

SUNDAY TRIBUNE

NEWS PUBLISHING

News Worth Knowing

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Imus, Tagaytay, and Noveleta Recognized for 1st Class Income Classification Upgrade



The Provincial Government of Cavite through the Sangguniang Panlalawigan recognized the Cities of Imus and Tagaytay, along with the Municipality of Noveleta, for their remarkable achievement of being upgraded to 1st Class Income Classification. The appreciation and commendation were officially given during a simple ceremony on February 17, 2025 at the OPG Receiving Area, New Government Center, Trece Martires City.

Noveleta Mayor Dino Chua and Imus City Mayor Alex Advincula personally received the recognition, while Cavite Governor Athena Bryana D. Tolentino accepted the award on behalf of Tagaytay City Mayor Bambol Tolentino.

Fifth District Board Member Aidel Paul G. Belamide and 1st District Board Member Davey Christian R. Chua sponsored a resolution to formally commend the three local government units for their economic growth and outstanding financial performance. The upgrade reflects their effective governance, improved revenue generation, and strengthened local development initiatives.

Provincial officials headed by Governor Tolentino and Vice Governor Shernan Jaro lauded the leadership and dedication of the local **► IMUS, TAGAYTAY • 5**

Retaking of Corregidor Island in line with the 80th anniversary of the liberation of the Philippines

The Provincial Government of Cavite, in coordination with the National Historical Commission of the Philippines (NHCP), the Philippine Veterans Affairs Office (PVAO), the City Government of Cavite, and the Tourism Infrastructure and Enterprise Zone Authority (TIEZA), commemorated the historic Retaking of Corregidor Island, under the theme, "Liberation's Legacy: Honoring the Past, Shaping the Future" on February 16, 2025.



The solemn ceremony, held at the Pacific War Memorial, Corregidor Island, Cavite City, marked the 80th anniversary of the liberation of the Philippines from Japanese forces and paid tribute to the heroes who fought for the nation's freedom.

The event began with the National Anthem, followed by a Wreath Laying Ceremony, where representatives from key institutions honored the memory of those who made the ultimate sacrifice: Ms. Catherine E. Sta. Clara, Corregidor

FTEZ Administrator, representing Mr. Mark T. Lapid, Chief Operating Officer of TIEZA, Councilor Jesus Jet Barrera II, representing Cavite City Mayor Denver Christopher Chua, Capt. Jason Letho, US Coast Guard Attaché,

► RETAKING • 4

CALAX Governor's Drive Interchange Nears 40% Completion, Set to Open in 2025

Construction of the Cavite-Laguna (CALAX) Governor's Drive Interchange is now nearing 40 % completion, keeping it on track for target opening in the second half of 2025. This 8.64-kilometer segment will connect Silang (Aguinaldo) Interchange to Governor's Drive in General Trias, Cavite, further enhancing mobility and reducing congestion in the region.



Once operational, this new segment will further enhance CALAX's connectivity providing faster, seamless travel to General Trias and nearby areas. It will also ease traffic congestion on Governor's Drive and Aguinaldo Highway.

"We are committed to

completing the entire stretch of CALAX by 2025. Its full opening will not only ease traffic and improve connectivity but also support economic growth by enhancing access to key areas in Cavite and Laguna." said Ms. Elnora D. Rumawak, Officer-in-Charge of MPCALA

Holdings Inc.

Meanwhile, construction continues on its remaining sections, with Subsection 1 (Kawit Interchange) now over 31% complete, and Subsection 2 (Open Canal Interchange) at **► CALAX • 4**

HOW TO UNDERSTAND CURRENT EXCHANGE MARKET PRICE



Doris Yin

Today, I'm particularly busy because many pioneers are struggling to understand the exchange market price. This requires a significant investment of my time, as I often find myself explaining these concepts repeatedly.

If all pioneers could take the time to thoroughly study the Pioneers Handbook, it would greatly reduce the need for me to continually address these issues.

While I'm occupied with my tax work this afternoon, I also feel it's important to acknowledge the anxiety and depression that many pioneers are experiencing.

So I am here to help you understand the reason behind the current process and what is the benefit of it.

Dr. Fan has emphasized that we should not let external distractions interfere with our focus. It's essential to concentrate on what truly matters and can make a meaningful impact, both in our community and in the wider world. By working diligently and fostering creativity, all other aspects will naturally follow. This indicates us the current situation is temporary and we should focus on ecosystem development.

It's crucial to understand that the current market exchange price does not reflect or represent the true value of Pi. The genuine value of Pi is encoded within the system. Many of those currently selling Pi may be struggling financially and lack understanding of its value. Therefore, CT does not regard these prices as representative of Pi's true worth in its ecosystem. This reflects CT's wisdom and strategy, as those who do not cultivate wealth are likely to remain in poverty.

Nevertheless, CT aims to ensure broader access to Pi, facilitating its wider use within our ecosystem. This creates an opportunity for external investors to purchase Pi from those who wish to sell. This approach is fair to newcomers in the Pi Network, especially given the current low mining rate and future extremely low mining rate. With only 60 million pioneers among over 8 billion people worldwide, the mining rate is expected to drop below 0.1 Pi per year soon. It will be challenging for future miners to achieve significant purchases like a car or home through mining alone. Therefore, transferring wealth to those who truly appreciate the value of Pi could be advantageous. Importantly, the price will not affect our stable coin value—it's a temporary

situation.

When investors buy Pi, they are likely to hold onto it, knowing that GCV is real as per the code. Thus, there may be more buyers than sellers over time, leading to a gradual decrease in the number of sellers after some days. Many GCV believers are likely to keep their Pi or set their selling price based on GCV, creating a stable environment defined by GCV within the exchange market. Eventually, as low-price sellers exit the market, we will be left with GCV-aligned pioneers and CT Envoys, allowing us to collectively determine Pi's price through a call auction process.

