

MPT SOUTH BAGS QUILL AWARD FOR ‘BIYAHENG SOUTH’ CAVITE TOURISM PASSPORT INITIATIVE

City of Manila—Metro Pacific Tollways South (MPT South), a unit of Metro Pacific Tollways Corporation (MPTC), proudly received the Award of Merit at the 21st Philippine Quill Awards for its 'Biyaheng South' Cavite Tourism Passport.

The Philippine Quill Awards, organized by the International Association of Business Communicators (IABC) Philippines, is regarded as one



The Award of Merit from the 2025 Quill Awards given to MPT South

of the most prestigious award programs in the country for business communication. It honors outstanding programs, campaigns, and publications that showcase excellence in strategy, creativity, and impact, while also contributing to the growth of organizations and communities alike.

The 'Biyaheng South' Cavite Tourism Passport bagged the

Award of Merit under the Communication Skills Division, Publications Category. This project stands out as a creative initiative that promotes Cavite's diverse destinations, from unique local food spots to cultural landmarks.

An improved version of the passport was just recently relaunched on August 1, 2025, in collaboration with the Provincial Government of Cavite, giving tourists and locals an engaging way to rediscover Cavite's heritage while boosting local businesses. The project serves as a unique tool to encourage travel to the South, aligning with MPT South's advocacy of supporting regional growth and sustainable tourism.

"We are truly honored to receive this Award of Merit for our 'Biyaheng South' Cavite Tourism Passport. It inspires us to keep creating projects that celebrate



MPT South receives the Award of Merit at the 2025 Quill awards for 'Biyaheng South' Cavite Tourism Passport Initiative

local heritage, empower communities, and enrich the driving experience of every traveler using our expressway," Arlette V. Capistrano, Vice President of Communication and Stakeholder Management of MPT South, said.

With this recognition, MPT South looks ahead to further innovating and championing

initiatives that promote inclusivity, cultural appreciation, and economic growth—making the South not just a destination, but a thriving hub for tourism and development.

About MPT

MPT South is a subsidiary of Metro Pacific Tollways Corporation (MPTC), the infrastructure arm of Metro Pacific

Investments Corporation (MPIC). Aside from the CALAX and CAVITEX network of toll roads, MPTC's domestic portfolio includes the concessions for the North Luzon Expressway (NLEX), the NLEX Connector Road, the Subic-Clark-Tarlac Expressway (SCTEX), and the Cebu-Cordova Link Expressway (CCLEX) in Cebu.

DTI and SM Supermalls Highlight Philippine Coconut Industry Trade

The Department of Trade and Industry (DTI), together with the Philippine Coconut Authority, proudly launched the 2025 COCONUTPhilippines Trade Fair from August 28 to September 2 at SM Megamall, shining the spotlight on one of the country's most iconic and powerful agricultural assets—the coconut.

Organized under the Coconut Farmers and Industry Development Plan (CFIDP) mandated by Republic Act No. 11524, the fair went beyond showcasing products—it became a coconut-powered movement celebrating sustainability, innovation, and farmer empowerment.

Visitors discovered a diverse lineup of food, wellness, and lifestyle products crafted by Filipino coconut farmers and MSMEs, proving how the humble coconut continues to create opportunities and transform communities nationwide.

Meets Innovation From organic health supplements to biodegradable household items, the fair highlighted the 2025 COCONUTPhilippines Trade Fair from August 28 to September 2 at SM Megamall, shining the spotlight on one of the country's most iconic and powerful agricultural assets—the coconut.

SM's Strong Commitment to MSMEs

As a partner, SM Supermalls reaffirmed its commitment to supporting MSMEs by providing platforms that elevate local industries, create economic opportunities, and champion proudly Filipino-made products.

"By bringing together coconut farmers, artisans, and entrepreneurs under one roof, the COCONUTPhilippines Trade Fair not only strengthens the coconut industry but also empowers the communities behind it. SM Supermalls is proud to be part of this mission," said Steven Tan, President of SM Supermalls.

exhibitors nationwide, the 2025 COCONUTPhilippines Trade Fair stands as a powerful testament to how government and private partnerships can drive inclusive growth, uplift Filipino farmers, and build a stronger future for MSMEs.

About SM Supermalls MSMEs Celebrating 40 Super Years of Evolving With You, SM Supermalls—one of Southeast Asia's largest mall developers and operators with 88 malls nationwide—marks a new era of connecting communities and redefining the mall experience through sustainability, innovation, and inclusivity. MSMEs are everywhere in SM Supermalls. From pop-ups to trade fairs, they transform our malls into launchpads of innovation, creativity, and entrepreneurship—fueling energy, ideas, and everyday experiences. Be part of this success story—visit msme.smsupermalls.com or email customercare@smsupermalls.com to grow your business with SM today!



Innovation with purpose | Eco-friendly coconut products highlight sustainability and green living.



Crafted with care | Artisans present creative coconut handicrafts that blend tradition and modern design.



MSMEs take the spotlight | Local entrepreneurs showcase coconut-based products proudly crafted by Filipino hands



"With support from DTI and SM, we're able to reach more Filipino consumers and let more people discover our products. Kimes Foods today holds patents in 11 countries and distributes abroad." – Dr. Priscilla Kimes, Kimes Foods (Cebu)



"Simula pa 2011, kasali na kami rito at full support talaga ang DTI sa amin. At kapag sa SM po ang trade fair, malakas talaga ang benta," said Randy Pineda, President of the Association of Bamboo and Coco Crafts of Tiwi (Albay).

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BIR to conduct parallel audit, probe on anomalous flood control contractors

Pag-IBIG Fund Launches Super Sale, offers up to 40% Discount on Acquired Assets

No need to buy gift for Teachers' Day — DepEd

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DIRECTORS CLUB FINALLY OPENS AT SM CITY DASMARIÑAS, CAVITE



SM City Dasmariñas has officially opened its Directors Club cinema, marking the launch with a special screening of the horror film The Conjuring: Last Rites.

The event began with an opening prayer and blessing attended by media practitioners and influencers, including Lakwatsero Caviteño,

Directors Club aims to provide a premium and private movie experience for audiences, whether watching solo, with family, or with friends.

For bookings, you may email customer-care@smcinema.com or visit www.smcinema.com to reserve your exclusive screening experience. (Alexa C./Samantha A. – CvSU Imus Campus)



IN PHOTOS: The Social Security System (SSS) launched the MySSS Card and Alagang SSS Program — two new initiatives aimed at bringing greater ease and care to members and pensioners, in line with President Ferdinand R. Marcos Jr.'s commitment to strengthening social protection for all Filipinos. The MySSS

Card serves as both a functional ID and a bank account, providing easy access to SSS benefits and loans, while the Alagang SSS Program offers discounts on select medicines for members aged 60 and above, promoting senior wellness. The launch, held earlier today, highlighted the directive of Finance Secretary and

Social Security Commission (SSC) Chair Ralph G. Recto, represented by DOF Undersecretary Rolando G. Tungpalan. SSS attendees were led by President and CEO Robert Joseph M. De Claro, and members of the Social Security Commission, as the SSS continues to enhance service delivery

Php20 bigas para sa mga mangingisda sa CALABARZON, inilunsad na sa Fish Port ng Lucena

Employability among tech-voc grads high in CALABARZON

Imus LGU brings aid, services to Imusenos through caravan

DTI-Laguna Provides Seminar on Business Operation and Record Management

Constructing Dreams into Reality

For Florabelle F. Dacumos, a 54-year-old entrepreneur from San Narciso in Zambales, success is not just about building a business but creating opportunities, staying true to your values, and helping others rise with you.

Back then, she and her husband were just trying to make ends meet. They sold mangoes, a business that is typical of their hometown, hoping to bring in enough to provide for their family. But dreaming of something bigger, life led them to venture in another line



Inside RF Dacumos Corporation: Florabelle F. Decamus (leftmost, wearing yellow), a proud client of CARD SME Bank from Zambales, alongside her dedicated team, has proven that with collective effort and effective leadership, achieving business goals is not only possible but also feasible and attainable.



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EDITORIAL:
Engineering disasters

MANY traditional families aspire for their children to become professionals in their chosen field. There is a certain prestige that comes with attaching a title to one's name – doctor, for instance, or attorney, or CPA, or engineer.

More than optics, however, there is a deeper reason some professions are held in higher regard than others. Through years of formal education, review and licensure examination, not to mention actual experience gained on the job, these professionals show their commitment, diligence, and expertise.

We trust only doctors, then, to prescribe medicine or perform surgeries; we depend on lawyers to tell us whether something complies with or violates the law. Accountants determine whether a business is spending too much or making a profit.

Engineers assure the public that structures – buildings, or bridges, or flood control projects – are sound, will not cause harm, and will not be a waste of taxpayers' money. Unfortunately, watching the recent congressional hearings has reminded us that integrity does not always attend the prestige of the profession.

