

# SUNDAY TRIBUNE

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News Worth Knowing

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## Riverpark at the center of thriving Cavite

The province of Cavite continues to gain ground as a practical, sensible address of choice.

Its growing appeal is, in fact, easy to see in everyday terms—faster routes to Metro Manila and nearby provinces owing to continued improvements in infrastructure, more attainable home prices, expansive verdant spaces, and modern communities that now come with retail, schools, and services built conveniently within or around them. And behind all these advantages is an economy that continues to strengthen.

Long known for its industrial parks and economic zones, the province is now seeing a broader mix of businesses, alongside reputable institutions establishing their presence here. These, in turn, support job creation, sustain consumer demand, and encourage continued investments in infrastructure and essential services.

This momentum is reflected in Cavite's

economic performance. In 2024, the provincial economy expanded by 5.4 percent, ranking Cavite as the country's second-largest provincial economy in terms of its share of the national gross domestic product.

With this solid economic base, Cavite continues to strengthen its position in South Luzon, drawing homebuyers from different life stages, all looking for that right balance of

► **RIVERPARK • 5**



## Cavite to remain most populous province with over 5 million by 2030

Cavite is expected to remain the most populous province in the Philippines with a projected population of 5.30 million by 2030, according to the Philippine Statistics Authority (PSA).

Bulacan will follow with 4.17 million people, while Rizal is anticipated to surpass Laguna to become the third most populous province with

3.88 million residents. Laguna is projected to reach 3.72 million by the same year.

These figures represent a significant increase from

2020 data, which recorded 4.36 million people in Cavite, 3.72 million in Bulacan and 3.39 million in Laguna.

► **CAVITE • 4**

## DOST, Cagayan Province Strengthen Partnership for STI Development

The Department of Science and Technology (DOST), under the leadership of Secretary Renato U. Solidum Jr., welcomed Cagayan Provincial Governor Edgar Aglipay for a courtesy visit, reaffirming a shared commitment to harness science, technology, and innovation (STI) as key drivers of inclusive, resilient, and sustainable growth in the province.



The meeting also brought together DOST Undersecretary for Regional Operations Engr. Sancho A. Maborang, Cagayan Provincial Board Member Atty. Engelbert "Jojo" Caronan, and DOST

Region II Regional Director Virginia G. Bilgera, reflecting strong collaboration between national and local leaders in shaping Cagayan's development agenda. A highlight of the

discussion was the presentation of DOST's Three-Horizon STI Economic Strategy (2025–2028), which provides a clear roadmap for transforming the country's

► **DOST, CAGAYAN • 4**

## Cavite's Lola Bebang Garcia: Is she the oldest living Filipino?

CAVITE, Philippines – Genoveva Ferma Garcia of Mendez Nuñez town in Cavite celebrated her 110th birthday last January 3, making the supercentenarian possibly the oldest living Filipino at present.

An unofficial gerontology page, which lists the oldest living persons in the Philippines since 1957, says Garcia — or Lola Bebang — now holds the record.

Lola Bebang, who finished Grade 4, was a seamstress in her younger years, and maintained a vegetable garden with her husband Sixto Garcia, a former waiter at the historic Taal Vista Hotel in Tagaytay City.

The couple was blessed with nine children, with two of them having gone

► **CAVITE'S LOLA • 4**



Meet the supercentenarian from Mendez Nuñez town in Cavite

# Technical Readiness Is Not the Finish Line Why Community Confidence Determines the Success of Open Mainnet



**Doris Yin**

**The Pi Network has reached an important stage.**

From a technical perspective, infrastructure is largely ready.

From a GCV perspective, consensus and shared understanding have also been established.

This means the foundation is in place.

However, technical readiness and GCV

readiness alone do not guarantee the success of a Fully Open Mainnet.

Open Mainnet success depends on multiple interconnected aspects, not a single condition.

Regulation and compliance are important, and the Core Team (CT) is responsible for managing these matters.

But compliance is not the only requirement for sustainable growth.

Equally important are:

Market confidence

Community stability

Real business and ecosystem participation

The community plays an essential role in this stage.

If a community is filled with anxiety, impatience, speculation, or internal conflict, progress will naturally slow.

This is not because of technology, but because confidence cannot grow in chaos.

All community behavior is observed — not only by the Core Team, but also by ecosystem builders, merchants, partners, and potential liquidity providers.

When a community shows confidence, discipline, and constructive action, it builds trust.

When it shows confusion and pressure, it creates risk.

As has been emphasized many times, Fully Open Mainnet and GCV-to-fiat activation require several conditions working together:

Technical infrastructure readiness

GCV consensus and shared understanding

Regulatory compliance

Strong community confidence and real ecosystem support

At present, the first two are largely ready, and compliance is being handled by the Core Team.

What still requires continuous effort is community confidence and ecosystem strength.

Pioneers and merchants naturally hope to exchange Pi into fiat for real-world use.

At the same time, investors and liquidity providers

must feel confident enough to exchange their fiat into Pi.