The reason CT has not publicly announced the initial exchange market price as GCV is due to SEC regulations. This is a necessary step to gain SEC acceptance for GCV, as we comply with established market rules.

All pioneers should feel excited, as our GCV education and ecosystem are set to function effectively at this time because majority pioneers won't sell and they support GCV. Now you understand why I setup GCV Ambassadors system? A bright future is ahead for all of us.

From my perspective, March 14th, known as Pi Day, will signify a transformative shift in universal energy. Our OM consists of two critical phases for successful implementation. The first phase involves the announcement of the OM and the operation of the exchange market. Subsequently, on March 14th, we will officially initiate the ecosystem at GCV, and exchange markets to realign to the GCV following a call auction.

In one word: GCV WIN!!!! All pioneers should have the ability to see through how great Pi Network is! **(Doris Yin - Founder, Global GCV Movement)**

DOST Cavite Conducts STARBOOKS Training at Tanza National Comprehensive High School and Technological University of the Philippines - Cavite

In a continued effort to promote science and technology learning, the Department of Science and Technology - Provincial Science and Technology Office (DOST-PSTO) Cavite conducted a training session on the use, operation, and maintenance of the Science and Technology Academic and Research-Based Openly Operated Kiosks (STARBOOKS) at Tanza National Comprehensive High School and the Technological University of the Philippines - Cavite.

Mr. Laurence Angelo F. Bago, spearheaded the training as the resource speaker, alongside Mr.

Mark Anthony B. Acidella. The initiative aimed to enhance the knowledge and skills of educators and

librarians in utilizing STARBOOKS, which houses hundreds of thousands of digitized science and technology resources in various formats, including text, video, and audio, all accessible through a user-friendly interface.

Participants from Tanza National Comprehensive High School and the TUP Cavite attended the training, gaining hands-on experience in navigating the STARBOOKS system. Mr. Bago provided a detailed introduction to the system's operation, the methods of accessing its



extensive database, and the reporting process. He emphasized the importance of regular coordination with DOST to ensure the system remains functional and that any technical issues

encountered are promptly addressed.

After the lecture, participants engaged in a hands-on session where they applied their newly acquired knowledge by operating the STARBOOKS

system. Mr. Bago encouraged them to integrate STARBOOKS into their educational activities, maximizing its potential as a tool for research and learning. **(By Esther Joy V. Salazar)**



SUNDAY TRIBUNE

NEWS PUBLISHING

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Pi Network Community Celebrates Open Network and Strengthens GCV Ecosystem

LUMARI REPORTS



Ms. Lumari

February 21, 2025 – The Pi Network community marked a historic milestone yesterday, February 20, 2025, as the Open Network was officially launched.

As the celebrations continue, the Pi Core Team has issued a strong warning to all pioneers to beware of fake Pi listings on various Decentralized Exchanges (DEXs). The announcement clarified that all currently listed Pi trading pairs on DEXs are fraudulent and potentially part of

scams, putting participants at risk of financial loss. Pi Network strongly advised pioneers to avoid engaging in these unauthorized trading activities to prevent being defrauded, receiving fake Pi, or losing their assets. The Core Team reiterated that official trading channels will only be communicated through Pi's legitimate platforms and that pioneers should remain cautious of misleading information circulating online.

The Pi Core Team has emphasized the need to protect the six years of intensive and extensive efforts invested in developing the complete business and utility ecosystem of Pi Network. These efforts must not be wasted by desperate sellers who are listing their Pi at extremely low prices, ranging from \$1 to \$1.50, on various crypto exchanges—if their trading data is even real. It is difficult to believe that anyone who has spent years mining Pi would sell it at such a low price. The catalyst that has attracted and

mobilized millions of pioneers to contribute to Pi Network is the Pi GCV Community. The PiCoin of GCV must be protected because, without GCV and the wholesome ecosystem, why would Pi Network have spent six years developing? If Pi was meant to follow the path of other cryptocurrencies, a simple white paper would have sufficed, without the need for an extensive ecosystem of applications and a merchant base. As Dr. Chengdao mentioned in her recent announcement on the Pi app, this distinction is crucial.

Strict Regulations for Listing Pi on Exchanges

The Pi Core Team strictly controls the listing of Pi on exchanges through the management of official APIs. Any exchange wishing to list Pi must register and comply with stringent security protocols to connect with the Pi ecosystem. This measure ensures price stability and prevents market manipulation, safeguarding the interests of pioneers and the broader Pi economy.

Protecting the Ecosystem and Preventing Speculation

By maintaining listing control, Pi Network aims to prevent exploitation by financial institutions or speculative traders who seek to profit at the expense of the community.

The Pi Core Team is dedicated to developing a truly valuable ecosystem where Pi is used for real-world transactions and daily exchanges rather than becoming a tool for market speculation.

Meanwhile, the GCV community remains steadfast in its mission to build a strong and thriving ecosystem based on the universally accepted value of GCV 314,159. This value represents the consensus established by real pioneers and is recorded on the blockchain, reinforcing its legitimacy and significance. Rather than focusing on speculative trading, pioneers across the globe are committed to developing real-world use cases, onboarding

merchants, and fostering an economy that embraces Pi as a means of exchange.

The GCV movement has seen significant progress in recent months, with thousands of businesses and service providers integrating Pi payments into their operations. Merchants worldwide have begun accepting Pi at the agreed-upon GCV, ensuring that pioneers can use their holdings for essential goods and services. This development has strengthened the ecosystem and demonstrated Pi's real utility beyond speculation.

In various regions, local Pi communities are organizing events, meetups, and workshops to educate both merchants and pioneers about the benefits of Pi transactions. These initiatives are fostering greater adoption and reinforcing the vision of a decentralized digital economy. Additionally, the Pi Network's developer community continues to innovate, creating applications that enhance the usability of Pi in everyday transactions.

With the Open Network now a reality, pioneers are urged to stay vigilant against fraudulent schemes while actively participating in ecosystem growth. The GCV movement continues to gain momentum, ensuring that Pi's true potential is realized through utility, trust, and collective action. As pioneers work together to build a sustainable economy, the vision of a decentralized and inclusive financial system is becoming a tangible reality.