Tacit acknowledgment of wrongdoing at local government offices is one thing; suspicions are raised in hushed tones or blind allusions. Eyebrows may shoot up at the sight of an expensive watch or flashy car at the parking area. There is plenty of room for speculation.

But when the engineers, such as those from the Bulacan District Engineering Office, admit that yes, they drive luxury cars, play at casinos, use a fake ID to disguise their employment with government – we wonder whether the lure of money was so great they have forgotten the hard work they put in just so they could become engineers.

The best proof is the utter uselessness or superfluity of some flood control projects, if they even exist in the first place.

And if we believed it is only the Bulacan engineers that have done harm, or that only flood control projects have been tampered with, we would be gravely mistaken.

It is our hope that these recent revelations will expose the widespread practice of using supposed expertise not to assess and ensure the soundness of structures but to give a pass to sub-standard work for monetary consideration. It's an insult to the real professionals who toil and earn their keep honestly.

SK Officials and members of LYDC compete in the training

LOOK: 120 Youth Council (SK) Officials and members of the Local Youth Development Council (LYDC) attended the SK and LYDC Training 2025 held on August 22, 2025 at the City of Imus Children and Youth Development Center, Imus Pilot Elementary School.

The Local Youth Development Office and SK Federation Office led the training regarding Empowering Youth Leaders: A Guide to the SK Web Portal and Effective Leadership discussed by Mr. Mark Ryan D. I'm in the middle of the day.

The Office of the City Disaster Risk Reduction and Management Officer explained the Disaster Preparedness Orientation.

Hon. Carol Julianne F. also inspiring the participants. Dalipe, SK National Representative and Ex-Officio Commissioner, and former Councilor Tito on serving with care, courage, and dedication.

The program aims to provide young leaders with adequate knowledge and skills for effective leadership, proper use of the SK Web Portal, and preparedness for any disaster.

CARD BANK...

of business
From fruit to foundation

Seeking better opportunities, they ventured into ironworks and aluminum glass. As competitors emerged, they shifted to selling construction materials. Gradually, they gained the trust of their community as a primary supplier of roofing sheets and other building essentials.

Their business gained an edge by establishing its roofing sheet manufacturing facility. Being the only supplier in their area with a roll-forming machine, they offer high-quality products at lower prices. They supply materials such as steel, wood, paint, cement, hollow blocks, and roofing sheets to resorts, road-widening projects, and other construction sites.

As the business grew, Florabelle became a client of CARD SME

Bank, Inc., a thrift bank under CARD MRI, opening new doors for their business. She started with an initial loan of PHP 300,000, which later grew to PHP 2,000,000, allowing them to invest in modern machinery and expand operations.

"Aside from our dedication and unified efforts, CARD SME Bank has played a crucial role in our growth. Through its financial assistance, they enabled us to invest in advanced machinery and improve our services," Florabelle said.

To further improve business efficiency, they plan to acquire a double roll-forming machine and implement a more systematic transaction recording system. Additionally, they will also integrate responsible business practices, such as using eco-friendly machinery and ensuring proper waste manage-

ment.

With her thriving construction business, Florabelle now employs 44 workers to meet growing demand. They treat their employees like family, and provide them with basic benefits such as SSS, Pag-IBIG, and Phil-Health, with annual bonuses and gifts. Beyond financial support, they promote a strong spiritual bond by organizing church gatherings and bible studies.

Overcoming challenges and embracing opportunities

Like any business, they also faced challenges. Some attempted to tarnish their reputation, but by maintaining quality products and fair pricing, they earned the loyalty of their customers.

With the success of the business, Florabelle won the Gawad Maunlad (SME National Winner) at the Pagkilala sa Mga

Likha ni Inay Awards 2024, held in San Pablo City, Laguna, on December 11, 2024. It is an event recognizing the success and positive impact of CARD entrepreneurs on their communities.

Looking back, Florabelle sees how their lives have changed. Their business has expanded, they have acquired essential equipment, and built their dream home. For her, success is rooted in faith, trust, and treating employees as family.

"Through dedication and resilience, I hope our story proves that dreams are not just imagined; that they are built through hard work and unwavering faith in God," she concluded. PR

Another powerhouse is officially opened and unveiled, the Lia Townhouse in the heart of Lancaster News City Imus —a new home designed for families who dream of comfort, flexible space and belonging within a thriving Profriends community. "This is another exciting milestone and discover why Lia is the home you've been waiting for", Ms. Kathleen Choa, Vice President Of Business Development of Profriends said on her welcoming statement.



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NO NEED...

CALAMBA CITY (PIA)—Honoring the pillars of education on their special day does not mean giving gifts of monetary value, the Department of Education (DepEd) said, as the country marks National Teachers' Month from September 5 to October 5.

Republic Act 10743 also declares October 5 as National Teachers' Day in line with the global celebration of World Teachers' Day.

Ariel Azuelo of the DepEd CALABARZON Public Affairs Unit said collecting student contributions to buy gifts and tokens is prohibited pursuant to the department's 'No Collection Policy.'

"Their gifts do not have to be something purchased. A letter, artwork, or a flower that they plucked is okay as long as they remember their teachers," Azuelo said in an interview with PIA CALABARZON and Radyo Pilipinas Lucena's

CAYETANO...

Senator Alan Peter Cayetano on Monday said the changes in the Senate leadership should be more than a numbers game, stressing that the country needs real reform as he confirmed that as many as 10 senators could align with the minority bloc.

This came after the reorganization that installed Senator Tito Sotto as Senate President following the ouster of Senator Francis Escudero, opening space for both

Sulong Southern Tagalog radio program last Friday, Sept 5.

DepEd Order 19 series of 2018 limits voluntary student contributions to scouting memberships, Philippine Red Cross, Anti-TB Fund Drive, PTCA, school publication fees, and membership to other student organizations.

Azuelo added that recognizing the sacrifices and hard work of teachers to improve the country's quality of education is the essence of celebrating Teacher's Day.

"We can see their sacrifices and hard work in improving the quality of education in our country."

Meanwhile, Eduarda Zapanta, Education Support Services Division chief, cited Memorandum 67 giving schools division offices opportunities to celebrate Teacher's Day with the support of their respective local government units.

"Our division offices have already set

majority and minority to redefine their roles.

"Given the call of the time, given ang mga pangyayari the last few months, given y'ung issues sa corruption that's tearing our country apart, it's urgent that we not only have a functioning Senate but that the majority and minority will play its part," Cayetano said in a media interview on September 8.

He stressed that senators must recognize that corruption, not politi-

EMPLOYABILITY...

CALAMBA CITY (PIA) – More companies in the CALABARZON region are hiring technical-vocational (TVET) graduates, according to a 2024 study of the Technical Education Skills and Development Authority (TESDA).

In its Study on the Employment of TVET Graduates (SETG), CALABARZON ranked second among the regions with the highest employment rates for tech-voc graduates, alongside Region 3 and Region 10.

Data from the 2024 study showed that

Region 3 reported 90.07 percent employability rate, while CALABARZON logged 88.91 percent employability rate. Region 10 remains close behind at 88.53 percent.

Furthermore, employment among tech-voc graduates rose to 83.34 percent from 79 percent in 2023.

In a statement, TESDA noted the region's alignment with key industries such as Agriculture, Tourism, Metals, Electrical, and Automotive.

The report sur-

celebrations and recognitions with the support of LGUs in their activities."

Touted as a child's second parents, teachers are honored for honing the youth as the country's future leaders.

Teacher Abigail Urriza emphasized that students need not to give gifts on Teacher's Day to show their appreciation.

"They don't need to give gifts, but we appreciate the thought because [their efforts] make us feel that they value our hard work."

For Janice Maglaqui, even a simple note means so much to show their students' appreciation.

"These gifts are priceless because those messages were made out of love and appreciation of us. It's always the thought that counts."

With one of the highest enrollment rates in the country, DepEd CALABARZON has deployed around 111,248 teachers for School Year 2025-2026.

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cal rivals, is the true adversary.

"Ang kalaban dito ay both the system that slowly crept in pero grabe talaga ang nangyayari. So, politics should be temporary but we should have real change, y'ung transformation talaga," he said.

Asked by reporters if he would assume the role of minority leader, Cayetano said consultations are still ongoing among the members.

He added that

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veyed around 6,344 TVET graduates between July 2024 and July 2025.

Mainly an industrial region, CALABARZON houses 58 eco-zones spread across the provinces of Batangas, Cavite and Laguna.

Citing data from the Philippine Economic Zone Authority (PEZA) and the Board of Investments (BOI), the Department of Economy, Planning and Development (DepDev–then NEDA) reported that the region contributed Php107,152,08 worth of investments in 2021.

BIR...

SAN PABLO CITY, Laguna (PIA) – Following President Ferdinand Marcos, Jr.'s orders to hold accountable contractors allegedly involved in anomalous flood control projects, the Bureau of Internal Revenue (BIR) has announced the conduct of parallel audit and investigation on unscrupulous contractors to determine irregularities in their tax liabilities.