Confidence flows in both directions.

This is why the Pioneer community must focus on:

Education instead of speculation

Building instead of waiting

Cooperation instead of pressure

Long-term value instead of short-term expectations

Patience is not passivity.

Patience means building correctly at the right time.

If the community grows stronger, more united, and more business-oriented, trust will follow — and when trust is strong enough, Fully Open Mainnet risk can be minimized and capital will come naturally.

This stage is not about rushing.

It is about presenting the best possible image of the Pi community to the world.

The future of Open Mainnet is not decided by one announcement.

It is shaped every day by how the community thinks, speaks, and acts. **(Doris Yin - Founder, Global GCV Movement)**

## Qualipharm Pharmaceutical: Medicines Now Available Using Pi, with Free Local and Nationwide Delivery

**A significant step toward real-world Pi adoption is being led by Kuya Jeb's Pioneer, a Filipino pioneer and owner of Qualipharm Pharmaceutical, based in Paliparan 3, Dasmariñas, Cavite. His pharmacy now accepts Pi as part of the payment for FDA-approved generic medicines and delivers nationwide, supporting the GCV Movement while making essential healthcare accessible to Filipinos across the country.**

This initiative allows customers to order medicines online and have them delivered directly to their homes, eliminating the need to travel to a pharmacy.

### Convenient and Hassle-Free Ordering

Ordering is simple and hassle-free. Customers only need to send a private message or text with their order details, name, and location. The pharmacy accepts Pi, Cash on Delivery (COD), and GCash as payment options.

For residents within Paliparan 3, Dasmariñas, Cavite, there is no minimum order requirement, and free delivery is available. For other locations, nationwide delivery is offered with fast and reliable service. Same-day delivery is available for nearby areas when applicable.

### Supporting the GCV Movement and Pi Utility

As a supporter of the GCV Movement, Qualipharm Pharmaceutical accepts partial Pi payments under the GCV reference value of \$314,159, demonstrating responsible and practical use of Pi for essential healthcare needs.

### Affordable and Wholesale Generic Medicines

Customers may avail of the lowest and wholesale prices in town, making Qualipharm Pharmaceutical a trusted provider of affordable yet high-quality FDA-approved generic medicines. The pharmacy also serves as a distributor of generic products, offering wholesale and bulk orders for pharmacies, clinics, and hospitals nationwide.

Sample Product  
Ascorbic Acid (Vitamin C)  
500 mg  
100 tablets per box  
Price: P75 + 0.0000013 Pi

Contact and Location Information

Address: Blk 5, Paliparan 3, Dasmariñas, Cavite (in front of Baliwag Lechon)

Contact Number: 0912 122 0599

Payment Options: Pi, COD, and GCash

Facebook Page: Generic Products – Mura Na De Kalidad Pa

For inquiries, orders, and price quotations, customers may send a private message through the official Facebook page.

This initiative demonstrates how real adoption starts locally and expands nationwide, as Filipino pioneers support one another, empower local merchants, and turn Pi into a useful tool for everyday healthcare.

## LUMARI REPORTS



**Ms. Lumari**

## SUNDAY TRIBUNE

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# Pi Network – Post-Maturity: Analysis Why After a Mature Economy, Silence Matters More Than Noise

## EXECUTIVE NOTE

This article opens the Post-Maturity Analysis series by explaining why reduced signaling and disciplined silence are not signs of stagnation, but indicators of systemic maturity.

### 1. OPENING CONTEXT

In the early phase of any network, communication is necessary to explain vision, attract participation, and reduce uncertainty.

In the maturity phase, communication must shift its role.

A mature economic system does not rely on frequent announcements to validate itself.

It relies on stability, behavior, and continuity.

Pi Network has entered a stage where its core architecture exists, its ecosystem is functioning, and its next risks are not technical—but behavioral.

### 2. CORE ANALYSIS

Silence at maturity is often misunderstood.

Many interpret reduced updates as:

inactivity

delay

lack of progress

From a systems perspective, the opposite is true.

In regulated, institution-grade environments, silence appears when:

infrastructure is already deployed

compliance processes are being finalized

external actors are observing actions, not statements

At this stage, excessive communication increases systemic risk by:

creating speculative expectations

encouraging emotional behavior

forcing interpretations where none are intended

A mature system reduces noise to prevent misalignment between perception and reality.

### 3. WHY THIS MATTERS NOW

After a system reaches functional maturity, behavior becomes the signal.

What external observers assess is no longer:

what is promised

what is speculated

or what is hoped for

They observe:

whether the ecosystem operates calmly without guidance

whether builders continue building without incentives

whether communities remain disciplined without announcements

Silence creates a neutral environment where the system can be evaluated on its actual performance.

### 4. WHAT SHOULD (AND SHOULD NOT) BE DONE

What should be done:

Focus on ecosystem building and utility

Strengthen education and shared understanding

Reduce emotionally driven discussion

Act consistently, regardless of updates

What should not be done:

Demand timelines or signals

Interpret silence as negative confirmation

Amplify rumors or speculative narratives

Pressure system actors into premature disclosure

At maturity, discipline matters more than excitement.