The road ahead is filled with opportunities, and with the dedication of pioneers, ambassadors, and developers, Pi Network is poised to revolutionize digital transactions. The world is watching as the Pi ecosystem unfolds, and the commitment of its global community will determine its long-term success. Pioneers are encouraged to remain engaged, educate others, and contribute to the growing ecosystem, solidifying Pi's role in the future of digital finance. **(Lumari - Executive Director Global GCV CT)**



JoJo

Pi's Open Network Has Officially Launched!

Pioneers, the Open Network has officially launched! This means that Pi Network is now open to external connections, expanding accessibility for the global Pi community. The Open Network unlocks Pi's rapidly growing

ecosystem, innovative applications, and vast peer-to-peer network, ready for integration with the broader blockchain world. This marks a major milestone in Pi's mission to create a highly usable, accessible, and widely adopted cryptocurrency.

As previously announced, this launch is a significant step forward, connecting Pi Network and the Pioneers—who have tirelessly supported the project for the past six years—with the broader world.

Connecting Pi with External Systems

With the Open Network, Pioneers can leverage Pi's ecosystem and applications to interact with other networks and systems. This expansion also enables transactions beyond the Pi ecosystem, increasing Pi's value and usability.

Additionally, a list of KYB (Know Your Business) verified enterprises is now available for Pioneers to explore and access. These businesses have successfully completed Pi Network's verification process. If your business is not on the list yet, you can apply for KYB verification here.

The Open Network also facilitates integration with centralized exchanges (CEXs) and payment gateways, providing Pioneers with more ways to own and use Pi within the ecosystem. Moreover, third-party

services, Node updates, and new features are being rolled out!

Excited? Watch the video from Chengdiao Fan, one of Pi's co-founders, to learn more about the opportunities brought by the Open Network. Also, get ready to participate in the Open Network Challenge on the Pi mining app next week to explore and experience it firsthand!

Securely Connecting Pi with External Systems Integration with Payment Gateways and Centralized Exchanges (CEXs)

Pioneers can now connect their Pi holdings with external systems and networks. CEX platforms and payment gateways have integrated with Pi Network after passing the KYB verification process. These third-party services help Pioneers connect with the cryptocurrency ecosystem and traditional financial systems securely.

! Note: Do not use any third-party services, including CEXs, that claim to have integrated with Pi but are not on the official KYB list. Doing so could expose you to scams or fraud.

Compliance Requirements for Businesses

To maintain a secure and compliant ecosystem, all activities on Pi's Mainnet require:

- KYC (Know Your Customer) for Pioneers.
- KYB (Know Your Business) for businesses.

These requirements apply to companies seeking access to Pi Mainnet, running Mainnet Nodes, or providing related services such as payment gateways, exchanges, blockchain bridges, and Web3 wallets. The KYB process ensures transparency, regulatory compliance, and ecosystem security.

* Only KYB-verified businesses are eligible to create non-custodial Pi Mainnet wallets to transact within the Pi ecosystem. This helps reduce unauthorized transactions and strengthens community trust.

- If you are a business looking to integrate Pi and complete KYB, apply here.

A full list of KYB-approved businesses is available on the official website (<https://minepi.com/kyb-business-pi/>). Be cautious when transacting with

businesses not listed, as they may not have valid Pi Mainnet wallets and could pose scam risks.

Node Updates: The Pi Network is Now Open

Previously, during the Enclosed Network phase, a firewall system restricted external access. Now, with the Open Network, anyone can run Nodes and connect to the Mainnet.

Initially, priority will be given to those with significant past contributions and high trust scores. Pioneers will gradually be invited to migrate their Nodes from Testnet to Mainnet via the desktop Node UI. Node ranking data will soon be made public.

* Node 0.5.1 was recently released, bringing improvements such as:

- Easier data migration through a new UI button.
- Consistent public key setup for all Nodes in preparation for a public ranking system.
- Performance optimizations, reducing CPU load and ensuring smoother operation.

Next Week: Explore the Open Network Challenge in the Pi App!

To celebrate this milestone, Pi Network is launching the Open Network Challenge next week—an interactive challenge designed to help Pioneers explore Pi's ecosystem in a hands-on way.

- In this challenge, you will complete 12 tasks, including:

- Learning about today's newly released content.
- Completing key steps such as reminding your team to KYC and migrate to Mainnet.
- Engaging with Pi's social channels like Pi Chats and Fireside Forum to celebrate together.

Get Ready for Pi's New Era!

The Open Network marks a major transition for Pi Network, unlocking new opportunities for both Pioneers and businesses. Make the most of these utilities, actively explore the Pi ecosystem, and let's build a stronger community together! **(JoJo - Asst Executive Director and Asst Committee Chair Global GCV Core Team)**

DTI and RCBC Strengthen Consumer Protection with Timbangan ng Bayan Launch in Pakil, Laguna

Pakil, Laguna – To uphold consumer rights and promote fair trade practices, the Department of Trade and Industry (DTI), in partnership with Rizal Commercial Banking Corporation (RCBC), officially launched the “Timbangan ng Bayan” in Pakil, Laguna, on February 18, 2025. The event held at the New Government Center, Tavera, Pakil, Laguna, featured a ceremonial acknowledgment and undertaking signing, launching and ribbon-cutting to mark the initiative’s official implementation.

The Timbangan ng Bayan project aims to equip public markets with accessible and accurate weighing scales, allowing consumers to verify product weights and protect themselves from unfair trade practices. This initiative primarily benefits 4th, 5th, and 6th class municipalities across the Philippines, reinforcing DTI’s commitment to consumer protection and fair business transactions.

