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Philippine revolution's first victory in Battle of Imus a lesson in patriotism, accountability

IMUSCITY, Cavite (PIA) — A former lawmaker wants the Battle of Imus taught in schools, calling the historic event a crucial but often overlooked chapter in Philippine history.

In his message during the 130th anniversary of the Battle of Imus last September 3, former senator and Philippine Red Cross (PRC) chairperson Richard Gordon emphasized that today's generation should learn more about the battle's



history, which was a decisive victory against the Spanish forces.

"Hindi lang ito isang labanan na natutuwa tayo. Dapat malaman at maituro sa eskwela ito sapagkat itong labanang ito ang nagbigay-daan para sa ating kalayaan. It is important for us to remember na ang labanan na ito ay laban ng mga Pilipino sa ating bansa, labanan na kahit salat sa gamit at sa armas ay nabuo at lumago."

Gordon emphasized
► PHILIPPINE • 3

PBBM: Pamahalaan, patuloy na pinalalakas ang skills at competency ng mga manggagawang Pilipino



Binigyang-diin ni Pangulong Ferdinand R. Marcos Jr. ang mga hakbang ng administrasyon upang iangkop ang edukasyon at pagsasanay sa pangangailangan ng mga pangunahing industriya. ► PBBM • 3

Naic LGU calls for PBBM's aid to address solid waste woes



NAIC, Cavite (PIA) — Faced with a rapidly growing population and solid waste management concerns, the Municipal Government of Naic has called for guidance from the national government in creating long-term solutions to its environmental challenges. ► NAIC LGU • 3

48% of Filipinos hopeful of better living conditions - survey

MANILA — Nearly half, or 48 percent of Filipinos, are optimistic that their quality of life will improve in the next 12 months, a recent study by the Social Weather Survey (SWS) showed.

The pollster's June 20 to 29, 2026 survey also found that at least 31 percent of Filipinos expect their living conditions to stay the same, 8 percent said they will worsen, and 12 percent did not answer.



The survey firm said the resulting "net personal optimism" score was +40, classified as excellent.

"This is 17 points up from the high +23 in March 2026, and slightly above the 2025 average net personal optimism score of very high +39," it said.

The SWS said this June 2026 net personal optimism ► 48% OF FILIPINOS • 3

DFA to open application window for FSO exam September 16

MANILA — Filipinos aspiring to be diplomats may start submitting their applications for the 2027 Foreign Service Officer Examinations (FSOE) on Sept. 16.

The Department of Foreign Affairs (DFA) said it will open the application window for the anticipated test between Sept. 16 and Oct. 30.

Applicants who will pass the series of examinations, beginning with the qualifying test on Jan. 24, 2027, will be eligible for the position of Foreign Service Officer ► DFA TO OPEN • 3



Tech Upgrade Helps Sampaguita Twin's Maximize Rice Resources

Technology is helping a growing rice enterprise in Cagayan turn post-harvest by-products into useful resources, demonstrating how innovation can improve productivity while supporting a more sustainable agricultural cycle.

The Department of Science and Technology (DOST), led by Secretary Renato U. Solidum Jr., together with Undersecretary for Regional Operations Engr. Sancho A. Maborang and DOST Region 2 Regional Director Dr. Virginia Belgeria, visited Sampaguita Twin's Buying Station and Rice Mill Co. in Cagayan as part of the 2026 Regional Science, Technology and Innovation Week (RSTW).

Managed by Eduardo Santos Carpio, the enterprise provides rice milling, grain trading, and post-harvest storage services to farmers and grain suppliers in Solana, Tuao, Sto. Niño, and Piat.

With technology upgrading support, the rice mill has strengthened its post-harvest operations, allowing faster processing, improved grain quality, better

storage, and reduced dependence on weather conditions. These improvements contribute to higher productivity and income while helping the enterprise remain competitive.

More importantly, the rice milling operation demonstrates how agricultural by-products can be put to productive use.

Rice hulls generated during milling, for instance, can serve as biomass fuel for the mechanical dryer, providing an alternative energy source while reducing the amount of waste from processing. Rice bran, locally known as darak, can likewise be utilized as an ingredient in animal feed, particularly for hogs.