In a recent online statement, BIR Commissioner Romeo Lumagui Jr. announced that the Bureau will conduct a parallel investigation into contractors involved in irregular flood control projects and emphasized that any contractors found to have underpaid or evaded taxes will not be issued an updated tax clearance by the BIR.

"I have ordered an immediate tax fraud audit against contractors involved in anomalous flood control projects. While the President's investigation is ongoing, the Bureau will conduct a parallel audit of their tax returns and payments," Commissioner said.

He added: "If tax underpayment or evasion is proven, they will be denied for an updated tax clearance, and have their contract settlement sus-

the composition of the minority remains fluid, with senators from diverse political leanings considering their options, and clarified that those who did not sign the resolution backing Sotto, including himself, could opt to join the minority.

"Ang bilang ko,

PHP 20...

Inilunsad na ang ₱20 Benteng Bigas Meron Na Program ng Department of Agriculture (DA) para sa mga mangingisda sa rehiyon ng CALABARZON sa fish port ng Lucena City, Quezon noong ika-29 ng Agosto.

Bahagi ang ₱20 Benteng Bigas Meron Na Program ng Rice-for-All (RFA) Program ng DA na may layong magbigay ng dekalidad at abot-kayang bigas sa sambayanang Pilipino upang matugunan ang seguridad sa pagkain.

pended, and they will be disqualified from future government projects."

For projects identified as "ghost," the Bureau will disallow all related costs and expenses once the appropriate agency confirms the non-existence of such projects.

Lumagui then emphasized that if there is no project, there should be no deductible expenses, and a tax deficiency assessment will follow.

The order is in accordance with the provisions of Revenue Regulation No. 17-2024 (RR No. 17-2024), which mandates government contractors without Income Tax Return (ITR) and updated tax clearances be excluded from government projects.

In Revenue Region 9B-LaQueMar (Laguna-Quezon-Marinduque), Regional Director lawyer Michael Remir Macatangay affirmed their commitment to the Bureau's call by working to identify potential tax deficiencies and holding those accountable, stressing the importance of transparency and accountability in the use of public funds.

"We will focus on ensuring the correct taxes are paid, and if contractors defrauded the

8, 9 or 10 [ang interesado]. Kasi nga it's a majority-minority dito sa Senate, pero y'ung political leanings outside the Senate iba-iba, very diverse talaga," he said.

With corruption hounding the country, Cayetano warned that if left unchecked, it will

government, we will hold them accountable, and file cases. Commissioner Lumagui urged us to report, whether it's an anonymous complaint or information, and we will follow through. Believe me, we will follow through," Macatangay said during the Ugnayan at Talakayan sa Laguna program on August 27.

The BIR director also mentioned that the issues surrounding the flood control projects are discouraging taxpayers from paying the correct taxes, as they believe government funds are ending up in the pockets of contractors. He stated that if this continues, it would be a disservice to the Filipino people.

"If we believe in that kind of point of view, no one will pay taxes, no one will operate, there will be no roads, no teachers, everything will be lost, and I think that would be a disservice to the people, as they won't receive the services they need because of such news."

BIR urged the public to cooperate and report any information related to anomalous flood control projects via commissioner@bir.gov.ph to hold contractors accountable for their possible tax obligations.

keep returning in worse forms.

"What's important now is makapag-focus tayo. How do we have real change in our country na hindi y'ung parang mawawala y'ung corruption tapos babalik na mas grabe," he said. PR

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isang katulong sa pang-ingisda ay malaki ang pasasalamat na mula sa ₱55 na kilo ng bigas ay nakabili ng ₱20 na aniya ay malaking tipid para sa ipapakain sa kanyang pamilya lalo na sa mga apo.

Samantala, ang aktibidad ay naisakatuparan sa pagtutulongan ng DA, Bureau of Fisheries and Aquatic Resources (BFAR), Philippine Fisheries Development Authority (PFDA), at Food Terminal Incorporated (FTI). PR

IMUS...

CITY OF IMUS, Cavite (PIA) – More than 1,000 residents in Barangay Buhay na Tubig benefited from the newest community outreach initiative of the City Government of Imus.

Through the “AAksyon Caravan,” held on Monday, Sept. 8, the city government brought essential government services closer to the community by offering a wide array of social, medical, and legal assistance directly within local barangays.

Residents of the said barangay were among the first to benefit from the caravan’s comprehensive lineup of services, which included medical consultations, social welfare assistance, and legal aid—all provided on-site and free of charge.

Mayor Alex “AA” Advincula, who spearheaded the program, emphasized that the AAksyon Caravan reflects the city’s ongoing commitment to making gov-

ernment programs more accessible and responsive to the needs of every Imuseño.

“We want to ensure that no one is left behind when it comes to basic services. Through this caravan, we are bringing City Hall closer to the people,” he said.

Among the key services provided during the inaugural rollout were free legal consultations and notary services facilitated by the City Legal Office, as well as complimentary late birth registration services handled by the City Civil Registrar. Medical teams from the City Health Office and Ospital ng Imus also conducted free consultations and distributed medicines.

In collaboration with the Office of Cavite 3rd District Representative Adrian Jay “AJ” C. Advincula, additional services such as free dentures, eye consultations, prescription eyeglasses, and cataract surgeries were made available.

TAGAPANGULONG BARRIOS-TARAN, INIULAT ANG ESTADO NG MGA NANGANGANIB NA WIKA AT ANG MGA INTERBENSIYON SA PAGPAPASIGLA NG MGA WIKA SA PILIPINAS

Tinalakay ni Tagapangulong Barrios-Taran sa sesyong plenaryo ng Ikalawang Internasyonal na Kumperensiya para sa Kultura, Sining, at Isports noong 27 Agosto 2025, ang paksang: “Mga Nanganganib na Wika sa Pilipinas at Interbensiyon ng Komisyon sa Wikang Filipino.”

Inilahad niya na “Ang pangangalaga ng mga wikang nanganganib sa Pilipinas ay isang masalimuot na gawain na mayroong sámot-saring salik na dapat bigyang konsiderasyon. Di masusukat ang pagbibigay halaga sa wika at praktikal na paggamit nito sa pang-araw-araw na komunikasyon.”

Iginiit din niya na, “Palakasin ang pagtuturo ng sociolinguistics at preserbasyon ng wika at pagsasagawa ng mga proyektong pang-edukasyon na nakasentro sa wika. Dapat magtaguyod ng matibay na kolaborasyon sa pagitan ng komunidad, akademya, at gobyerno para sa praktikal na aplikasyon ng mga resulta ng pananaliksik.”

Nagkalooob din ng mensahe si Komisyoner Carmelita

Abdurahman at binigyang-diin niya na, “Hinihilang ko sa lahat—mga gumagawa ng polisiya, mga guro, mga pinuno ng komunidad, mga pamilya, at mga kasamahan—na isabuhay natin ang pagtataguyod ng ating wika. Kapuwa nating tuparin ang adbokasiya ng RA 7104 sa pamamagitan ng pagkilos sa pagpapayabong ng ating wika at kultura.”

Ang programa ay magkatuwang na itinataguyod ng Samahan ng mga Guro at Iba pang Propesyonal sa WIKA (SAGIP-WIKA), Departamento ng Filipino ng Cebu Normal University, Sentro ng Wika at Kultura (SWK-7), at Kabataang Pilipino

Support services from the Office of Senior Citizens Affairs, Persons with Disability Affairs, and the City Social Welfare and Development Office were also extended to attendees.

The AAksyon Caravan is set to roll out across various barangays in the coming months, continuing its mission to empower communities through direct, on-the-ground public service delivery.

Mayor Advincula also held a People’s Day session as part of the event, personally engaging with residents to listen to their concerns and address community needs on the spot.

The caravan underscores the city government’s effort to foster inclusive public service by ensuring that no Imuseño is left behind. The initiative reinforces the administration’s commitment to participatory governance, where citizens are not only beneficiaries but also key partners in shaping local development.

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Are you in or out?

By: Leslie Anne Nuestro-Gatdula

The line “Am I In or Out?” was in trend way back early 2000, in a song by Ms. Sandra Park.

A question of “belongingness”, a statement of confusion at some point.

Are you in or out? This is a question addressed to parents who are raising children in today’s era of innovation and technology. According to Oxford Dictionaries, generation gap is the differences of outlook or opinion between people of different generations. We parents might wonder what is the meaning of TOTGA, Situationship, GOAT and the like. But will this really be a hindrance for good parenting?

Researches show that parenting in today’s generation require a lot of patience, discipline, love and trust. Parents are designed to be authoritative because we were created and trusted to raise children with good and modest character. As a solo parent, I want to share some of my learnings while I am raising my “Gen Z” son, yes you have read it right “some of my learnings” because until now, though my son is already 17, I am continuously discovering who he is, what he wants and what might not be good for him.