Present at the said ceremony were DTI Laguna Provincial Director Christian Ted O. Tungohan, Consumer Protection Division Chief Maria Clara B. Conopio, Trade and Industry



Development Specialist Marites V. Pantua, and Senior Business Counsellor Andrea Mae I. Macuha. They were joined by Pakil Municipal Mayor Vincent L. Soriano, Municipal Treasurer Cecilia R. Garcia, and

Supply Officer II/ Designated License Inspector II Don Kelly A. Fernandez, all of whom expressed their strong support for consumer empowerment and ethical business practices in local communities.

Through this partnership, DTI and RCBC continue to champion transparency and fairness in trade, ensuring that every consumer gets what they rightfully pay for (AIMacuha, DTI-Laguna).

PhilHealth... (FROM PAGE 8)

significant role that private hospitals play in delivering quality health care services to Filipinos. We can only leverage their capacities when we build a sphere of trust and effective coordination,” he said. The hospitals taking on primary care will facilitate the completion of Health Care Provider Networks,

which aims to bring Universal Health Care closer to every Filipino. Mercado will also meet with government hospitals managed by the Department of Health and local government units. (PNA)

Retaking... (FROM PAGE 1)

and Mr. Chad Kinneer, Deputy Director of Public Engagement, Public Affairs Section, representing the US Embassy, Asec. Domingo Carbonel Jr., representing Undersecretary Reynaldo Mapagu of PVAO, Asec. Christine Joy Cari, representing Secretary Christina Frasco of the Department of Tourism, Mr. Regalado Trota Jose Jr., Chairman of the National Historical Commission of the Philippines, Atty. Rodolfo D. Uy III, Provincial Administrator of Cavite, representing Governor Athena Bryana D. Tolentino, accompanied by Col. Julius T. Yncierto of the Philippine Navy Marines General Staff Corps. Following the wreath-laying, Councilor Jesus Jet Barrera II delivered the welcome remarks, setting a reverent and reflective tone for the commemoration. He stressed that “Freedom is never free; it is earned”, and urged everyone to honor the heroism of the veterans and fallen heroes not just with words but through actions that uphold patriotism, unity, and duty to the nation. The keynote speech, given by Atty. Rodolfo D. Uy III, underscored the

significance of Corregidor Island in the country’s history and the enduring legacy of freedom and resilience. He, likewise, paid tribute to the bravery of all those who fought and supported the war effort. A tour of the Corregidor Island was also held during the commemoration to provide a deeper appreciation of its historical legacy. The Provincial Government of Cavite expressed gratitude to all participants and attendees for joining this meaningful gathering, uniting to honor the past, celebrate the hard-won peace, and inspire future generations to uphold the ideals of democracy and unity. (H. Villa)

CALAX... (FROM PAGE 1)

21.9% completion. Once completed, CALAX will stretch 45 kilometers from Mamlasan Rotunda in Laguna to Kawit, Cavite, integrating with major expressways to provide a seamless connection between Cavite, Laguna, and Metro Manila. The expressway will feature a total of eight interchanges: Laguna Technopark, Laguna Boulevard, Santa Rosa-Tagaytay Road, Silang East, Silang

(Aguinaldo), Governor’s Drive, Open Canal, and Kawit Interchange. CALAX will connect with the Manila-Cavite Expressway (CAVITEX) in Kawit, providing a more efficient route for motorists traveling between Cavite, Laguna, and Metro Manila. Once the entire expressway is fully operational, it is expected to serve up to 95,000 vehicles daily, significantly improving travel times and

boosting economic activity in the region. MPCALA Holdings Inc., concessionaire of the Cavite-Laguna Expressway, is a subsidiary of Metro Pacific Tollways Corporation. Aside from CALAX, MPTC’s domestic portfolio also includes the Manila-Cavite Expressway (CAVITEX), North Luzon Expressway (NLEX), the NLEX Connector Road, the Subic-Clark-Tarlac Expressway (SCTEX), and the Cebu-Cordova Link Expressway (CCLEX) in Cebu.



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

FORECLOSURE CASE NO. F-1576-24

BANK OF THE PHILIPPINE ISLANDS
(SUCCESSOR-IN-INTEREST OF
ROBINSONS BANK CORPORATION),
Petitioner-Mortgagee-Creditor,

-versus-

MELODY DIAMANTE MANGULABNAN,
Respondent/s-Mortgagor/s-Borrower/s-Debtor

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Petitioner-Mortgagee-Creditor, **BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF ROBINSONS BANK CORPORATION)**, with business address at 27th Flr., BPI Buendia Center Bldg. 372 Sen. Gil Puyat Ave., Brgy. Bel-Air, Makati 1209, against the Respondent/s-Mortgagor/s-Borrower/s-Debtor **MELODY DIAMANTE MANGULABNAN** with residence and postal address at Blk 43 Lot 19 Diamond Street Lawang Pari, San Jose Del Monte Bulacan and Blk 12 Lot 53 Redfern Ph 4 Brgy. Pasong Kawayan, General Trias, Cavite to satisfy the mortgage indebtedness as of November 19, 2024 amounts to **ONE MILLION SIX HUNDRED THIRTY EIGHT THOUSAND FIVE HUNDRED SEVENTY THREE & 13/100 ONLY (P1,638,573.13)**, including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 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. 057-2023000441

LOT NO: 53, BLOCK NO: 12 PLAN NO: PCS-04-032720

PORTION OF: LOT 2220, FRS-04-006294; LOT 2221, FRS-04-006236; LOT 2222, FRS-04-006263, ALL OF SFDM ESTATE, LRC RECORD NO. 5964, DECREE NO. 4270

LOCATION: BARANGAY OF PASONG KAWAYAN, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 51, BLOCK 12, PCS-04-032720
2-3	SE	ROAD LOT 11, BLOCK 12, PCS-04-032720
3-4	SW	LOT 55, BLOCK 12, PCS-04-032720
4-1	NW	LOT 54, BLOCK 12, PCS-04-032720

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 **March 13, 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, January 30, 2025.