Other agricultural materials may also be processed into organic soil inputs, such as compost

combined with animal manure, which can eventually be used to support crop production.

Through these practices, materials generated from rice processing gain value beyond their original purpose. What begins as palay from the farm can become rice for consumers, bran for animal feed, and rice hulls for energy, while properly processed organic materials can return nutrients to agricultural land.

This creates a cycle that gives deeper meaning to the concept "From the Farm, Back to the Farm"—maximizing the value of agricultural resources, reducing waste, and



creating additional opportunities from every harvest.

The experience of Sampaguita Twin's Buying Station and Rice Mill Co. highlights how

government technology interventions, coupled with the initiative of local enterprises, can generate benefits beyond improved milling operations. By strengthening post-harvest

systems and making better use of available resources, technology can help build more resilient, productive, and sustainable agricultural communities. **(Nelson Santos)**

DTI Laguna Trains 19 MSMEs to Strengthen Business Competitiveness

CALAMBA CITY, Laguna — The Department of Trade and Industry – Laguna Provincial Office (DTI Laguna), through the Negosyo Centers in Rizal and Mabita, trained 19 micro, small, and medium enterprises (MSMEs) on visual merchandising, consumer education, and business operations and records management during a seminar on September 2, 2026, at the CLDD Training Center, Mercado de Calamba, Brgy. 5 Poblacion, Calamba City, Laguna.



The seminar, titled "Building Better Businesses: Strengthening Competitiveness through Visual Merchandising, Consumer Education and Business Operations & Records Management," focused on practical ways entrepreneurs can improve how they present their products, serve customers, and manage day-to-day business operations.

Negosyo Center Business Counselors Ms.

Neliza C. Pitargue of Negosyo Center Rizal and Ms. April P. Oblepías of Negosyo Center Mabita served as resource speakers. They discussed visual merchandising techniques, including store layout and product arrangement, signage, lighting, branding, and creating displays that capture customers' attention.

Participants were also guided on business operations and records management, including

planning, inventory management, customer service, and maintaining efficient day-to-day processes.

The seminar also covered basic consumer rights, business responsibilities, truthful advertising, and responsible customer service under the Consumer Act of the Philippines.

Through interactive discussions, practical exercises, and guided activities, participants

assessed their current business practices and identified areas for improvement in visual merchandising, business operations, records management, and customer service.

The activity reflects DTI Laguna's continuing efforts to provide MSMEs with practical knowledge and guidance to strengthen their businesses and promote fair, responsible, and competitive business practices. **(NCOblepias, DTI Laguna)**

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PBBM...

(FROM PAGE 1)

Sa pagbisita sa Batangas State University LIMA Campus at Global Technical Center of Excellence sa Malvar, Batangas nitong Lunes, inilatag ng Pangulong Marcos ang mga naging progreso ng pamahalaan sa pagpapalakas ng technical at vocational skills ng mga Pilipino.

Ayon sa Pangulo, mula Hulyo 2022 hanggang Mayo 2026, nakapagtala ang mga stakeholder ng mahigit 700 micro-credential competency programs.

Lumampas na ito sa 200 porsiyento ng target na programa para sa Hunyo 2028.

Sa parehong panahon, halos limang milyong technical-vocational education and training o

TVET graduates ang sumailalim sa assessment.

Pinalakas din ang kapasidad para sa skills assessment matapos tumaas ang bilang ng TVET assessors mula mahigit 13,500 noong Hulyo 2022 sa 16,640 nitong Mayo 2026.

Samantala, hanggang Abril 2026, nasa halos 3,820 benepisyaryo na ang nakapag-enroll sa Enterprise-based Education and Training Program.

Sinabi ng Pangulo na nagbibigay ang programa ng aktuwal na karanasan sa mga kalahok sa mga lugar ng trabaho, na makatutulong upang mapataas ang kanilang tsansa na magkaroon ng trabaho.