Let me start with the first ingredient - PATIENCE. Patience and understanding go hand in hand I may say. When the child is still being formed in their mother’s womb, the waiting season was flavored with a lot of patience, counting days, weeks, months to hold those cute little fingers and linger that small nicely shaped nose and kissable lips, yet, it did not stop there- their birth is the start of a more

patience-driven life. New-born babies are very fragile; they are like jellies that demand a cautious action from their parents. When they cry, mumble, weep or smile, we need to understand what do they practically mean, right? Patiently we wait as they grow, their young sponge-like minds are creative enough to be curious and adventurous, they keep on asking whys all the time and when they are grown up, we thought we can pay less attention. But in reality, their puberty stage needs more of our patience and understanding. We need to extend our tolerance and understanding as they change “shoes”.

Next is DISCIPLINE, in Proverbs 22:6 (ESV) says, “Train up a child in the way he should go, even when he is old, he will not depart from it.” This is a very clear explanation of discipline, start them young. Teach them the how’s, show them the practical ways of living, tell stories how we were raised, explain things in a manner they will comprehend. Learn to say no sometimes and learn to tap them in a right time. Let them cry, let them feel hurt sometimes, let them speak up, let them shout their feelings aloud, and we, we need to listen to them. Hear their cries, hurts and feelings. Make them see and feel the love through discipline.

LOVE, a very complex word but a very valuable character. We are created out of love and we are created to love-including our children. In a busy world of today, the new way to spell love is T-I-M-E, (TIME). Yes, show love by giving your time to your children. Do not exercise the attitude of giving them the least of your attention. Exert more effort to talk to them, build a bridge not walls by trying to connect with them even it seems hard because of

that so-called ‘generation gap’. Extend love by allotting more time with them, our children will indeed appreciate it. If they are excited to be with their peers, they are more interested to be with us, their parents.

Last ingredient I want to share is TRUST. While I am raising my son, I learn that it is very important for him to know and feel that I trust him. When our sons or daughters ask our permission, allow them with a seal of trust. If they say, they will go in this place, with these people and be back at this time, hear them out and let them feel you are trusting them. Today’s generations are considered ‘sensitive’, ‘pusong- mamon’; and to ease these, let us be their torch igniting their joy by showing that we trust them. Colossians 3:20 (ESV) “Fathers, do not provoke your children to anger...” One reason why our children might get angry is that we lose or fail to give them our full trust. Avoid to set them in the pit of doubts, let them feel they are valued and trusted. Another important thing about trust is that, we trust the Lord fully as we raise our children. May we keep on asking Him to give us wisdom how we will be a guide to them by living in patience, discipline, love and trust.

And for us, who also children to our parents, keep this in our hearts: “Children, obey your parents, for this pleases the Lord.” Colossians 3:20 (ESV).

Parenting should not be hindered by any generation gaps nor differences in lifestyle, but parenting should be overflowing with humility, joy and graceful sacrifices. Salute to all parents and children!

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

BDO UNIBANK, INC.,
Mortgagee,

FORECLOSURE CASE NO. F-504-25

-versus-

SPS. GLAIZA SALUTA ELLOSO AND
ZARGGIE COSEJO ELLOSO,
Debtor/Mortgagor,

x----- x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, **SPS. GLAIZA SALUTA ELLOSO AND ZARGGIE COSEJO ELLOSO**, of legal age, Filipino and with postal address at (1) #192A Ranger Street, Purok 1A New Lower Bicutan, 1632 Taguig (status: occupied by the DEBTORS/MORTGAGORS); and (2) Block 3 Lot 23 Kensington 21, Barangay Navarro, General Trias (status: vacant/unoccupied) to satisfy the mortgage indebtedness as of **15 May 2025** amounts to **EIGHT HUNDRED SIXTEEN THOUSAND FOUR HUNDRED SEVEN PESOS and 52/100 (Php816,407.52)** inclusive of interest and other charges, attorney’s fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **07 OCT 2025 at 10:00 o’clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
No. 057-2017012643

LOT NO: 23, BLOCK NO: 3, PLAN NO: PCS-04-028596
PORTION OF: LOTS 1688-A, 1688-B, (LRC) PSD-8235 & LOT 1718, SAN FRANCISCO DE MALABON ESTATE, DECREE NO. N-4270; LRC REC. NO. 5964
LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON \

BOUNDARIES:		ADJOINING LOT(S)	
1-2	NE	LOT 21, BLOCK 3, PCS-04-028596	
2-3	SE	ROAD LOT 6, PCS-04-028596	
3-4	SW	LOT 25, BLOCK 3, PCS-04-028596	
4-1	NW	LOT 22, BLOCK 3, PCS-04-028596	

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

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

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

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

Trece Martires City, **09 SEP 2025**

(SGD) RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

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

SPS. GLAIZA SALUTA ELLOSO
AND ZARGGIE COSEJO ELLOSO
(1) #192 Ranger Street, Purok 1A News Lower Bicutan, 1632 Taguig (status: occupied by the DEBTORS/MORTGAGORS); and
(2) Block 3 Lot 23 Kensington 21, Barangay Navarro, General Trias, Cavite (status: vacant/unoccupied)

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

DATELINE WEEKLY NEWSPAPERS:
SEPTEMBER 15, 22 & 29, 2025



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

BDO UNIBANK, INC.,
Mortgagee,

FORECLOSURE CASE NO.
F-405-25

-versus-

SPS. EMMA M. BAUMBACH and
PAUL HAROLD BAUMBACH,
Debtor/Mortgagor,

x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtor/Mortgagor, **EMMA M. BAUMBACH, signing in her own capacity and as Attorney-in-Fact of PAUL HAROLD BAUMBACH**, American Citizen, with postal address at (1) Lot 31 Block 5 Glenbrook Phase 1, Brgy. Pasong Camachile, General Trias, Cavite (OCCUPIED BY MORTGAGORS); and (2) No. 101-B General Luna Street, Brgy. Tuktukan, Taguig City (OCCUPIED BY THIRD PARTY), to satisfy the mortgage indebtedness as of **April 30, 2025** amounts to **THREE MILLION SEVEN HUNDRED EIGHTY-SEVEN THOUSAND PESOS AND 10/100 (Php3,787,040.10)** inclusive of interest and other charges, attorney’s fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **07 OCT 2025 at 10:00 o’clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
No. 057-2019035345

LOT NO: 31, BLOCK NO: 5, PLAN NO: PCS-04-029304
PORTION OF: LOT 1816; 1817; 1833 & 1834, SAN FRANCISCO DE MALABON ESTATE, DECREE NO. 4270, LRC

LIBRENG DERMA SERVICES,
ILULUNSD NG BACOR LGU



Magsisimula na sa buwan ng Nobyembre ang paghahatid ng libreng dermatological services mula sa pamahalaang lungsod ng Bacoor. Sa pagtutulungan ng Cavite East Asia Medical Center at tanggapan ng City Health Services, layon ng derma clinic na makapagbigay ng abot-

kayang dermatological services para sa mga Bacoreño.

Siniguro naman ni Mayor Strike Revilla na patuloy na maghahatid ang lokal na pamahalaan ng mga serbisyo para sa kalusugan at kapakanan ng kanilang mga kababayan. | via Strike B. Revilla

RECORD NO. 5964
LOCATION: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE

BOUNDARIES:		ADJOINING LOT(S)	
LINE	DIRECTION	LOT 30, BLOCK 5, PCS-04-023904	
1-2	SE	ROAD LOT 6, PCS-04-029304	
2-3	SW	ROAD LOT 11, PCS-04-029304	
3-5	SW, NW	LOT 32, BLOCK 5, PCS-04-029304	
5-1	NW		

AREA: ONE HUNDRED FORTY EIGHT SQUARE METERS (148), MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on 27 OCT 2025 without further notice.

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

Trece Martires City, City, **09 SEP 2025.**

(sgd) RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

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

SPS. EMMA M. BAUMBACH and PAUL HAROLD BAUBACH
(1) Lot 31 Block 5 Glenbrook Phase 1, Brgy. Pasong Camachile, General Trias, Cavite (OCCUPIED BY MORTGAGORS); and (2)
No. 101-B General Luna Street, Brgy. Tuktukan, Taguig City (OCCUPIED BY THIRD PARTY)

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

DATELINE WEEKLY NEWSPAPERS:
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Power of the Purse: Local Budget Legislation Seminar empowers Cavite's local finance officers

The Government of Cavite, successfully conducted the "Power of the Purse: Local Budget Legislation Seminar" on September 5, 2025, at the Government Center in Trece Martires City, Cavite. Spearheaded by Board Member Aidel Belamide, Sangguniang Panlalawigan Chairperson of the Committee on Finance, the seminar aimed to strengthen the knowledge and capacity of Local Finance Committees across the province by equipping local officials with the tools and understanding necessary to create efficient, transparent, and people-centered budgets.

The event brought together representatives from various towns and cities in Cavite and highlighted the importance of responsible budget planning in delivering effective public service to every Caviteño.

Key speakers included Ms. Anne Minnette M. Dastas of the Office of the Provincial Internal Audit Services, who delivered a lecture on Public Financial Management and its 7 Pillars, and Atty. Enrique V. Dela Cruz Jr., Dean of Baliuag University College of Law, who shared insights on budget legislation, fiscal management, and good governance.