(Sgd.) RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF ROBINSONS BANK CORPORATION)
27th Flr., BPI Buendia Center Bldg. 372 Sen. Gil Puyat Ave., Brgy. Bel-Air, Makati 1209

MELODY DIAMANTE MANGULABNAN
Blk 43 Lot 19 Diamond Street Lawang Pari, San Jose Del Monte Bulacan and
Blk 12 Lot 53 Redfern Ph 4 Brgy. Pasong Kawayan, General Trias, Cavite

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE, DEFACE OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE

Publication: SUNDAY TRIBUNE NEWS PUBLISHING
Dates: February 23, 2025

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

EJF NO. TG-24-136

FOR: Application for Extra-Judicial
Foreclosure of Mortgage
[Under Act No. 3135, As Amended]

BDO UNIBANK, INC.,
Mortgagee,

-versus-

Spouses RONALD A. SARMIENTO and
ELMA F. SARMIENTO,
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 Mortgagee, **BDO UNIBANK, INC.**, a universal banking corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office and place of business at 33F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, pursuant to the terms and conditions of the Real Estate Mortgage ("MORTGAGE") executed and notarized on November 20, 2018, by Debtors/Mortgagors, **SPOUSES RONALD A. SARMIENTO AND ELMA F. SARMIENTO**, both of legal age, Filipinos, with residence and postal address/es at: (1) Brgy. Bangin, Agoncillo, Batangas 4211; and (2) Unit 1512, 15/F Tower 5, Wind Residences, Maharlika West, Tagaytay City, in favor of Mortgagee, over a real estate property including improvements thereon, described in and covered by **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2018001833** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Debtors/Mortgagors in the amount of **THREE MILLION THREE HUNDRED SEVENTY-ONE THOUSAND ONE HUNDRED TWENTY-TWO PESOS AND 28/100 (Php3,371,122.28)**, as of August 15, 2024, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Baby Leem B. Maristela, will sell at public auction on **March 19, 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:

CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2018001833

Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that the unit identified and described as:

WIND RESIDENCES TOWER 5

FLOOR LEVEL : FIFTEENTH FLOOR

UNIT NUMBER : UNIT-1512

UNIT TYPE : RESORT RESIDENTIAL UNIT 1

UNIT AREA : 28.19 SQUARE METERS

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on **TRANSFER CERTIFICATE OF TITLE 2012004161** which embraces and describes the land located at BRGY. SALABAN, MAHARLIKA WEST (NOW), CITY OF TAGAYTAY with an area of **FIVE THOUSAND SEVEN HUNDRED NINETY-SEVEN (5, 797) Square Meter**, is registered in the name of:

Owner: **ELMA F. SARMIENTO, MARRIED TO RONALD A. SARMIENTO**, FILIPINO CITIZENS, BOTH OF LEGAL AGE

Address: BARANGAY BANGIN, AGONCILLO, BATANGAS 4211, PHILIPPINES"

In the event the public auction should not take place on the said date, it shall be held on March 26, 2025 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2018001833**, 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, February 5, 2025.

(Sgd.) ATTY. APRIL GRACE M. TENORIO
Clerk of Court & Ex-Officio Sheriff

(Sgd.) BABY LEEM B. MARISTELA
Sheriff-In-Charge

WARNING: 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

OFWs to get... (FROM PAGE 10)

entrepreneurship.
The program is structured into two phases. Phase 1, the Technopreneurship Capacity Building stage, spans three months and equips participants with essential business knowledge, including opportunity identification, product development, supply chain management, and e-commerce strategies. Participants also undergo the iFWDPH Bootcamp, where they craft business proposals and refine their pitches for potential funding. Upon successful completion of Phase 1, participants may proceed to Phase 2, the Innovation Fund, where they can access financial assistance of up to PHP 500,000. This funding includes PHP 150,000 in technical assistance and PHP 350,000 for equipment or machinery, offered at zero percent interest and payable for 3 years.
The program significantly contributes to job creation and industry growth by enabling OFWs to establish sustainable businesses in the Philippines. To qualify for Phase 2, applicants must complete Phase 1, register their business

with the Department of Trade and Industry (DTI), secure a Mayor's Permit, and submit a business proposal using DOST-approved forms. Additionally, OFWs who are still abroad may designate a family member as their business representative, or enterprises may be owned by a group of OFWs, such as cooperatives.
Apart from funding, iFWD PH offers various support interventions, including food safety training, product development, plant layout assistance, packaging and labeling design, and resource efficiency guidance. These interventions ensure that OFW-owned enterprises adhere to industry standards and remain competitive in the market.
With the February 28 deadline fast approaching, DOST Region 1 urges interested OFWs, and their families housed in Region 1 to apply as soon as possible. For inquiries, applicants may visit their nearest DOST office or contact the DOST Region 1 through mail@region1.dost.gov.ph or ifwdph@region1.dost.gov.ph. **(Christian Dominic Casimiro)**

Imus, Tagaytay... (FROM PAGE 1)

executives and their respective teams in ensuring sustainable progress.
The recognition highlights Cavite's commitment to fostering economic prosperity and acknowledges the continuous efforts of its cities and municipalities in driving development and progress. **(OPIO)**

ERRATUM

IN FORECLOSURE CASE NO. F-1576-24, BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF ROBINSONS BANK CORPORATION), VS. MELODY DIAMANTE MANGULABNAN, PUBLISHED AT SUNDAY TRIBUNE NEWS PUBLISHING DATED February 2, 9 & 16, 2025. THE FORTY SQUARE METERS (40), MORE OR LESS SHOULD BE FORTY (40) SQUARE METERS, MORE OR LESS.

Publication: Sunday Tribune News Publishing
Dates: February 23, 2025

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Publication: SUNDAY TRIBUNE NEWS PUBLISHING
Dates: February 16, 23 & March 2, 2025

Filipino padel players upbeat in APPT Manila Open

Filipino Joanna Tao Yee Tan hopes to get another podium in the Manila Open, the third leg of the Asia Pacific Padel Tour (APPT), to be held at Padel Play Club in Mandaluyong City this weekend.