"Our accomplishments

remind us of what is possible when we give our people the skills and the opportunities that they need," dagdag ni Pangulong Marcos.

(Ang ating mga nagawa ay nagpapaalala sa atin kung ano ang posible kapag nabibigyan natin ang ating mga kababayan ng mga kasanayan at oportunidad na kanilang kailangan).

Binigyang-diin din ng Pangulo ang mahalagang papel ng Batangas State University sa pagtutugma ng edukasyon at pagsasanay sa pangangailangan ng industriya.

Sa ngayon, nag-aalok ang BSU ng sampung (10) undergraduate engineering programs at walong (8) graduate programs, gayundin ng industry micro-credential programs na nagbibigay

ng pagkakataon sa mga propesyonal na mag-upskill, makakuha ng certificate, at maghanda para sa mga bagong oportunidad sa trabaho.

Sa ilalim din ng Expanded Tertiary Education Equivalency and Accreditation Program, kinikilala ng unibersidad ang dating kaalaman at karanasan sa industriya ng

mga working professional upang mabigyan sila ng pagkakataong makakuha ng college degree.

Samantala, itinuring ng Pangulo na magandang halimbawa ang bunga ng public-private partnership ang Global Technical Center of Excellence.

Ang GTCOE ay nagsisilbing sentro para sa technical training at

knowledge sharing, at tumutulong sa paghubog ng mga propesyonal sa sektor ng enerhiya na may matibay na technical expertise, leadership, adaptability at interpersonal skills.

Itinatag ang GTCOE sa pamamagitan ng pagtutulungan ng JERA Company Inc. at AboitizPower. | **PND**

DFA to open...

(FROM PAGE 1)

(FSO), Class IV.

The duties of an FSO include gathering information, analyzing and reporting on political, economic, technological, cultural and other events and developments; drafting diplomatic notes and other forms of diplomatic correspondence; preparing briefing papers and other foreign policy papers for the DFA and other government

agencies.

Filipino diplomats also assist in preparing and conducting international conferences; manage and supervise personnel; undertake negotiations; and assist Filipinos abroad, among other duties.

To qualify for the exam, an applicant must be a natural-born Filipino citizen, a graduate with a bachelor's degree, and have a minimum of two years of work experience

after graduating from college.

The exam consists of four stages: qualifying test, written test, psychological test and oral test.

Application forms can be downloaded from DFA's website at <https://dfa.gov.ph/fsoexams> and must be submitted at any DFA consular office within and outside Metro Manila, as well as at Philippine embassies, consulates, or missions abroad, on or before Oct. 30, 2026. | **(PNA)**

Philippine...

(FROM PAGE 1)

that the revolutionaries did not have the weaponry that matched that of their enemies, the Battle of Imus teaches a valuable lesson on perseverance and courage—values that remain relevant amid the issues the country faces today.

"If we forget the sacrifices of our leaders ay walang mangyayari sa Pilipinas. That is why dapat maituro ito because this is the very first victory of our very poor Filipinos as they fought for a country that did not exist at that time."

For Mayor Alex Advincula, the Battle of Imus remains deeply relevant today, serving as a reminder of the unity and patriotism needed to face

the country's current challenges.

"Ipagpatuloy natin ang malasakit at pagkakaisa. Ito po'yung nawawala ngayon, nawawala na po ang malasakit sa ating bayan. Alam naman po nating dugo at pawis ang puhunan ng ating mga ninuno kaya natin nakamtam ang ganitong kalayaan."

Advincula added, "Mayroon pong mga problema ang ating lungsod, pero hindi kaya nang nag-iisa ito, kailangan po nito ng tulong-tulong muli natin."

The mayor also noted that while the city faces its own challenges—such as flooding—it remains committed to transparency and

accountability to help resolve broader issues affecting Philippine governance.

"Ipinapakita natin dito sa Imus 'yung transparency, [nilalabanan natin] 'yung kurapsyon na inalis natin. Pero hindi natin kayang biglain at inuunti-unti natin, lahat naman ng mga kababayan natin ay sumuporta. Nakikita natin na ang may pagkakaisa."