### 5. FINAL INSIGHT

Great systems are not proven by constant visibility.

They are proven when:

noise disappears

speculation fades

and nothing breaks

Silence after maturity is not absence of progress.

It is evidence that progress no longer depends on explanation.

This is how institutional-grade systems stabilize before scale. (JoJo - Global GCV Core Team)



JoJo

## FFCCCI: Revised Economic Targets Must Spur Urgent Reforms

Manila, Philippines – The Federation of Filipino-Chinese Chambers of Commerce and Industry, Inc. (FFCCCI) called today for urgent national reforms following the government’s recent revision of economic growth targets for 2026–2028.

The government now projects 5–6% growth in 2026, rising to 6–7% by 2028, citing the lingering impact of the DPWH flood-control corruption scandal and global trade uncertainties. FFCCCI warned that these figures must not limit the nation’s ambition.

“To truly transform lives, the Philippines must aim for 8% growth or more,” said [Spokesperson Name], FFCCCI.

“Ambition is not optional—it is necessary for meaningful job creation, poverty reduction, and inclusive prosperity.”

While supporting the government’s focus on health, education, and employment, FFCCCI stressed that inclusivity can only emerge from a strong, fast-growing economy. Growth that benefits only a few, they noted, is growth betrayed.

The organization pointed to Vietnam, which achieved 8% growth in 2025 and targets 10% in 2026, as proof that disciplined governance, investor confidence, and strategic reforms yield measurable results.

FFCCCI outlined key pillars for accelerating Philippine growth:

\* Human Capital Development: Outcome-focused spending on education and public

health to build a skilled workforce.

\* Anti-Corruption Measures: Establish an independent, well-resourced agency to restore confidence.

\* Industrial & Agricultural Growth: Support domestic production, reduce smuggling, and tackle unfair competition.

\* Economics-First Diplomacy: Pursue foreign policies that open markets



The Christian community and the Arnold Janssen Kalinga Foundation warmly welcomed the children of our beneficiaries into the faith, surrounded by their families, ninongs, ninangs, and cherished guests. We extend our heartfelt gratitude to Ms. Donita Tapay and Manpower Group Philippines for their generous support, which made it possible to offer free baptisms for these precious little ones at the Archdiocesan Shrine of the Espiritu Santo. The celebration continued with a joyful gathering and shared meal at Jollibee Tayuman. Truly, a beautiful testament to God’s grace and the power of a loving community.

for Philippine goods and services.

\* Infrastructure & Innovation: Accelerate infrastructure while investing in digital transformation, R&D, and green technology.

\* Tourism & Creative Economy: Promote the Philippines globally, creating jobs and showcasing national assets.

FFCCCI emphasized that favorable

macroeconomic conditions, including lower inflation and prospective interest-rate cuts, should serve as a launchpad for acceleration, not comfort.

“The revised targets reflect current momentum, but momentum can be changed,” FFCCCI said. “This is the decade to choose ambition over accommodation, reform over resignation, and action over excuses.”

DTI...

(FROM PAGE 8)

Designed as both a shopping destination and a cultural experience, Cavitienda 3.0 invites the public to celebrate love, creativity, and local entrepreneurship this Valentine season. Visitors can browse and purchase unique Cavite-made products, including handmade charms, artisan crafts, food items, and Valentine's gift ideas from participating local

merchants.

Beyond shopping, the event offers a full-day lineup of engaging activities. Guests can enjoy live music performances, interact with the beloved Acienda Mascots, and witness a traditional Chinese & Lion Dance Exhibition that highlights cultural heritage. Attendees will also have the chance to meet Cavitienda's

featured influencers and content creators during a special meet-and-greet session. As an added treat, the public is invited to join a FREE flower arrangement workshop, where participants can learn floral design tips just in time for Valentine's Day.

Visitors, couples, families, and shoppers are encouraged to drop by, support local businesses, and experience Cavite's best in one vibrant venue.

PGC brings...

(FROM PAGE 8)

The activity also offered diagnostic services to Gentriseños, with 75 patients undergoing fasting blood sugar (FBS) tests, eight availing of electrocardiogram (ECG) procedures, and another eight receiving X-ray examinations. These services aided health professionals in providing proper medical advice and appropriate care. Free

prescribed medicines and vitamins were subsequently distributed to the patients.

City Councilor Kyle Salazar graced the activity, expressing his support and appreciation for the medical and dental mission team. Dental professionals from the City Health Office, along with Barangay Health Workers, also assisted to ensure the

smooth and efficient conduct of the activity.

Through the continued partnership of the Office of the Provincial Governor and the Office of the Provincial Health Officer, the medical and dental mission program continues to expand access to quality healthcare services across the province, promoting hope, wellness, and improved health outcomes for Caviteños. **(J. Reyes)**



MEDICAL AND DENTAL MISSION  
19 JANUARY 2026 | BARANGAY SAN FRANCISCO, GTC

MULA SA BAYAN, PARA SA BAYAN

Cavite's Lola...

