. FABIAN & ANGEL S. FABIAN**, that the said deceased at the time of their death left a parcel of land situated in the Barrio of Banadero, Mun. of Calamba, Province of Laguna, covered by **Transfer Certificate of Title No. T-224056** and containing an area TWENTY FIVE THOUSAND TEN (25,010) sq. meters, more or less. and has been extrajudicially settled as Per Doc. No. 318; Book No. 78; Page No. 64; Series of 2019 Before Atty. Steven M. Santillan., Notary Public

North South Journal July 15, 22, 29, 2019

EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH  
DEED OF ABSOLUTE SALE

NOTICE is hereby given that the estate of the late **LEONIDA FRANCO TAGLE**, who died last March 17, 2018, that the deceased and the time of her death left a motor vehicle, Toyota Avanza 1.3J M/T Wagon 2010 with MV File No: 1391-00000093164 and Chassis No: MHFM1BE2F8K014240 and has been adjudicated settled among her heirs and the described motor vehicle is sold to Ms. Lanie T. Gregorio by virtue of this document as Doc. No. 519; Page No. 105; Book No. XLVI; Series of 2019, before Atty. Ranny Randolph B. Libayan, Notary Public.

North South Journal July 15,22,29, 2019

EXTRAJUDICIAL SETTLEMENT OF ESTATE  
WITH ABSOLUTE SALE

Notice is hereby given that the estate of the late **ROWENA TAHIMIC CAPIO** who died on April 23, 2011 at General Trias, Cavite. Whereas Augusto Arbolante Capiro and Rowena Tahimic Capiro are the absolute and registered owners of a parcel of land located at Tanza, Cavite covered by **Transfer Certificate of Title No. T-585117** containing an area of Seventy Seven Square Meters & Fifty Square Meters in Dec. (77.5 sqm.) and hereby SELL, TRANSFER CONVEY and DELIVERY by way of ABSOLUTE SALE unto said Spouses Christopher Gloria Capiro and Rhamelyn Robles Capiro in the sum of Three Hundred Thousand Pesos (Php300,000.00), as per Doc No. 2345; Page No. 466; Book No. CXVI; Series of 2019 Before Atty. Jose R. Bawalan, Notary Public.

North South Journal: July 8, 15, 22, 2019

EXTRAJUDICIAL SETTLEMENT OF ESTATE  
WITH WAIVER OF RIGHTS

Notice is hereby given that the estate of the late **AMELIA P. DE GUZMAN** who died on September 20, 216 in Muntinlupa City. That the deceased at the time of her death left a house and lot awarded by National Housing Authority located at Phase 4, Lot 55, Blk. 26, Southville 3, Poblacion, Muntinlupa City. Whereas Rosanna D. Barba, Romela D. Quiñonez, Bernardo P. De Guzman and Anna Marie D. Emata, do hereby WAIVE all the rights of the said lot in favor of Arnold P. De Guzman, and has been extra-judicially settled as per Doc No. 452; Page No. 92; Book No. 245; Series of 2019 Before Atty. Patricio L. Boncayao, Jr., Notary Public.

North South Journal: July 15, 22, 29, 2019

EXTRAJUDICIAL SETTLEMENT OF ESTATE OF  
GREGORIO L. ANIN WITH WAIVER OF SHARE

Notice is hereby given that the estate of the late **GREGORIO L. ANIN** who died on February 13, 2001 at Trece Martires City, Cavite. That the deceased at the time of his death left a a parcel of land covered by **Tax Declaration No. 11 0015 0009**, situated in the Mun. of Maragondon, Cavite and containing an area of Nineteen Thousand Eighty One Square Meters and Twenty Seven Square Decimeters (19,081.72). That for in consideration of the love and affection of Flora D. Anin, hereby WAIVE, TRANSFER AND CONVEY all her rights and participation from 5,267.30 Square Meters from her share in favor of her children as follows: 2,321 sqm-for Teodulo D. Anin; 2,321 sqm. - for Rocellie Anin Manarpaac; 2,385 sqm. - for Dennis D. Anin; 2,321 sqm. - for Myra Anin Magtibay; 2,364 sqm. - for May Anin Togado; 1,733 sqm. - for Jaime D. Anin and 5,636.27 sqm. - for Flora D. Anin and has been extrajudicially settled as per Doc No. 65; Page No. 13; Book No. XI; Series of 2019 Before Atty. Celia N. Closa, Notary Public.

North South Journal: July 8, 15, 22, 2019

EXTRAJUDICIAL SETTLEMENT OF ESTATE DECEASED  
WITH DEED OF ABSOLUTE SALE

Notice is hereby given that the estate of the late **GEMINIANO ASERCION PADULLON** who died on May 19, 2003 at Dasmariñas City, Cavite. That the deceased at the time of his death left a real property which is conjugal in nature covered by **TRANSFER CERTIFICATE OF TITLE NO. 473580 and with improvements under Tax Declaration No. 2370029011207**, situated in Brgy. Salawag, Municipality of Dasmariñas, Province of Cavite and containing an area of Eighty Eight (88) Square Meters and hereby SELL, TRANSFER and CONVEY to SPS. Maria C. Aragon and Edmond P. Aragon in the amount of Three Hundred Fifty Thousand Pesos (P350,000.00), and has been extra-judicially settled as per Doc No. 55; Page No. II; Book No. XII; Series of 2019 Before Atty. Celia N. Closa, Notary Public.

North South Journal: July 15, 22, 29, 2019

EXTRA JUDICIAL SETTLEMENT OF ESTATE

NOTICE is hereby given that the estate of the late **LAURENTE MOLINA ISO**, who died last May 26, 2011, that the deceased and the time of his death left a parcel of land and it's improvements situated at Lot 2 Blk. 2 Barangay Tuktukan, Taguig City and has been adjudicated settled among his heirs as Doc. No. 06; Page No. 03; Book No. XLV; Series of 2019, before Atty. Ranny Randolph B. Libayan, Notary Public.

North South Journal July 15,22,29, 2019