Led by General Emilio Aguinaldo and Jose Tagle, the Battle of Imus was a three-day engagement between Spanish forces and Filipino revolutionaries that marked the first major victory of the Philippine Revolution. It is considered the most decisive early battle of the uprising and a key turning point in Philippine history. | **(PB-PIA CALABARZON)**

Naic LGU...

(FROM PAGE 1)

In a video message addressed to President Ferdinand Marcos Jr., Mayor Rommel Magbitang has called for guidance to address their town's waste disposal crisis.

"Mahal na Pangulong Ferdinand Marcos Jr., ako po ay nagpapakumbabang lumalapit sa inyo hindi bilang mayor, kundi bilang kinatawan ng isang bayan na matagal nang tumutulong sa ating pamahalaan. Kailangan po namin ang tulong ninyo. Ang hinihiling lang namin ay gabay at suporta upang makahanap kami ng pangmatagalang solusyon para sa problema sa basura."

Naic currently hosts multiple government housing projects, including those under the Pambansang Pabahay Para sa Pamilyang Pilipino (4PH) and other agency-led relocations. Some of these developments, such as the Pasinaya Homes Series, were personally unveiled by the President.

While the town remained supportive of national housing projects, Magbitang emphasized that the growing population has significantly strained local waste

management systems.

"Kasabay ng paglaki ng ating populasyon ang paglaki ng pangangailangan sa mga pangunahing serbisyo, at isa po sa pinakamabigat na hamon na kinakaharap natin ngayon ay ang problema sa basura."

Representative Aniela Tolentino of Cavite's Eighth District backed Magbitang's appeal and called on the concerned agencies such as the Department of Environment and Natural Resources (DENR) and the Department of the Interior and Local Government (DILG) to help identify practical solutions to address the town's needs.

"The appeal of Naic, Cavite Mayor Rommel Magbitang for the national government's guidance and support deserves our attention not only because of the urgency of the situation, but more importantly because it

reflects a problem confronting many of our local government units."

Meanwhile, Magbitang assured that they will cooperate on solutions that the national government will propose.

Based on LGU records, Naic produces around 96.74 metric tonnes of waste daily, and up to 2,902 tonnes of waste each month or 35,310 tonnes in a year.

The Philippine Statistics Authority (PSA) classified Naic as a first-class income municipality and mainly a coastal and agricultural town with a population of 160, 987 based on the 2020 census.

But over the years, Naic's population ballooned to nearly 276,411 residents. Tolentino said the surge was driven by national relocations from Metro Manila which resulted in more resettlement housing and private residential development. | **(PB-PIA CALABARZON)**

48% of Filipinos...

(FROM PAGE 1)

score of excellent +40 is the highest since the excellent +41 in June 2025.

The SWS classifies net personal optimism scores of +40 and higher as excellent; +30 to +39 as very high; +20 to +29 as high; +10 to +19 as fair; +1 to +9 as mediocre; -9 and net zero as low; and -10 and below as very low.

Since initiating the survey in 1984, SWS said the net personal optimism only turned negative 11

times, hitting a record low of -19 in May 2020 at the height of the coronavirus pandemic.

It has since recovered to pre-pandemic levels, falling to +23 in March 2026 before rebounding to +40 in June 2026.

The SWS said optimism rose in both rural and urban areas among both women and men in all age groups.

Compared to March 2026, the net personal optimism

rose from high to excellent in Balance Luzon, up by 27 points from +22 to +49.

It rose from high to very high in Metro Manila, up by 8 points from +28 to +36; by six points in the Visayas from +27 to +33; and by 11 points in Mindanao from +20 to +31.

The June 2026 survey also found that 33 percent of adult Filipinos think their quality of life got better, 34 percent said it stayed the same, while 33 percent said it got worse compared to 12 months ago. | **(PNA)**

John 3:16: "For God so loved the world that he gave his one and only Son, that whoever believes in him shall not perish but have eternal life".