(FROM PAGE 1)

before the parents, plus nine grandchildren and four great-grandchildren.

For more than a century, Lola Bebang barely caught any serious illness, her children said. She was never taken to the hospital, and her only illnesses were cough and flu.

There's a neighborhood myth that she carries amulets, but her children said it's faith that keeps her going. She still prays in Latin.

A healthy diet has helped too. Her children said Lola Bebang favorite is bulanglang, a vegetable stew popular in the Southern Tagalog region, usually paired with ripe

mango for dessert.

As of Monday, January 12, Lola Bebang was set to receive a P10,000 incentive from the local government. Mendez social welfare officer Sherry Ann Sanio said Lola Bebang has been receiving P10,000 since after she became a centenarian in 2016. When she turned 100 then, she received P100,000 from the national government and P50,000 from the provincial government of Cavite.

The Centenarians Act (Republic Act 10868) and the Expanded Centenarians Act (RA

11982) provide for the P100,000 incentive for senior citizens who reach 100 years.

According to a report by the Philippine News Agency, the Philippines has more than 1,000 centenarians as of February 2025. Some of them are supercentenarians or those who have reached more than 100 years old, specifically reaching 110 years old.

The report also said there are more female centenarians than males, the former accounting for 75-80% of the total. There is a high concentration of centenarians in Metro Manila, Cebu, Mindanao, and the Ilocos Region, it said. **- Rappler.com**

DOST, Cagayan...

(FROM PAGE 1)

economy. The strategy envisions a surge in productivity, the creation of a vibrant knowledge-based economy, and the preparation of Cagayan for the industries of the future, including artificial intelligence, smart agriculture, biotechnology, renewable energy, and climate-resilient technologies.

Secretary Solidum emphasized that agriculture should be treated as a business ecosystem, rather than traditional planting. Programs such as Smart Agriculture and SARAI (Smarter Approaches to Reinvent Agriculture as an Industry in the Philippines) will empower

farmers, cooperatives, and agripreneurs to increase productivity, enhance product quality, and sustainably scale operations, turning local resources into high-value economic opportunities.

Another key focus of the meeting was data-driven governance. Tools like GATES (Geospatial Analytics and Technology Solutions) enable local governments across the country to make informed decisions, optimize resources, improve disaster response, and harness regional strengths. These initiatives transform long-standing challenges into strategic drivers of development and resilience.

Governor Aglipay expressed strong support for DOST programs, highlighting the province's commitment to generate high-quality jobs, support returning overseas Filipino workers (OFWs) in establishing enterprises, strengthen partnerships with educational institutions, and develop high-value products through innovation, processing, and efficient logistics.

The meeting concluded with a mutual commitment to position Cagayan as a model province for STI-led development, demonstrating how science, technology, and innovation can transform local strengths into engines of economic growth, resilience, and long-term progress for the region. **(Dave Masirag)**



Cavite...

(FROM PAGE 1)

In terms of highly urbanized cities, Quezon City will maintain its status as the largest in 2030 despite a slight projected decrease to 2.92 million from 2.96 million in 2020.

The City of Davao is expected to grow to 2.04 million, followed by the City of Manila at 1.90 million and the City of Caloocan at 1.71 million. The City of Taguig is projected to reach 1.52 million and the City of Zamboanga is expected to exceed 1 million residents.

The PSA board approved the methodologies for these 2020 census-based projections through PSA Board Resolution No. 18, Series of 2024, on Nov. 15, 2024. The projections were prepared by the PSA in collaboration with the Inter-Agency Working Group on Population

Projections and technical assistance from the United Nations Population Fund Philippines.

National projections indicate the Philippine mid-year population will reach 123.96 million by 2035, adding 14.76 million people to the 109.20 million recorded in 2020.

This represents an average annual growth rate of 0.85 percent. By 2035, the male population is expected to reach 62.64 million, or 50.5 percent of the total, while the female population will reach 61.32 million, or 49.5 percent.

CALABARZON will remain the most populous area with 19.07 million people by 2035, followed by the National Capital Region (NCR) at 14.49 million and Central Luzon at 14.02 million. The Cordillera Administrative Region is expected to

remain the smallest with 2.13 million residents.

Gender distribution trends show that 55 provinces and 11 highly urbanized cities will exceed the national average sex ratio of 102 males per 100 females by 2030.

Batanes is projected to have the highest ratio at 114 males per 100 females. Conversely, females are expected to slightly outnumber males in the NCR by 2035, with a ratio of 99 males per 100 females.

Growth rates across the archipelago are expected to diverge. The Bangsamoro Autonomous Region in Muslim Mindanao is projected to see its annual growth rate rise to 1.79 percent by 2035. However, the NCR is expected to see a slowdown, with its growth rate dropping to 0.40 percent in the 2030 to 2035 period.