The second-ranked pair of Tan and Mariam Yasmin Garsin will face Anna Christine Patrimonio and Bambi Zoleta in the first round of the professional women's category on Saturday. Other categories are pro men and mixed and amateur men, women and mixed.

"I'll do my best and make our country proud again," said Tan, currently No. 2 in the APPT rankings.

Last year, Tan teamed up with 10-time Philippine Columbian Association (PCA) Open tennis champion Marian Capadocia to win the APPT in Singapore and Kuala Lumpur (Malaysia) in December. They also bagged the silver medal in the inaugural Asia Pacific Padel Cup in Bali (Indonesia) in September.

Patrimonio, daughter of PBA player Alvin Patrimonio, played for the multi-titled National University tennis team in the UAAP while Zoleta has won many medals as a

member of the Philippine soft tennis squad.

"I expect a tough match, so I just have to be prepared," said Zoleta in an interview on Friday. She reached the semifinal in Phuket (Thailand) and the quarterfinal in Bali (Indonesia) and Hong Kong last year.

"This is another sport which I want to be good at. I'm determined to improve my skills in padel, same with pickleball, so I have to train a lot," added Zoleta, whose elder sister Bien is the country's top soft tennis player.

The Manila Open was formally launched on Thursday in a press conference attended by Tan, APPT president Carlos Carillo and director David Maxwell, Padel Pilipinas executive director Atty. Jacqueline Gan, Joma export area manager Xueting Ye, national team head coach Bryan Joshua Casao and team captain Argil Lance "LA" Cañizares.

Around 100 teams from

25 countries are joining the event offering USD2,000 to the winners in the men's and women's division of the pro category.

After the Manila Open is the Batangas Open scheduled Feb. 28 to March 2 at the Palm Beach Resort in San Juan.

Meanwhile, the APPT also announced its partnership with Joma, a renowned global sportswear and equipment brand based in Spain, as official sponsor.

Padel Pilipinas, headed by Senator Pia Cayetano, is recognized by both Philippine Olympic Committee and Philippine Sports Commission. It has organized an Open event participated by 170 players from 108 teams last year.

Padel is a racket sport of Mexican origin. It is a mix between tennis and squash and usually played in doubles on an enclosed court surrounded by walls of glass and metallic mesh. (PNA)



TITLE CONTENDER. Joanna Tao Yee Tan (left) will lead the country's campaign in the Manila Open, the third leg of the Asia Pacific Padel Tour, which was formally launched at Padel Play in Mandaluyong City on Thursday (Feb. 20, 2025). Tan is currently No. 2 in the APPT rankings. (PNA photo by Jean Malanum)

Top basketball coaches featured in Milcu Sports, Got Skills clinic

Leading basketball coaches from the amateur and professional ranks are featured in the Milcu Sports and Got Skills clinic on March 30 at the Greenhills West Clubhouse in San Juan City.



TOP COACH. San Miguel Beermen coach Leo Austria is one of the speakers in the Milcu Sports Got Skills Basketball Coaching Clinic on March 30, 2025 at the Greenhills West Clubhouse in San Juan. Austria led the Beermen to nine championships from 2014 to 2022. (PBA Images)

Leo Austria and Norman Black will share their knowledge and experiences with basketball enthusiasts and aspiring coaches in the event organized by Allen Ricardo.

Austria, who led San Miguel to nine titles in the PBA, will talk about "My Secondary Breaks" at 11 a.m. while Black, one of the most dominant imports in the PBA with 11 titles including a rare Grand Slam in 1989 with San

Miguel, will discuss "Defensive team concepts to help your team" at 2 p.m.

Bryan Cay, Letran's strength and conditioning coach, will kick off the clinic at 7 a.m. talking about useful drills that can help in conditioning the players before, during, and after games. University of Perpetual Help System DALTA junior basketball coach Joph Cloepas will explain half-court executions at 9

a.m.

Rain or Shine head coach Yeng Guiao will also attend the clinic along with NLEX head coach Jong Uichico, former PBA coach Alex Compton and former National University women's basketball coach Patrick Aquino.

Uichico will discuss various ball screen defense and rotation. Compton will talk about pressure defense and Aquino will speak about disruptive press. (PNA)

Signal faces newcomer Alpha Insurance in Spikers Turf Open Conference

Signal begins its title-retention bid on Friday, facing newcomer Alpha Insurance in the 2025 Spikers' Turf Open Conference at the Ynares Sports Arena in Pasig City.



DETERMINED. Jude Garcia (No. 5) of Criss Cross against Signal defenders during the 2024 Spikers Turf Invitational Conference final. Garcia will lead the King Crunchers against the VNS Griffins in the Open Conference which starts on Friday (Feb. 21, 2025) at the Ynares Sports Arena in Pasig City. (Contributed photo)

The HD Spikers, seeking a third-straight title, square off with the Insurance Protectors at 3:30 p.m.

Other matches pit the PGJC-Navy Sea Lions against the Savage Spin Doctors at 1 p.m. and the VNS-Laticrete Griffins against the Criss Cross King Crunchers at 6 p.m.

Criss Cross, last year's runner-up, is determined to claim its first championship after losing to Signal in both the Open and Invitational finals.

"Our goal remains the

same — to win our first championship. We worked on improving our consistency, as we lacked composure in crucial moments last season," said back-to-back MVP and Criss Cross star Jude Garcia.

Signal, the league's winningest squad with eight titles, has a formidable roster but the other teams have also prepared and can pull off surprises.

"This conference, Louie Ramirez and JM Ronquillo will be our biggest challenges. They're incredibly skilled, and

every team knows how difficult it is to anticipate their plays," said Savage skipper Tom Austria.

"With only six teams in the tournament, every match will be tough. That's why our training has been extra intense. We've prepared for a grueling schedule with games almost every other day," said PGJC-Navy's Greg Dolor.