PBBM sa Academe... (FROM PAGE 8)

Sa pagbisita ng Pangulo sa Lipa-Malvar (LIMA) Estate, Batangas State University (BSU) LIMA Campus, at JERA-Aboitiz Power Global Technical Center of Excellence (GTCOE) sa Batangas, binigyang-diin ni Pangulong Marcos na dapat magkaroon ang mga Pilipino ng sapat na kasanayan upang makahanap ng makabuluhan trabaho, makapagtayo ng matatag na karera, at makatulong sa paglago ng ekonomiya.

Sinabi ng Pangulo na mahalagang umayon ang mga edukasyon at training program sa pangangailangan ng mga

lokal na industriya at sa mga kasanayang kinakailangan ng mga prayoridad na sektor ng ekonomiya.

"So, I call on our partners in the academe, in government, and industry to continue opening more opportunities for Filipinos to learn and to develop their skills," ani Pangulong Marcos.

(Nananawagan ako sa ating mga partners sa academe, sa gobyerno at industriya na ipagpatuloy ang pagbubukas ng mas maraming oportunidad para sa mga Pilipino para matuto at ma-develop ang kanilang mga

kaalaman.)

Hinimok din ng Pangulo ang mga institusyong pang-edukasyon, pamahalaan, at pribadong sektor na gawing mas accessible at responsive ang mga training program upang mas maraming Pilipino ang magkaroon ng pagkakataong matuto at mapaunlad ang kanilang kakayahan.

Hinikayat din ni Pangulong Marcos ang mga Pilipinong nagnanais na mapaunlad ang kanilang sarili, na patuloy na matuto, pagbutihin ang kanilang mga kasanayan, at maniwala sa kanilang kakayahang makamit ang kanilang mga pangarap.

Binigyang-diin ng

Pangulo na sinusuportahan ng administrasyon ang mga Pilipinong nagsisikap na magkaroon ng mas magandang kinabukasan para sa kanilang sarili, pamilya, at komunidad.

Binanggit din ng Punong Ehekutibo ang isang 2021 study ng Asian Development Bank (ADB) na nagsabing humigit-kumulang isang-katlo o one-third ng mga college graduate ay nagtatrabaho sa mga trabahong karaniwang idinisenyo para sa mga may non-college education.

Dahil dito, sinabi ni Pangulong Marcos na mahalagang tiyakin na ang mga manggagawa ay may kasanayang

kailangan upang makasabay at umunlad kasabay ng mga prayoridad na industriya.

Itinatag ang BSU LIMA Campus noong June 19, 2025 sa pamamagitan ng partnership ng Batangas State University at Aboitiz Infracapital Economic Estates, na nag-donate ng 10 ektaryang lupa sa loob ng LIMA Estate para sa bagong engineering and technology campus.

Ang Global Technical Center of Excellence (GTCOE) naman ay isang technical training facility para sa mga engineer at technical professional sa power sector na matatagpuan sa LIMA Commercial Center. Itinatag ito ng Aboitiz

Power at Japan-based JERA Co., Inc. noong September 2025.

Nag-aalok ang GTCOE ng Operations and Maintenance Basic Training Program at Advanced Global Start-Up Training Program. Mula September 2025, 79 Filipino at Japanese engineers at technical professionals na ang nakatapos sa Operations and Maintenance Basic Program.

Sa pagdiriwang ng unang anibersaryo ng GTCOE, nakatakda ring magtapos ang ika-apat na batch ng trainee, na kasabay ng paggunita sa 70 taon ng diplomatikong relasyon ng Pilipinas at Japan. | **PND**

From Overseas... (FROM PAGE 8)

After 22 years of working overseas, Susan T. Pagulayan returned home and established Susan's Bakeshop in 2015 in Duyagong, Piat. The enterprise initially produced banana cakes, carrot cakes, and chocolate-based products using largely manual production methods.

As demand increased, however, the growing business faced challenges in production capacity, food safety, packaging, and efficiency.

DOST-SETUP became a key intervention in addressing these challenges.

In 2019, Susan's Bakeshop received its first DOST-SETUP assistance amounting to P103,740, which enabled the enterprise to acquire Good Manufacturing Practices (GMP) - compliant stainless-steel working tables, aluminum molders, and customized molding racks.