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
OFFICE OF THE CLERK OF COURT  
DASMARIÑAS CITY, CAVITE

File No. FC-DC-2003-25  
EXTRA JUDICIAL FORECLOSURE  
OF REAL ESTATE MORTGAGE  
UNDER ACT 3135, AS AMENDED  
BY ACT 4118

BANK OF THE PHILIPPINE ISLANDS,  
Petitioner/Mortgagee,

-versus-

VON PATRICK S. VIADOR  
A.K.A. VON PATRICK SANTOS VIADOR,  
Respondent/Mortgagor.

X-----X

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, **BANK OF THE PHILIPPINE ISLANDS** with postal address at 27th Flr., BPI Buendia Center Bldg., 372 Sen. Gil Puyat Ave., Brgy. Bel-Air, Makati City 1209 against the respondent/mortgagor **VON PATRICK S. VIADOR A.K.A. VON PATRICK SANTOS VIADOR**, with postal addresses at 396 Dr. J. Fernandez Street Highway Hills, Mandaluyong City and Unit 1758, 17th Floor, Phase 2, Bldg. B02, Tower 2, Green 2 Residences, Governors Drive Mangubat Avenue, Brgy. BuroI Main, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of 20 November 2025 amounts to **THREE MILLION FOUR HUNDRED SIXTY THREE THOUSAND ONE HUNDRED NINETY FIVE PESOS & 35/100 (Php3,463,195.35)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned sheriff will sell at public auction on **February 19, 2026 at 10:00 o'clock in the morning** or soon thereafter in the Ground Floor Lobby of Dasmariñas Community Affairs (DASCA) Building, Congressional Road, BuroI II, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

CONDOMINIUM CERTIFICATE OF TITLE NO. 057-2024001694

IT IS HEREBY CERTIFIED that the unit identified and described as: GREEN 2 RESIDENCES - PHASE 2, BUILDING NO. B02, FLOOR LEVEL 17, UNIT NO. 1758 UNIT TYPE: STUDIO, TOTAL AREA 18.98 SQ. M.

In the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on **TRANSFER CERTIFICATE OF TITLE 2016059399** which embraces and describes the land located at DASMARIÑAS CITY with an area of **SIXTEEN THOUSAND ONE HUNDRED SEVENTY-FOUR (16,174) Square Meter**, is registered in the name of: **Owner: VON PATRICK S. VIADOR**, FILIPINO CITIZEN, OF LEGAL AGE, SINGLE

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

This condominium certificate is a transfer from Condominium Certificate of Title No. 2019001843, which is/are cancelled by virtue hereof insofar as the above-identified unit is concerned. Entered at Province of Cavite, Philippines on the 10th day of JULY 2024 at 02:10pm.

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

Riverpark... (FROM PAGE 1)

connectivity, convenience, accessible price points, and livability, as well as investors seeking better value and more promising growth prospects.

Clearly, these same drivers are also shaping today's ideal people-centered suburban environment.

For one, Cavite continues to offer more breathing room given the availability of developable land here. Wider roads, greener neighborhoods, and modern masterplanned communities create an environment designed for and around their residents.?

Affordability further strengthens Cavite's appeal. Homebuyers and investors can upgrade space, quality, and environment without straining their finances, as property prices remain significantly more

accessible than in Metro Manila. For investors, this price gap presents an opportunity, given the lower entry points and strong potential for appreciation.

Connectivity has also been a critical catalyst. With the development of major thoroughfares, travel between Cavite, Laguna, and key Metro Manila gateways has become faster and more convenient.

A WELL-PLANNED VISION

All these make it difficult to ignore Cavite's growing appeal as a practical residential address and a sound investment choice, while pointing to a refreshing, thoughtful, and well-planned vision for modern southern living.

Such vision is best seen in one of Cavite's most promising developments: The 600-hectare Riverpark, touted as the

"Next Gen City of the South."

GT Capital Holdings and its real estate arm, Federal Land Inc., are developing Riverpark into a holistic community with a complete mix of uses, integrating residential enclaves, commercial centers, a central business district, open spaces, and greenways, including a 16-ha Central Park and a 1.8-km bike trail, as well as institutional zones.

These will provide future residents, guests, and locators with lifestyle-enhancing developments, making everyday experiences better.

Located in General Trias City, it is just an hour away from major Metro Manila business districts, via Cavite-Laguna Expressway (Calax), Manila-Cavite Expressway (Cavitex), Skyway, Muntinlupa-Cavite Expressway, and Daang Hari Road. These ensure that the township is highly accessible and well-

connected to key hubs across the two regions.

AVISION TAKING SHAPE

Even at this stage, the scale of Riverpark's vision is beginning to take shape, with key locators already committed to the township.

The inaugural residential project in the community is the 18-ha Yume at Riverpark, which is being developed by Federal Land NRE Global Inc. (FNG), the powerhouse partnership between Federal Land and Japan's Nomura Real Estate Development Co. Ltd.