They were joined during the open forum by Ms. Ma. Dulce L. Tangco, Provincial Budget Officer, and Engr. Lorna R. Leyran, Provincial Planning and Development Coordinator, who shared their expertise on the intricacies of budget and financial management.

Also present at the event were Board Member Camille Del Rosario; Provincial Administrator Engr. Gilbert Gandia; 2nd District Board



The City Government of General Trias, headed by the Hon. Mayor Luis Ferrer IV and Hon. Vice Mayor Jonas Glyn Labuguen, visited the event at the launching of Lancaster New City by Profriends' Lia house model together with Mr. Gerry Choa, President and Chairman of Pro-Friends, one of the country's leading and fastest growing real estate developers in the country with her is his daughter Ms. Katleen Choa, the Vice President Of Business Development.

Profriends Returns to Kawa Pilipinas to Support a Mission of Compassion and Community

Property Company of Friends, Inc. (Profriends), led by its Finance group, recently visited Kawa Pilipinas, reaffirming their commitment to community service by volunteering in the food preparation and distribution activities of the non-profit organization. The visit is a continuation of a meaningful partnership that highlights the power of collaboration between private institutions and grassroots movements.

Kawa Pilipinas, founded in 2020 at the height of the COVID-19 pandemic, began as an emergency response effort—cooking and delivering hot meals to frontliners tirelessly working through the health crisis. What started as a pandemic initiative quickly evolved into a sustained mission under the leadership of activist and artist Mae Paner, also known by her advocacy persona Juana Change.

Even after the pandemic, Mae and her team chose to keep the fire burning—literally and figuratively. The group continued cooking and giving meals, this time focusing on what they call their "beloved": the homeless, urban poor, persons deprived of liberty, political prisoners, survivors of calamities, children and elderly with special needs, and even medical institutions. Kawa Pilipinas doesn't just serve food—it serves hope, dignity, and solidarity.

Volunteers play a vital role in the day-to-day operations of Kawa Pilipinas. From preparing meals to carefully packing and distributing them, each task is an act of love powered by individuals and groups who believe in the cause. Profriends' second visit is a testament



DBCC to brief Senate on national budget; Gatchalian vows full '2026 budget' transparency portal

Senator Win Gatchalian said the Senate's budget transparency portal will go live today, September 1, to coincide with the Development Budget Coordination Committee's (DBCC) briefing on the proposed 2026 national budget.

Through the portal, the Finance Committee chair said that the public will be able to access documents related to the proposed budget. The initiative follows the adoption of a Senate concurrent resolution to usher in a 'golden age of transparency' in the budget process.

"Ayoko munang pangunahan pero meron kaming nakitang questionable items. For example, may iba't-ibang title pero pare-pareho ng amount. Another example, may project na natapos na noong 2025 pero nasa 2026 budget proposal pa rin," said Gatchalian, noting that he has started reviewing the proposed budget.

"Ang tanong, bakit may questionable items kung dumaan na ito sa LGUs at sa consultation sa executive department," he asked.

The Senate will livestream all budget deliberations, including budget briefings, public hearings, plenary discussions, and bicameral conference committee meetings. The following are also to be uploaded: transcripts, journal records, the General Appropriations Bill (GAB), the Senate-approved amendments to the GAB, and the Bicameral Conference Committee version of the GAB.

to meet more friends who will volunteer and donate to sustain the needs of the institution."

More than just a kitchen, Kawa Pilipinas is Mae's vehicle for advocating a deeper cultural shift. Her dream is to propagate a culture of philanthropy—one where giving isn't reserved for the wealthy but embraced by all. "Whoever we are, we have the capacity to help our fellowmen in need," Mae reminds us.

By volunteering, Profriends continues to support and share the advocacy of Kawa Pilipinas to serve—not just food, but a vision of a more compassionate society. Last June, Profriends started its collaboration with the institution through the volunteer work and donation of its colleagues from Strategic Business Unit 4, which primarily handles the project Westwind at Lancaster New City.

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

BDO UNIBANK, INC.,
Mortgagee,

FORECLOSURE CASE NO. F-521-25

-versus-
SPS. DEXTER M. CORTEZ AND
ELENITA E. CORTEZ
Debtor/Mortgagor,

X- - - - - X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, **SPS. DEXTER M. CORTEZ AND ELENITA E. CORTEZ** of legal age, Filipino and with postal address at (1) No. 165 Brgy. Bancad, Indang, Cavite (currently occupied); and (2) Unit 528 5th Floor, Hope Residences, Bldg. B, Governor's Drive, Brgy. San Agustin, Trece Martires City (currently occupied by third party) to satisfy the mortgage indebtedness as of **May 30, 2025** amounts to **THREE MILLION NINE HUNDRED SEVENTEEN THOUSAND NINE HUNDRED THIRTY-SIX PESOS and 60/100 (Php3,917,936.60)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **07 OCT 2025 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

CONDOMINIUM CERTIFICATE OF TITLE
No. 077-2023000056

IT IS HEREBY CERTIFIED that the unit identified and described as: HOPE RESIDENCES AT BRGY. SAN AGUSTIN

BUILDING B FLOOR DESIGNATION: 5TH FLOOR
UNIT NO.: 528
UNIT TYPE: FLEXI SUITE
UNIT AREA: 28.52 SQ.M.

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 **21 OCT 2025** without further notice.

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

Trece Martires City, **09 SEP 2025**

(SGD) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

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

SPS. DEXTER M. CORTEZ AND ELENITA E CORTEZ
(1) No. 165 Brgy. Bancad, Indang, Cavite (currently occupied); and

(2) Unit 528 5th Floor, Hope Residences, Bldg. B, Governor's Drive, Brgy. San Agustin, Trece Martires City currently occupied by third party)

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

DATELINE WEEKLY NEWSPAPERS:
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REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

BDO UNIBANK, INC.,
Mortgagee,

FORECLOSURE CASE NO. F-520-25

-versus-

SPS. LALLY LIM DIMAMAY AND
YOUNGMAN YOON,
Debtor/Mortgagor,

X- - - - - X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, **SPS. LALLY LIM DIMAMAY AND YOUNGMAN YOON**, of legal age, Filipino and with postal address at 1) #204 Evangelista cor. Duhat, Bagong Barrio, Caloocan City (occupied by third party) and 2) Lot 25 Block 5, Brighton Phase 1 Brgy Tapia, Gen. Trias, Cavite (Abandoned Property) to satisfy the mortgage indebtedness as of **May 30, 2025** amounts to **FOUR MILLION FOUR HUNDRED FORTY-TWO THOUSAND NINE HUNDRED FIFTY-FOUR PESOS and 77/100 (Php4,442,954.77)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **07 OCT 2025 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
No. 057-2020012613

LOT NO: 25, BLOCK NO: 5, PLAN NO: PCS-04-029303
PORTION OF: LOTS 1934; 1935; 1937, SFDM ESTATE, LOT 1938-A; 1938-B; LOT 1938-C; 1938-D, PSD-04-039215 (OLT); LOT 1843-K-1; LOT 1843-K-2, PSD-04-214642; LOT 1843-L, BSD-04-002119 (OLT); LOT 1843-M-1; LOT 1843-M-2, PSD-04-156470 & BLOCK 18, PCS-04-029302, DE-CREED NO. 4270, LRC RECORD NO. 5964 LOCATION: BARANGAY OF TAPIA, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE

BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 NW LOT 22, BLOCK 5, PCS-04-029303
2-3 NE LOT 26, BLOCK 5, PCS-04-029303
3-4 SE ROAD LOT 18, PCS-04-029303
4-1 SW LOT 24, BLOCK 5, PCS-04-029303

AREA: SEVENTY ONE SQUARE METERS (71), MORE OR LESS

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

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

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

Trece Martires City, **09 SEP 2025**

(SGD) RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

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

SPS. LALLY LIM DIMAMAY AND YOUNGMAN YOON
1) #204 Evangelista cor. Duhat, Bagong Barrio, Caloocan City (occupied by third party) and 2) Lot 25 Block 5, Brighton Phase 1 Brgy Tapia, Gen. Trias, Cavite (Abandoned Property)

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

DATELINE WEEKLY NEWSPAPERS:
SEPTEMBER 15, 22 & 29, 2025

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

BDO UNIBANK, INC.,
Mortgagee,

FORECLOSURE CASE NO. F-498-25

-versus-

SPS. SANDY D. DETICIO and
ANALYN E. DETICIO,
Debtor/Mortgagor.
x----- x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, **SPS. SANDY D. DETICIO and ANALYN E. DETICIO**, of legal age, Filipino and with postal address at (1) Building 16, Unit 107, Rodriguez Street, Balut, Tondo, Manila (occupied by mortgagors); and (2) Lot 6 Block 5, Kensington Phase 29, Brgy. Navarro, General Trias, Cavite (abandoned property), to satisfy the mortgage indebtedness as of **May 30, 2025** amounts to **ONE MILLION FIVE HUNDRED NINETY-TWO THOUSAND SEVEN HUNDRED TWENTY-ONE PESOS AND 97/100 (Php1,592,721.97)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **07 OCT 2025 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
No. 057-2022007858