Alpha Insurance is composed of standout UAAP and NCAA graduates such as Billie Anima, Francis Casas, and Jayjay Javelona. (PNA)

GEAR UP, NEW NEMAR OPENS ITS FIRST BRANCH AT SM!

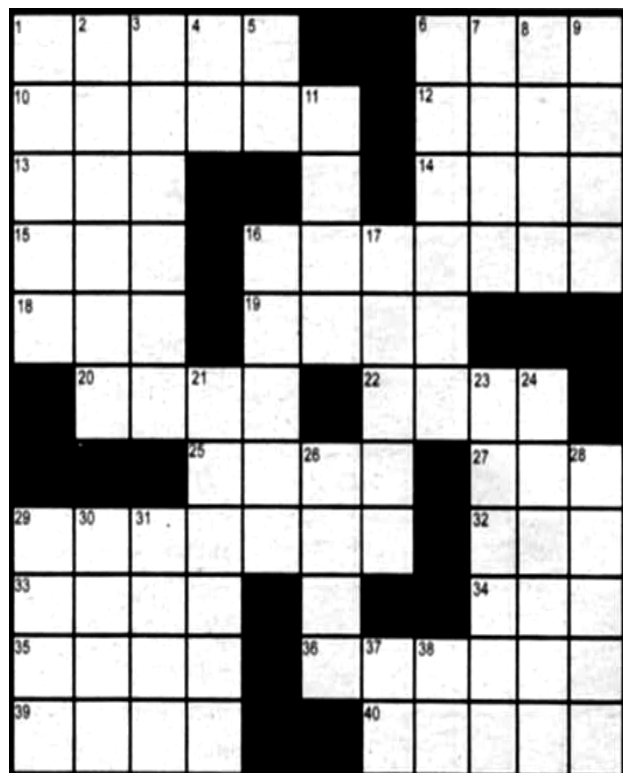
Exciting news for riders! New Nemar has officially launched its first-ever branch in SM, bringing top-quality motorcycles, unbeatable deals, and exclusive offers—all in one convenient location.



Riders can now enjoy the best prices, latest models, and flexible financing options—all in one place! The grand opening was made even more special with the presence of New Nemar's ambassador, JC Santos!

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PALAIPIAN



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Kauswagan residents file opposition to proposed fossil gas plant in Lanao del Norte, call to prioritize health and environment over dirty projects

Iligan City, Philippines — Residents of Kauswagan, Lanao del Norte are desperately gasping for clean air.

Affected residents, vulnerable sectors, community, and other concerned environmental organizations, filed their opposition letter to the Environmental Management Bureau (EMB) of the Department of Environment and Natural Resources (DENR) Region 10 demanding the urgent need to respond to the threat of the proposed construction of GNPowder Ltd. Co.'s 600-megawatt (MW) Kauswagan LNG (liquefied natural gas) project in Brgy. Tacub, Kauswagan, Lanao del Norte.

"Putting another fossil gas-based energy in Kauswagan, especially in Barangay Tacub, is already dangerous, when in fact, the concern of existing and operating coal-fired power plant has yet to be resolved. An additional fossil gas plant should not be allowed," Rosalinda Gentiles Calaca, President of the Tacub Homeless Initiatives in Keeping its Rights (THINK) said.

Kauswagan already hosts GNPowder's 540 MW coal-fired power plant in Brgy. Libertad and Tacub which started operations in 2019. The proposed LNG plant will be constructed in

close proximity to the existing coal plant.

Subsequently, GNPowder proposed an LNG plant to further increase its capacity in generating electrical power. However, the peak energy demand for Mindanao for the whole year (2024) reached 2,577 MW while its installed capacity is 4,614.5 MW with a dependable capacity of 4,020.4 MW. The reserves should not be less than 150 MW before the level goes into yellow alert.

Based on the data above, Mindanao has an excess dependable capacity of 1,463.4 MW. This disproves GNPowder's argument that another dirty plant is needed to increase its energy capacity.

The residents asserted that the existing coal plant has already caused significant ecological harm. A fish sanctuary on the coal plant's current location, according to a certificate issued by the Nagkahiusang Mananagat sa Barangay Libertad Association on October 8, 2024, gave way to the construction of the port of the coal plant, leading to a drastic reduction in fish stocks and severely impacting the livelihood of

local fishermen.

"When the coal-fired power plant of GNPowder was established in 2014 in Brgy. Libertad, Kauswagan, Lanao del Norte, the fish sanctuary there was out and erased. It caused the reduction of more than 60 percent of our fish catch, which dislocated our means of living," Alejandro Candilado, member of the Fishermen Association in Libertad, explained.

The signatories of the opposition letter assailed the construction of the LNG power plant as they claim that it will endanger the environment, health, and livelihood of the residents of Kauswagan.

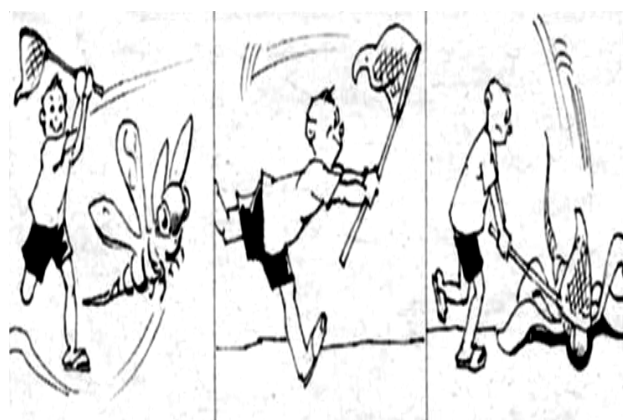
The DENR 10 has issued a certification on Oct. 21, 2024 that the Liangan-Lipatan River Mangrove Swamp Forest Reserve (formerly Bacolod-Kauswagan Protected Landscape and Seascape), is a Protected Area pursuant to Presidential Proclamation No. 2152 dated Dec. 29, 1981, and Sec. 5, par. 1 of Republic Act (RA) No. 7586 dated June 1, 1992, as amended by RA 11038, also known as the "Expanded ENIPAS of 2018".