Offering 296 prime lots, it's a suburban masterpiece designed to bring Filipino and Japanese craftsmanship together. This will be evident in the community features of the village, such as its clubhouse, which is a collaboration between renowned architect Ed Calma and UDS Ltd. of Japan.



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 05, 2026**, at the same time and place without further notice.

07 January 2026, Dasmariñas City, Province of Cavite.

(Sgd.) **RODRIGO C. ESTOGERO, JR.**  
Sheriff IV

(Sgd.) **ATTY. MARCELA L. BAYBAY**  
Clerk of Court VI & Ex-Officio Sheriff

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**BANK OF THE PHILIPPINE ISLANDS**  
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**VON PATRICK S. VIADOR A.K.A. VON PATRICK SANTOS VIADOR**  
396 Dr. J. Fernandez Street Highway Hills, Mandaluyong City and Unit 1758, 17th Floor, Phase 2, Bldg. B02, Tower 2, Green 2 Residences, Governors Drive Mangubat Avenue, Brgy. BuroI Main, Dasmariñas City, Cavite

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Riverpark also hosts a UNIQLO Logistics Facility and will soon have SM City General Trias, the construction for which began in 2024. The first phase of commercial lots in Riverpark North, which will form part of the township's CBD, is all sold out as well, indicating strong market confidence in the potential of the development.

Riverpark will also be home to the new 15-ha campus for Ateneo de Manila University, one of

the country's most prestigious educational institutions. The presence of this campus reinforces the township as well-rounded and future-proof.

Set amid open spaces yet firmly connected to key economic, educational, and commercial centers, Riverpark undoubtedly captures the balance many seek today, making it a choice address and a sound investment for those planning their next big move. **(Amy R. Remo)**

Romans 8:28 – "And we know that in all things God works for the good of those who love him..."

# P950-M warehouse project breaks ground in Batangas, to boost job, investment opportunities

With great pride, we congratulate Rigel R. Gomez, President of BauerTek Farmaceutical Technologies Corporation, on his recognition as a 2025 Asia's Most Admirable Young Leaders Winner by the ACES Awards. This prestigious honor reflects his visionary leadership, passion for innovation, and significant impact on the pharmaceutical and scientific community.



Under his leadership, BauerTek has become a world-class research, development, and manufacturing facility in Bulacan, Philippines, recognized globally for excellence. Rigel is also one of the inventors of PiCur, the world's most

powerful anti-cancer supplement, awarded a Gold Medal at the ENNOVATE International Innovation and Invention Summit. Recognized by Philippine government agencies and the Office of the President, BauerTek proudly

represents Filipino innovation on the global stage. We are incredibly proud of you, Rigel! Previous winners from the Philippines include Kelvin Lee, SEC commissioner, and Avin Ong, CEO of Fredley group of companies.

## DOST Continues 2025 NSTW Momentum with MAGHANDA for Kids Program in Region I

Continuing the momentum of the 2025 National Science, Technology, and Innovation Week (NSTW) held in Laoag City, the Department of Science and Technology–Ilocos Region (DOST–Ilocos), in partnership with the Department of Education Region I, brought the MAGHANDA for Kids program to the 3rd Mangidaulo Rehiyon Uno: Regional Learners' Convergence in Bolinao, Pangasinan. The program aimed to strengthen disaster risk reduction (DRR) awareness among young learners through age-appropriate, science-based discussions and hands-on activities.



### Smart Agri... (FROM PAGE 8)

LGUs and other stakeholders. DOST XII reaffirmed its commitment to expanding the implementation of Project SARAI across local government units in the region, noting the strong support of the Provincial

Government of Cotabato under the leadership of Governor Emmylou Lala Taliño-Mendoza. In addition to the SARAI orientation, the meeting also discussed the ongoing efforts to establish a Philippine Science High School (PSHS)

campus in the Municipality of Carmen. The proposed establishment highlights the shared commitment of DOST and the LGU to advance science, technology, and innovation through quality science education, further supporting long-term human capital development in the area.



During the morning sessions, experts from DOST–PAGASA engaged students in interactive lectures and workshops. Ms. Sharon Juliet M. Arruejo, Assistant Weather Specialist, led the session "Understanding Clouds: The Science Behind Fluffy Skies," guiding learners through cloud formation and hands-on experiments that demonstrated how clouds are formed. She also facilitated "Storm Chaser 101: Unraveling the Secrets of Tropical Cyclones,"

where students practiced basic typhoon tracking and learned how meteorologists monitor tropical storms. Meanwhile, Engr. Richard C. Orendain, Weather Facilities Specialist III, conducted engaging lecture-workshops on flood dynamics and the water cycle. These included practical activities such as river transect walks, which illustrated how rainfall and river systems contribute to flooding. The exercises allowed students to apply scientific

principles to real-world scenarios, deepening their understanding of hydrometeorological hazards. Through these discussions and hands-on activities, student learners from Region I gained practical knowledge on disaster preparedness, climate science, and weather monitoring—equipping them with essential skills to better respond to natural hazards in their communities. (Lemuel Castigo)

# DTI Laguna and Partners Open MSME Trade Fair at SM City San Pablo for Coconut Festival

San Pablo City, Laguna — In celebration of the San Pablo Coconut Festival, the Department of Trade and Industry (DTI) Laguna, in partnership with the City Government of San Pablo, the Association of Laguna Food Processors (ALAFOP), and SM City San Pablo, organized a trade fair for micro, small, and medium enterprises (MSMEs) from January 14 to 20, 2026. The event aimed to support local enterprises and promote entrepreneurship in the province.