LOT NO: 6, BLOCK NO: 5, PLAN NO:
PCS-04-030834
PORTION OF: LOT 104, 105 & 106, BLOCK 3, PCS-04-030034 & LOT 1662, SFDM ESTATE (FRS-04-005431), DECREED NO. 4270, LRC REC. NO. 5964
LOCATION: BARANGAY OF NAVARRO, CITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 SE LOT 8, BLOCK 5, PCS-04-030834
2-3 SW ROAD LOT 14, PCS-04-030834
3-4 NW LOT 4, BLOCK 5, PCS-04-030834
4-1 NE LOT 5, BLOCK 5, PCS-04-030834

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

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

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

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

Trece Martires City, **09 SEP 2025**

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

Copy Furnished:

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

SANDY D. DETICIO and ANALYN E. DETICIO
(1) Building 16, Unit 107, Rodriguez Street, Balut, Tondo, Manila (occupied by mortgagors); and
(2) Lot 6 Block 5, Kensington Phase 29, Brgy. Navarro, General Trias, Cavite (abandoned property),

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

DATELINE WEEKLY NEWSPAPERS:
SEPTEMBER 15, 22 & 29, 2025



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

BDO UNIBANK, INC.,
Mortgagee,

FORECLOSURE CASE NO. F-505-25

-versus-

SPS. KATRINA PAULA H. BONGCAYAO
and ROWEL S. BONGCAYAO,
Debtor/Mortgagor,
x----- x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, **SPS. KATRINA PAULA H. BONGCAYAO and ROWEL S. BONGCAYAO**, of legal age, Filipino and with postal address at (1) Block 12 Lot 28 Westwood Phase 5, Brgy. Pasong Camachile, Gen Trias, Cavite (ABANDONED PROPERTY); and (2) No. 1021 G. Int., 8, Dagupan Street. Brgy. 48 Tondo South, Manila (occupied by mortgagors), to satisfy the mortgage indebtedness as of **April 30, 2025** amounts to **ONE MILLION SEVEN HUNDRED THIRTY-SIX THOUSAND THIRTY-SIX PESOS AND 39/100 (Php1,736,036.39)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **07 OCT 2025 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
No. 057-2021024180

LOT NO: 28, BLOCK NO: 12, PLAN NO: PCS-04-032025
PORTION OF: BLK. 28, PCS-04-029303, BLK. 14, PCS-04-031691, LOT 1939-A & LOT 1939-D (LRA) PSD-29632, LRC RECORD NO. 5964, DECREE NO. 4270



LOCATION: BARANGAY OF PASONG CAMACHILE, CITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 SE LOT 30, BLOCK 12, PCS-04-032025
2-3 SW ROAD LOT 5, PCS-04-032025
3-4 NW LOT 26, BLOCK 12, PCS-04-032025
4-1 NE LOT 27, BLOCK 12, PCS-04-032025

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

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

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

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

Trece Martires City, **09 SEP 2025**

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

Copy Furnished:

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

SPS. KATRINA PAULA H. BONGCAYAO
and ROWEL S. BONGCAYAO
(1) Block 12 Lot 28 Westwood Phase 5, Brgy. Pasong Camachile, Gen Trias, Cavite (ABANDONED PROPERTY); and
(2) No.1021 G. Int., 8, Dagupan Street. Brgy. 48 Tondo South, Manila (occupied by mortgagors)

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

DATELINE WEEKLY NEWSPAPERS:
SEPTEMBER 15, 22 & 29, 2025

DTI...

Calamba City — The Department of Trade and Industry (DTI) – Laguna Provincial Office, in partnership with the Cooperatives and Livelihood Development Department (CLDD) of the City Government of Calamba, conducted a capacity-building activity entitled “Seminar on Business Operation and Record Management cum Consumer Education” via Zoom on August 15, 2025. The seminar was facilitated by Negosyo Center Business Counsellors Mr. Kent Arvin D. Cainto and Ms. Rica Mae E. Garcia.

The seminar aimed to equip entrepreneurs with essential skills in business operations, records management, and consumer education. Participants gained valuable knowledge on how effective planning, production, and customer service contribute to overall business performance. Strategies for improving operational

efficiency and productivity were also discussed.

In the segment on record management, the speakers emphasized best practices for organizing and securing business records. These practices help entrepreneurs make informed decisions, maintain accuracy, and ensure compliance with regulations.

The consumer education portion focused on ethical business practices, the rights of consumers, and the importance of clear communication in building customer trust and satisfaction.

By the end of the session, participants were encouraged to visualize a business improvement plan and were equipped with practical strategies they could immediately apply to their operations. The seminar was well-received—engaging, informative, and grounded in the principles of ethical entrepreneurship (KAD-Cainto, DTI-Laguna).

LGU CARMONA WINS 1ST
RUNNER-UP & PEOPLE'S
CHOICE AWARD AT THE
2025 CBMS GAWAD
GALING LOKAL REGIONAL



Kinilala ang Pamahalaang Lungsod ng Carmona, sa pangunguna ng Office of the City Planning and Development Coordinator bilang 1st Runner-Up sa 2025 Community-Based Monitoring System (CBMS) Gawad Galing Lokal - Regional Level ng Philippine Statistics Authority (PSA) – CALABARZON kamakailan. Kinilala rin ang Lokal na Pamahalaan bilang People's Choice Awardee ng nasabing parangal.

Ito ang patunay ng matagumpay na hakbang at programa para sa makabuluhang paggamit ng mga datos mula sa sa CBMS alinsunod sa ating hangarin na “Building Agile, Resilient, and Future-Ready Filipino Communities through Data-Driven Systems”. Taos-pasong pasasalamat sa lahat ng kawani at mamamayan na nagkaisa para mapagtagumpayan ang pagkilalang ito.

From Page 1

Republic of the Philippines
Fourth Judicial Region
Regional Trial Court Of Cabite
Office of the Clerk of Court &
Ex-Officio Sheriff
New Justice Hall, J.P. Rizal Avenue,
Kaybagal South, Tagaytay City

PHILIPPINE NATIONAL BANK,
Applicant-Mortgagee,

EJF NO. TG-25-060

FOR: Extra-Judicial Foreclosure of the Real Estate Mortgage under Act No. 3135, as amended (TCT No. 076-2018003998)

-versus-

SPOUSES RICHARD R. GATELA AND
MARIA ALICIA TABLIZO GATELA,
Debtors-Mortgagors.
x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No.4118, filed by Petitioner/Mortgagee-Assignee, **PHILIPPINE NATIONAL BANK (PNB)**, a banking corporation duly organized and existing under the law of the Republic of the Philippines, with principal office and place of business at PNB Financial Center, Pres. Diosdado P. Macapagal Boulevard, Pasay City, Metro Manila, pursuant to the terms and conditions of the Loan and Mortgage Agreement (“MORTGAGE”) executed and notarized on June 15, 2016 by Debtors-Mortgagors, **SPOUSES RICHARD R. GATELA AND MARIA ALICIA TABLIZO GATELA**, Filipino citizens, both of legal age, with residence and postal addresses at (1) 818-H, Balagtas St., corner Shaw Blvd.,Mandaluyong City; (2) 393, Block 28, Welfareville Compound, Addition Hills, Mandaluyong City; and (3) Lot 5, Block 15, Phase 1, Kohana Grove, Paliparan-Silang Road, Brgy. Sabutan, Silang, Cavite and (4) Lot 5 Block 15, Phase 1, Poinsettia Street,Kohana Grove, Paliparan-Silang Road, Brgy. Sabutan, Silang, Cavite, represented by **MARIA ALICIA TABLIZO GATELA** as per Special Power of Attorney executed and notarized on May 25, 2016, in favor of the Mortgagee-Assignor, **PNB SAVINGS BANK**, which assigned its loans by virtue of Deed of Assignment executed and notarized on August 28, 2020 in favor of the Petitioner/ Mortgagee-Assignee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. 076-2018003998** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Debtors-Mortgagors in the amount of **SEVEN MILLION TWO HUNDRED THIRTEEN THOUSAND SEVEN HUNDRED TWENTY PESOS AND 44/100 (Php7,213,720.44)** inclusive of interest, penalty and other charges, as of April 30, 2025, the undersigned Clerk of Court & Ex- Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Oliver N. Mendoza, will sell at public auction on (October 9, 2025 at 10:00 o'clock in the morning or soon thereafter, at the **New Hall of Justice of Tagaytay City**, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 076-
2018003998
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF SABUTAN, MUNICIPALITY OF SILANG, PROVINCE OF CAVITE, ISLAND OF LUZON, more particularly bounded and described as follows: A PARCEL OF LAND (LOT 5, BLK. 15 OF THE CONSOLIDATTION-SUBDIVISION PLAN PCS-04-028109, BEING A PORTION OF LOTS 2651-A, 2651-B, 2651-C, 2651-D, 2651-E, 2651-F, 2651-G, 2651-H, 2651-I, 2651-J CSD-04- 028969-D), SITUATED IN THE BARANGAY OF SABUTAN, MUNICIPALITY OF SILANG, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 6,

BLOCK 15; ON THE SW., ALONG LINE 2-3 BY ROAD LOT 10; ON THE NW., ALONG LINE 3-4 BY LOT 4, BLOCK 15 ALL OF THE CONSOLIDATION-SUBDIVISION PLAN.; AND ON THE NE., ALONG LINES 4-5-1 BY LOT 2647, CAD. 452-D, SILANG CADASTRE.