The equipment improved food handling and production processes while reducing contamination risks associated with wood-contact surfaces. The improvements also helped the enterprise strengthen its compliance with food safety requirements, eventually securing a Food and Drug Administration (FDA) License to Operate.

With its improved

production and food safety practices, Susan's Bakeshop also became an official technology adopter of the DOST-Food and Nutrition Research Institute's Enhanced Nutribun, expanding its capacity to participate in institutional food supply opportunities.

As the enterprise entered larger markets, including contracts with the Department of Education, production volume increased and manual packaging became a bottleneck.

A second DOST-SETUP intervention worth P630,000 addressed this challenge through the acquisition of an Automatic Flow Wrap Packaging Machine. The equipment increased packaging capacity from manual operations to approximately 28 to 150 packs per minute, depending on the product and packaging requirements.

The automated system also improved product protection by minimizing exposure to dust, moisture, and other potential contaminants during packaging.

Beyond equipment, DOST provided consultancy services on Cleaner Production Technology and Occupational Safety and Health, helping the enterprise improve

resource efficiency, workplace safety, and overall production practices.

Across its two phases of assistance, Susan's Bakeshop received a total of P733,740 in DOST-SETUP technology-upgrading assistance.

The interventions have contributed to the enterprise's continued growth. From an initial workforce of three, Susan's Bakeshop now employs 16 full-time workers and has strengthened its capacity to meet the requirements of institutional clients while exploring opportunities for market expansion.

Pagulayan's experience demonstrates how appropriate technology and government support can help micro and small enterprises overcome production challenges and become more competitive.

Her journey from overseas employment to entrepreneurship also highlights the potential of returning workers to create livelihoods not only for themselves but for others in their communities.

Through DOST-SETUP, Susan's Bakeshop has moved beyond its beginnings as a small, manually operated enterprise toward a more efficient, compliant, and technology-driven food-processing business—turning a homecoming into an opportunity for growth and job creation in Cagayan.

74 Bacoor... (FROM PAGE 8)

The Social Housing Finance Corp. (SHFC) and the Department of Human Settlements and Urban Development (DHSUD) distributed 74 Transfer Certificates of Title to beneficiaries in Barangay Salinas I, the SHFC said in a news release on Friday.

SHFC President and CEO Federico Laxa led the distribution with DHSUD Secretary Jose Ramon Aliling, Cavite 2nd District Rep. Lani Mercado-Revilla, and Bacoor City Vice Mayor Rowena Bautista-Mendiola.

The recipients are members of the

Bayanihan HOA of Salinas Bacoor Inc. and Salinas HOA I Phase II.

They are beneficiaries of SHFC's Community Mortgage Program, one of the corporation's major initiatives under the administration's Expanded Pambansang Pabahay para sa Pilipino (4PH) Program.

"Kahit umuulan ngayon ay matatanggap ninyo ang katibayan ng pagmamay-ari ng lupang kinatatayuan ng inyong mga tahanan (Even though it is raining today, you will receive proof of ownership of the land where your homes

stand)," Laxa said.

Bayanihan HOA President Ruelito Garcia and Salinas HOA I Phase II Assistant Secretary Elvira Leysa thanked the government agencies for helping secure the titles, which provide greater certainty for their families' continued occupancy.

"Ito na po ang pinakahihintay natin sa lahat — 'yong pinaghirapan natin nang halos 25 taon at dumaan tayo sa iba't ibang pagsubok (This is what we have all been waiting for — the result of nearly 25 years of hard work and the various challenges we endured)," Garcia said. | **PNA**

CvSU... (FROM PAGE 8)

Last September 7, CvSU commissioned its campus-wide Rooftop Photovoltaic (PV) System Program for its main campus and 13 branches across the province.

Commissioned under a Public-Private Partnership (PPP) with PhilKo 18 Group of Companies, Inc. and the Office of the Presidential Adviser for Poverty Alleviation (OPAPA), the Rooftop PV system is part of country's initiative to expand the use of alternative energy sources in government institutions.