The ribbon-cutting ceremony on January 14 was attended by Mr. Christian Ted O. Tungohan, Provincial Director of DTI Laguna; Atty. Joseph Marnic V. De Mesa, City Administrator of LGU San Pablo; Mr. Jerry Urriquia, President of ALAFOP; Ms. Leonie Reyes, Board Director of ALAFOP; and Ms. Edesa Sibug, Mall Manager of SM City San Pablo, along with other

guests and participants. Their presence highlighted the collaborative efforts of public and private partners in promoting local businesses.

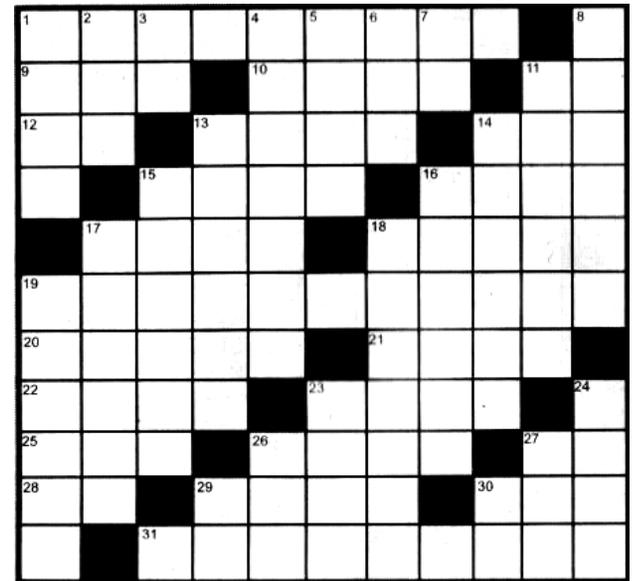
Featuring 11 MSME exhibitors, the trade fair was held under the mall's SM4SMEs Community Bazaar program. The activity provided participating enterprises with an opportunity to showcase their products,

engage with consumers, and strengthen their market presence in a high-traffic commercial venue. This initiative is part of ongoing efforts to promote local entrepreneurship and enterprise development alongside the city's festive celebration. In line with its mandate to support MSMEs, DTI Laguna continues to facilitate market access and provide marketing

opportunities that help enterprises grow, become competitive, and reach wider markets.

Through this collaborative undertaking, partner institutions reaffirmed their shared commitment to strengthening the MSME sector by fostering partnerships and offering platforms that contribute to inclusive economic growth in Laguna.

## PALAIPIAN



### PAHALANG

- 1 Residente
- 9 Kawawa
- 10 Dulo ng dasal
- 11 Lady \_
- 12 Boto sa plebisito
- 13 Serpiyente
- 14 Pan de \_
- 15 Sakdal
- 16 Panghukay ng lupa
- 17 Tanong sa pumipili
- 18 Pagsali sa usapan
- 19 Isinasakatuparan
- 20 Bahay ng pukyutan
- 21 Punglo
- 22 Dating Persia
- 23 Pananong ng pangalan
- 25 Aspili
- 26 Gawa sa soya
- 27 Simbolo ng barium
- 28 Hulapi
- 29 \_ Me Tangere
- 30 Kasunod ng Cancer
- 31 Gulat

### PABABA

- 1 Paghalik sa kamay
- 2 Anak ng anak
- 3 Notang musikal
- 4 Marahan
- 5 Tagulamin
- 6 Boto sa plebisito
- 7 Hulapi
- 8 Paghiga
- 11 Dos
- 13 Irasan
- 14 Malaking bangus
- 15 Huwaran
- 16 Taong walang Diyos
- 17 Inisin
- 18 Banggitin
- 19 Akalain
- 23 Pagkakamali
- 24 Hindi magkaanak
- 26 Tawag sa kapatid pabalbal
- 27 \_ Hur
- 29 Titik-Griyego
- 30 Union

## SAGOT SA NAKARAAN



# Bustos town ignites cultural pride with the kick-off of the 16th Minasa Festival

CITY OF MALOLOS – The Municipality of Bustos officially commenced the 16th iteration of the Minasa Festival earlier today at the BMA Park in Bustos, Bulacan, transforming the local landmark into a vibrant stage for culture, unity, and economic prosperity with the theme “Minasa ng pagkakaisa, Tagumpay ng bawat isa!”