The petitioners further

raised concerns on the proposed LNG plant's proximity to the reserve as this is home to diverse species and plays a crucial role in maintaining ecological balance, and is already negatively affected by pollution released into the river from the nearby coal plant, leading to the destruction of marine ecosystems and the degradation of the mangrove forests. The reserve is also classified as an Environmentally Critical Area, making it highly vulnerable to industrial activity.

"DENR-EMB should prioritize the life and health of Kauswaganons over proposed fossil gas projects. The Government must consider oppositions such as this, as well as taking up their job to identify and develop other sustainable and eco-friendly alternatives to augment the country's power supply. As the climate crisis worsens, we should take care of what's left with our planet and environment," PMCJ Mindanao Coordinator Rara Ada said. **#NoToLNG #KauswaganSaysNoToLNG #KauswaganSaysNoToCoal #ClimateJusticeNow**

SAGOT SA NAKARAAN



Cavite Women Empowered: Thousands of Beneficiaries Across Cavite Received Financial Aid

Empowerment initiatives continue in this week's round of the Women's Welfare Program 2025, which successfully provided Php 2,000 in financial aid to 2,000 women in each city and municipality across Cavite from February 11 to 14, specifically in Amadeo, Indang, the City of General Trias, Rosario, Noveleta, General Mariano Alvarez (GMA), and Silang.



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On February 11, Vice Governor Shernan Jaro led the program in Indang and Amadeo, with support from Mayor Redel John Dionisio. The initiative continued in the City of General Trias on February 12, backed by Sixth District Board Member Morit Sison. On February 13, Vice Governor Jaro and 2nd District Board Member

Ram Revilla Bautista participated in activities in Noveleta and Rosario. In Noveleta, they were joined by 1st District Board Member Davey Chua and Mayor Dino Carlo Chua, reinforcing the province's commitment to women's welfare.

The final leg on February 14 in GMA and Silang saw the

participation of Vice Governor Jaro, 5th District Board Member Aidel Paul Belamide, and local officials, including Mayor Maricel Torres in GMA and Vice Mayor Matt Toledo in Silang, further emphasizing the government's dedication to women's rights and economic empowerment. (R. Dones)

PhilHealth, hospital groups meet to increase access points

The Philippine Health Insurance Corp. (PhilHealth) held a consultation meeting with private hospital groups and national associations.



IMPROVING HEALTH SERVICES. PhilHealth president and chief executive officer Edwin Mercado (front row, left) holds a consultation meeting with private hospital groups and national associations in this undated photo. PhilHealth said Thursday (Feb. 20, 2025) discussion focused on PhilHealth's commitment to improve its efficiency, address wastage, and optimize processes to ensure that hospitals receive timely payments for their claims. (Photo courtesy of PhilHealth)

President and Chief Executive Officer Edwin Mercado met with heads and representatives of the Metro Pacific Health Corp., Mount Grace Hospital Group, Unilab Foundation, AC Health, St. Luke's Medical Center, The Medical City, Private

Hospitals Association of the Philippines, Inc., and Philippine Hospital Association, the state insurer said in a news release Thursday.

Their discussion focused on PhilHealth's commitment to improve its efficiency, address

wastage, and optimize processes to ensure that hospitals receive timely payments for their claims.

Mercado and the hospital executives agreed to increase access points for primary care.

"We recognize the
► PHILHEALTH • 4

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OFWs to get Tech-Based Business Boost with DOST's iFWDPH Program

The Innovations for Filipinos Working Distantly from the Philippines (iFWDPH) program of the Department of Science and Technology (DOST) took center stage in the fourth episode of Tekno Presyensa, the radio program of DOST Region 1 in partnership with DZAG Radyo Pilipinas Agoo, on February 20, 2025.

Provide support opportunities for OFWs and their immediate families to establish technology-based startup or business enterprise in the country.

DOST REGION 1
Providing Solutions, Opening Opportunities

2025 | EPISODE 4

GUEST
MS. DAISY ROSE SIDAYEN
Project Staff, iFWD PH
Project Technical Assistant I
DOST Region 1

From OFWs to TECHNOpreneurs

Providing Solutions, Opening Opportunities!

#OneDOST4U **dostone@siglat**

The episode featured Ms. Daisy Rose Sidayen, Project Staff of iFWDPH DOST Region 1, who discussed how the program supports Overseas Filipino Workers (OFWs) looking to establish technology-based enterprises in the country. By providing training, resources, and financial assistance, iFWDPH empowers OFWs and their families to start businesses in sectors such as food processing, agriculture, ICT, health, and more. Applications for the program are open until February 28, 2025, with interested applicants encouraged to contact DOST Region 1 for inquiries.

Ms. Sidayen explained that iFWDPH is designed to help returning and active OFWs, as well as their immediate families, transition into ► **OFWS TO GET • 5**



SA SERBISYONG MAY PUSO AT MALASAKIT, NGITI AY NAKAMIT: Nakipagtulungan tayo kay Cong. Jolo Revilla at sa ating mga partner agencies tulad ng Donate Philippines ngayong National Oral Health Month para sa "Ngiting Panalo: Aguinaldo ni Cong. Jolo" Program upang maibalik ng ating mga kababayan ang kanilang buong ngiti sa pamamagitan ng libreng pustiso. Iniimbitahan natin ang iba pa nating mga kababayan na magpalista sa Kawit RHU Super Health Center sa Tabon 2 susunod na Lunes upang magpalista at makasama sa ating programa. Makakaasa kayo sa patuloy na pakikipagtulungan natin kay Cong. Jolo para sa ating mga #RatedTripleA na serbisyo para sa inyo! #AlagangAngeloAguinaldo #RatedTripleA #PusoAtMalasakitParaSaAtingKawit #MayorAguinaldo