BEGINNING AT A POINT MARKED “1” ON PLAN, BEING N. 24 DEG. 28'E., 4287.07 M. FROM BLLM NO. 1, CAD 452-D, SILANG CADASTRE.

THENCE S. 02 DEG. 39' W., 10.00 M. TO POINT 2;
THENCE N. 87 DEG. 21' W., 8.00 M. TO POINT 3;
THENCE N. 02 DEG. 39' E., 10.00 M. TO POINT 4;
THENCE S. 87 DEG. 21' E., 7.62 M. TO POINT 5;
THENCE S. 87 DEG. 21' E., 0.38 M. TO THE POINT OF

BEGINNING, CONTAINING AN AREA OF EIGHTY (80), SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S., CYL. CONC. MONS 15X40 CMS; BEARINGS TRUE; DATE OF ORIGINAL SURVEY: DEC. 7, 1973 TO DEC. 4, 1975 AND THAT OF THE CONSOLIDATION-SUBDIVISION SURVEY EXECUTED BY AIBRAHAM O. MALING, GOEDETIC ENGINEER, ON SEPT. 19-OCT. 27, 2012 AND WAS APPROVED ON MARCH 25, 2013.

is registered in accordance with the provision of Section 103 of the Property Registration decree in the name of

Owner: **SPOUSES RICHARD R. GATELA AND MARIA ALICIA T. GATELA, FILIPINOS**
Address: 393 BLOCK 28 WELFAREVILLE COMPOUND, ADDITION HILLS, MANDALUYONG CITY”

In the event the public auction should not take place on the said date, it shall be held on October 16, 2025 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. 076-2018003998, the** encumbrances thereon, if any there be.

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

Tagaytay City, Philippines, August 18, 2025.

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

(SGD) **OLIVER N. MENDOZA**
Sheriff-In-Charge

W A R N I N G :

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

Copy Furnished:

PHILIPPINE NATIONAL BANK
Applicant-Mortgagee
PNB Financial Center, Pres. Diosdado P. Macapagal Boulevard, Pasay City, Metro Manila

SPOUSES RICHARD R. GATELA AND
MARIA ALICIA TABLIZO GATELA
Debtors-Mortgagors

(1) 818-H, Balagtas St., corner Shaw Blvd., Mandaluyong City
(2) 393, Block 28, Welfareville Compound, Addition Hills, Mandaluyong City
(3) Lot 5 Block 15, Phase 1, Kohana Grove, Paliparan- Silang Road, Brgy. Sabutan, Silang, Cavite
(4) Lot 5 Block 15, Phase 1, Poinsettia Street, Kohana Grove, Paliparan-Silang Road, Brgy. Sabutan, Silang, Cavite

DATELINE WEEKLY NEWSPAPERS:
SEPTEMBER 08, 15 & 22, 2025

PAG IBIG...

Pag-IBIG Fund has launched its Acquired Assets Super Sale, offering more than 30,000 foreclosed properties at significantly reduced prices. The Super Sale is part of the agency's initiatives under the Expanded Pam-bansang Pabahay para sa Pilipino (4PH) Program and aims to expand access to ready-for-occupancy homes for Filipino workers.

The promo offers up to 40% discounts on occupied units and up to 35% on unoccupied units, creating more affordable homeownership opportunities for Filipino workers. It also allows current occupants of foreclosed properties to legitimize ownership at a lower cost. The limited-time offer runs from Aug. 25 to Dec. 14, 2025.

Pag-IBIG Fund Launches Super Sale, Offers Up to 40% Discount on Acquired Assets

"I commend Pag-IBIG Fund for once again heeding the call to provide additional, practical options for Filipino workers to achieve homeownership at a lower cost," said Department of Human Settlements and Urban Development Secretary Jose Ramon P. Aliling, who chairs the 11-member Pag-IBIG Fund Board of Trustees. "Through this Acquired Assets Super Sale initiative, Pag-IBIG Fund is able to offer more home options by integrating foreclosed properties into the Expanded 4PH housing pipeline, thereby expanding access to affordable, ready-for-occupancy homes. This effort reflects, once again, our commitment to the national housing agenda of President Ferdinand R. Marcos Jr. under a Bagong Pilipinas."

Pag-IBIG Fund already offers its acquired assets under discounted terms, but through this special promo, discounts have been increased across all payment modes. Occupied properties now receive an additional 10% discount, while unoccupied units enjoy an extra 5%.

For example, for occupied properties under

negotiated sale, cash purchases now receive 40% off, up from 30%. Short-term installment payments come with 30% discounts, up from 20%, while purchases through Pag-IBIG housing loans are now offered at a 20% discount, double the previous 10%.

Unoccupied properties have also become more affordable, with discounts raised to 35% for cash buyers, 25% for short-term installment buyers, and 15% for those using Pag-IBIG housing loans.

The Super Sale is open to all buyers, whether Pag-IBIG Fund members or non-members, including current occupants of foreclosed units. Eligible Pag-IBIG members, particularly minimum- and low-wage earners and Overseas Filipino Workers, may also avail of the Pag-IBIG Housing Loan under the Expanded 4PH Program, which features a subsidized 3% interest rate for the first five years of the loan term. This makes it even more affordable to purchase acquired assets, provided the net selling price falls within the ₱850,000 ceiling for house-and-lot units and ₱1.8 million for condominium units. Pag-IBIG Fund Chief Executive Officer Marilene C. Acosta affirmed the agency's commitment to its mandate of providing affordable home financing for members.

"By offering larger discounts through our Pag-IBIG Acquired Assets Super Sale, we are giving more Filipino workers even more opportunities to finally own a home," Acosta said. "This is also the best time for current occupants of our foreclosed properties to settle with Pag-IBIG Fund and become legitimate homeowners. We will issue them with invitations to purchase or lease the property they currently occupy, so that they can legalize their tenure and finally gain peace of mind in having a home to call their own. And, if they are unable to purchase the property even with the discount we offer, they may still opt to lease the prop-

erty for up to three years."

To promote transparency and broaden participation, Pag-IBIG Fund has also launched its Centralized Online Public Auction platform, enabling interested buyers to browse, bid, and purchase properties entirely online.

"Just in time for the Super Sale, we have enhanced our auction system to make the process fully digital," Acosta added. "Members can now browse property listings, submit bids, and complete purchases through a fast, transparent, and user-friendly platform. New batches of properties will be posted every week until December 14, giving more Filipino workers the chance to participate." Interested buyers may access the full list of properties and participation details through Pag-IBIG Fund's online platform at www.pagibigfundservices.com.

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

BANGKO MABUHAY (A RURAL BANK.), INC.,
Mortgagee,

FORECLOSURE CASE NO. F-482-25

-versus-

ORLANDO B. DOMINGO JR., in Capacity
and Atty. In-Fact of MARYLOU B. DOMINGO,
Mortgagor/s.

x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BANGKO MABUHAY (A RURAL BANK.), INC.**, with business address at A. Soriano Highway, Daang, Amaya III, Tanza, Cavite, against the Mortgagor/s, **ORLANDO B. DOMINGO JR., in Capacity and Atty. - In-Fact of MARYLOU B. DOMINGO**, with residence and postal address at Blk. 115, Lot 3, Heritage Homes, Brgy. Gregorio, Trece Martires, City, Cavite, to satisfy the mortgage indebtedness as of **July 18, 2025** amounts to **EIGHT HUNDRED NINETY FOUR THOUSAND SEVENTY FIVE PESOS & 08/100 ONLY (P894,075.08)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **07 OCT 2025 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
No. (T-64360) 077-2023001813

A PARCEL OF LAND (LOT 3, BLK. 115, OF THE CONS/

SUBD. PLAN, PCS-042122-009141, BEING A PORTION OF THE CONS. OF LOT 2845-A, 28 OF, 45-C, 2845-D (LRC) PSD-13498, LRC. REC. NO.), SITUATED IN THE BRGY. M. GREGORIO, TRECE MARTIRES CITY. BOUND-ED ON THE W., ALONG LINE 1-2 BY LOT 59; ON THE N., ALONG LINE 2-3 BY LOT 2, BOTH OF BLK. 115; ON THE E., ALONG LINE 3-4 BY LOT 1; ON THE S., ALONG LINE 4-5 BY LOT 4; ON THE W., ALONG LINE 5-6 BY LOT 57; & ON THE ALONG LINE 6-1 BY LOT 59, ALL OF BLK. 115, ALL OF THE CONS/SUBD. PLAN. BEGINNING AT A PT. MARKED "I" ON PLAN, X X X CONTAINING AN AREA OF, NINETY SIX (96) 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 date and time, it shall be held on **21 OCT 2025** without further notice.