Serving as a powerful tribute to the town's storied heritage and its signature local delicacy, the festival features an expansive lineup of activities designed to bridge tradition with modern progress. Highlighting the town's economic drive are the Agri-Trade Fair, the Kadiwa ng Pangulo, and the Trabaho ni Juan Job Fair, while the culinary arts take center stage through the Kalutong Bustos showcase. Youth

and creativity are also at the forefront with the Art is Cool! initiative, the Little Mr. and Ms. ECCD Coronation Night, and the highly anticipated DepEd Night.

In his keynote address, Vice Governor Alexis C. Castro emphasized that the Minasa Festival is a vital pillar of the province's identity, acting as a reminder of the rich history that defines the people of Bulacan.

“Patuloy nating pinapanday ang diwa ng

pagkakaisa, pagmamalaki sa sariling atin, at malasakit sa pamana ng ating mga ninuno. Wala pong magmamahal sa Minasa Festival kundi tayong mga Bulakenyo,” Castro remarked, urging citizens to safeguard their cultural legacy.

Community spirit remains high throughout the week with the Zumbasaya Dance Competition, the Tanod Drill and Rescue Juan Olympics, and a dedicated Senior Citizen's Night. The

festivities are set to reach a fever pitch during the Minasa Street Dance and Dance Showdown, the Bakbakan sa Himpapawid, and the One Big Surprise Concert.

The celebration will conclude on January 18 with the solemn yet festive Tugtog at Sayaw Alay kay Sto. Niño, marking another successful chapter in the town's history of resilience and pride.

# DTI Cavite's Cavitienda 3.0 Lights Up Acienda West Plaza this Valentine Season

**ACIENDA DESIGNER-OUTLET**

## Cavitienda 3.0

A Valentines and Chinese New Year Trade Fair  
in partnership with DTI Cavite

February 14-17, 2026 at the West Plaza

- FREE Flower Arrangement Seminar
- Acienda Mascots Meet & Greet
- Dragon & Lion Dance Exhibition
- Jazz Nights

**dti** **BACONG PILIPINAS**

Silang, Cavite — The Department of Trade and Industry (DTI) Cavite, in partnership with Acienda Designer Outlet, is set to stage Cavitienda 3.0, a four-day market and lifestyle event showcasing Cavite's vibrant micro, small, and medium enterprises (MSMEs) from February 14 to 17, 2026 at the West Plaza, Acienda Designer Outlet in Silang, Cavite. **DTI • 4**

## Smart Agri Solutions Reaches Carmen, Cotabato Through DOST SOCCSKSARGEN's Project SARAI

In its continuing efforts to promote smart and climate-resilient agricultural solutions, the Department of Science and Technology (DOST) SOCCSKSARGEN, through Project SARAI (Smarter Approaches to Reinvigorate Agriculture as an Industry in the Philippines), conducted an orientation for LGU Carmen Cotabato. The activity was graced by Honorable Mayor Rogelio Taliño, key LGU officials, and technical staff involved in agricultural planning and development.



Under the guidance of Regional Director Engr. Sammy P. Malawan, the Project SARAI team presented the project's

objectives, key features, and implementation mechanisms. The team also emphasized the project's capacity-building

component, which includes trainings, technical assistance, and continuous support for **SMART AGRI • 6**

# SUNDAY TRIBUNE

NEWS PUBLISHING

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## PGC brings medical and dental mission to Brgy. San Francisco, General Trias



On January 13, a total of 354 residents received medical consultations while 75 patients availed of dental services during a Medical and Dental Mission spearheaded by the Provincial Government of Cavite in Barangay San Francisco, City of General Trias. **PGC BRINGS • 4**

### MOTORIST ADVISORY

**BINAKAYAN DIVERSION ROAD**

**CAVITEX KAWIT TOLL PLAZA**

**CENTENNIAL ROAD**

**ZEUS INTERSECTION**

**TO IMUS & TANZA, CAVITE** **TO CAVITEX, MANILA, & BACOR, CAVITE**

**ONE-LANE CLOSURE WILL BE IMPLEMENTED ALONG BINAKAYAN DIVERSION ROAD, KAWIT, CAVITE (SOUTHBOUND TOWARD THE ZEUS INTERSECTION) FOR THE ASPHALTING WORKS OF THE CAVITEX-CALAX LINK ON THE FOLLOWING DATES:**

**JANUARY 19 (MON) TO JANUARY 22 (THU), 2026**

**OUR TRAFFIC MARSHALS AND SAFETY OFFICERS WILL BE ON THE GROUND DURING THE ACTIVITY TO ENSURE SMOOTH TRAFFIC FLOW.**

**THANK YOU FOR YOUR COOPERATION AND UNDERSTANDING.**

**DRIVE SAFELY!**

**PSA: CAVITEX will implement a one-lane closure along the southbound lane of Binakayan Diversion Road going to Zeus Intersection from January 15 to 18 to accommodate their asphalt works. #RatedTripleA #PusoAtMalasakitParaSaAtingKawit**

**CAVITEX** A METROPACIFIC TOLLWAY