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

Trece Martires City, **09 SEP 2025**

(SGD) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

BANGKO MABUHAY (A RURAL BANK.), INC.,
A. Soriano Highway, Daang, Amaya III, Tanza, Cavite

ORLANDO B. DOMINGO JR., in Capacity
and Atty. - In-Fact of MARYLOU B. DOMINGO
Blk.115, Lot 3, Heritage Homes, Brgy. Gregorio,
Trece Martires City, Cavite

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

DATELINE WEEKLY NEWSPAPERS:
SEPTEMBER 15, 22 & 29, 2025

BLESSING AND RIBBON CUTTING
OF THE NEWLY CONSTRUCTED
CVSU CAVITE CITY UNLAD
BUILDING



Kasabay ng pagdiriwang ng kaarawan ni Mayor Denver Chua, idinaos ang blessing at ribbon cutting kamakailan ng bagong tayong CvSU Cavite City Unlad Building sa siyudad ng Cavite. Sa pangunguna nina Mayor Denver Chua, Vice Mayor Raleigh Grepo Rusit, Team Unlad Cavite City, at Cavite State University- Cavite City Campus faculties, at students sa pamumuno ng Campus Administrator, Prof. Maria Cristina J. Baesa.



ABiding with
caviteños

By Abigail C. Gomez

Know Your Rights: You Don't Need
an Unboxing Video

This week, I received a small parcel I ordered from a well-known orange shopping app. On the black bubble wrap was a paper taped on the package. In big letters, it warned: "Video when opening. No video, no refund/exchange." At first glance, it seems like a simple seller precaution. But, hidden beneath is a troubling message: if you receive a defective or wrong item without a video, you cannot claim a refund. This is where the problem begins.

Though the item I received was not defective, it is important to note that under the Consumer Act of the Philippines (R.A. 7394), any condition requiring consumers to take a video is both deceptive and unfair. Article 48 clearly states: "The State shall promote and encourage fair, honest and equitable relations among parties in consumer transactions and protect the consumer against deceptive, unfair and unconscionable sales acts or practices." In February of last year, the Department of Trade and Industry (DTI) issued a pronouncement banning the "no video, no refund" policy and has repeatedly reminded sellers that requiring a video to claim a refund or exchange is in fact il-

legal. Violations can mean penalties of not less than ₱500 but not more than ₱10,000, or imprisonment of not less than five months but not more than one year—or both—at the court's discretion. Likewise, the law clearly provides that consumers have the 3Rs: Repair, Replacement, and Refund—when a product purchased has defects or imperfections. Nowhere in the law does it say you need to present an "unboxing video" to exercise these rights.

According to the Philippine Statistics Authority's 2022 List of Establishments, Region IV-A (CALABARZON) ranks second nationwide, next only to the National Capital Region, in the number of establishments across all sizes. For us Caviteños who live and shop in this bustling region, this means we deal with numerous trades every day, making it even more vital to know and assert our consumer rights. As consumers, we must collectively debunk the "No video, no refund" policy. It undermines the protections guaranteed to us and sets a dangerous precedent if left unchallenged. The law does recognize a few situations when sellers are not obliged to replace or refund—such as when the product has no imperfection or defect,

is not expired or fake and the buyer simply has a change of mind; when the defect is due to the buyer's mishandling; in "as-is-where-is" transactions; or in the sale of second-hand articles. Yet in all legitimate cases of defective items, video evidence is never a legal requirement. This issue also shows why media and information literacy is essential for every Filipino consumer. Online platforms thrive on instant clicks and fast transactions, but these same spaces can easily spread misleading policies—like this "no video, no refund" rule—until they sound normal. When consumers are media-literate, they do not just passively accept viral posts or popular seller tactics. Instead, they become critical thinkers and responsible digital citizens, able to verify official advisories, share accurate information, and protect fellow buyers from unfair trade practices.

So, the next time you shop online, remember your rights and think critically. A missing unboxing video should never take away what the law has already guaranteed: your right to a fair refund, replacement, or repair.

Caravan launched by Imus LGU, brings
services directly to Barangays

More than one thousand residents in Barangay Buhay na Tubig benefited from the newest community outreach initiative by the city government. The formal launch of the "AAksyon Caravan", which took place yesterday, September 8, 2025, aimed to bring essential government services closer to the community by offering a wide array of social, medical, and legal assistance directly within local barangays.

The program underscores the city's strong commitment to making government services more accessible to every Imuseño. Residents of the said barangay were among the first to benefit from the caravan's comprehensive lineup of services, which includes medical consultations, social welfare assistance, and legal aid—all provided on-site and free of charge.

Mayor Alex "AA"

Advincula, who spearheaded the said program, emphasized that the AAksyon Caravan reflects the city's ongoing commitment to make government programs more accessible and responsive to the needs of every Imuseño.

Among the key services provided during the inaugural rollout were free legal consultations and notary services facilitated by the City Legal Office, and complimentary late birth registration services handled by the City Civil Registrar. Medical teams from the City Health Office and Ospital ng Imus also conducted free consultations and distributed medicines.

In collaboration with the Office of Cavite 3rd District Representative Adrian Jay "AJ" C. Advincula, additional services such as free dentures, eye consultations, prescription eyeglasses, and cataract surgeries were made available. Support services from the

Office of Senior Citizens Affairs, Persons with Disability Affairs, and the City Social Welfare and Development Office were also extended to attendees.

The AAksyon Caravan is set to roll out across various barangays in the coming months, continuing its mission to empower communities through direct, on-the-ground public service delivery.

Mayor Advincula also held a People's Day session as part of the event, personally engaging with residents to listen to their concerns and address community needs on the spot.

The said caravan underscores the city government's effort to foster inclusive public service by ensuring that no Imuseño is left behind. The initiative reinforces the administration's commitment to participatory governance, where citizens are not only beneficiaries but also key partners in shaping local development. PIA

DOST-CAVITE PARTNERS WITH
KALINGYAKAP TO BOOST LIVELIHOOD
OPPORTUNITIES FOR PWDS

CITY OF CARMONA, Cavite (PIA) – The Department of Science and Technology (DOST) Cavite Provincial Office has recently partnered with local stakeholders through the newly established KALINGYAKAP Integrated Shelter Support and Services to enhance livelihood programs for Persons with Disabilities (PWDs).

The gathering focused on evaluating the shelter's readiness and ensuring that its services align with the varied needs of its intended residents. Stakeholders engaged in detailed discussions to develop strategies that promote an inclusive, nurturing environment where PWDs can thrive.

A highlight of the

initiative is the integration of DOST-supported livelihood technologies within the shelter such as the Enhanced Nutribun Facility Project by the Food and Nutrition Research Institute (DOST-FNRI) and the Okara Flour Technology Adoption developed by the Industrial Technology Development Institute (DOST-ITDI).

According to DOST Cavite, these programs are expected to generate sustainable employment while addressing nutrition and food security in the community.

Representing DOST-Cavite, Ms. Anna Marie Daigan led discussions on technical assistance and collaborative planning. She underscored the agency's commitment to empow-

ering vulnerable sectors through science and technology-driven solutions.

DOST-Cavite participated in a key coordination meeting with the City Social Welfare and Development Office (CSWDO), headed by Ms. Ruby Rosales, and the Persons with Disability Affairs Office (PDAO), led by Ms. Rosebelle Mercurio. Also in attendance were sponsors and partners of the newly established KALINGYAKAP, a facility designed to serve as both a haven and a springboard for empowerment.

This partnership signals a significant milestone in advancing accessible, sustainable, and inclusive development for persons with disabilities across Cavite.

Bacoor City together with DPWH, discussed infrastructure projects and dredging of Molino Dam

SBR Conference, September 8, 2025 – Mayor Strike B. Revilla convened a meeting today with representatives from the Department of Public Works and High-

ways (DPWH) regional office and the DPWH Cavite 3rd District Engineering Office (DEO) to discuss ongoing infrastructure projects in Bacoor and the mobilization

of amphibious dredging equipment for Molino Dam.

The meeting, organized by the Office of Mayor Strike and attended by Engr. Jicky Jutba,

head of the City Engineering Office, served as an opportunity to receive updates on the progress of DPWH projects in the city. A key topic of discussion was the mobilization

of amphibious dredging equipment for Molino Dam, aimed at improving water flow and mitigating flood risks. This collaboration between the City Government of Bacoor

and the DPWH demonstrates a commitment to improving infrastructure and ensuring the safety and well-being of Bacoor's residents. MIS-STAFF