Driven by the Marcos administration's thrust towards renewable

energy sources, Secretary Larry Gadon noted that the initiative forms part of the OPAPA's solarization efforts, which aims to reduce electricity costs without requiring government capital.

"Our [the OPAPA's] concerns is not about ayuda or giving aid to the poor. Our mandate is to uplift the lives of the Filipinos.

Poverty doesn't mean you are poor in food, mayroon na kaming bagong measurement and standards on measuring poverty which is the Multi-dimensional poverty index."

Despite being a state

university, the PV System Program comes with no cost to the government.

Moreover, the project also supports the government's commitment in achieving a 35 percent alternative energy mix by 2030.

For CvSU, the PV System Program is expected to provide additional revenues from the excess electricity fed into the power grid, ultimately providing more electricity for households and establishments.

With its savings, CvSU will instead allocate its resources to students, facilities, and other essential services. | **PB-PIA CALABARZON, with reports from Cavite State University**

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
Email Address: rtc1tgtocc@judiciary.gov.ph
Contact Nos. 09676699985/ (046) 419-0464

EJF NO. TG-26-071
FOR: Extra-Judicial Foreclosure
of Mortgage Under Act No. 3135, as Amended

PHILIPPINE NATIONAL BANK,
Mortgagee,

-versus-

CYNTHIA I. ALMAZAN,
Debtor/Mortgagor,

SPS. SUSAN A. ZAMORA AND
RICARDO M. ZAMORA,
Co-Borrowers.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act No. 4118, filed by mortgagee **PHILIPPINE NATIONAL BANK ("PNB")**, a universal banking corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office address at PNB Financial Center, Pres. Diosdado P. Macapagal Boulevard, Pasay City, pursuant to the terms and conditions of the Loan and Mortgage Agreement executed and notarized on January 29, 2014 by debtor/mortgagor **CYNTHIA I. ALMAZAN**, of legal age, American citizen, and with postal addresses at (1) 3224 Teachers Village, General T. De Leon, Karuhatan, Valenzuela City; (2) Unit 1834 Tower 1, Wind Residences Condominium, Emilio Aguinaldo Highway, Brgy. Maharlika West, Tagaytay City (3) 242 Cantada Way American Canyon, California, USA 94503 and (4) 142 Terrazzo Lane, American Canyon, CA, U.S.A., 94503, represented by **Attorney-In-Fact SUSAN A. ZAMORA (co-debtor) married to RICARDO M. ZAMORA (co-debtor)**, per Special Power of Attorney, executed and notarized on March 22, 2013, in favor of the mortgagee, over a real estate property including improvements thereon, described in and covered by **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2015001795** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the debtor/mortgagor in the amount of **FOUR MILLION FOUR HUNDRED NINETY-THREE THOUSAND EIGHT HUNDRED NINETY-TWO PESOS AND 33/100 (Php 4,493,892.33)**, as of June 30, 2026, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Alex E. Martinez, will sell at public auction on **September 16, 2026 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. 076-2015001795
Registry of Deeds for Tagaytay City

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

TOWER 1 — 18th FLOOR
UNIT — 1834
RESORT RESIDENTIAL UNIT — 2
UNIT AREA — 34.81 SQ. METERS

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on **TRANSFER CERTIFICATE OF TITLE 2012004157; 2012004158; 2012004159** which embraces and describes the land located at MAHARLIKA WEST, TAGAYTAY CITY with an area of

PH set... (FROM PAGE 8)

release Friday, the Department of Environment and Natural Resources said the pending announcement would increase the current number of protected areas in the ASEAN region to 71. During the ASEAN Heritage Parks Forum 2026 on Wednesday, the DENR said that being a global biodiversity hotspot, the designation of ASEAN Heritage Parks (AHPs) holds immense ecological, cultural and economic significance for the Philippines. Currently, the Philippines has 14 declared ASEAN Heritage Parks. This includes Agusan Marsh Wildlife Sanctuary, Apo Reef Natural Park, Balinsasayao Twin Lakes Natural Park, Mt. Apo Natural Park, Mt. Hamiguitan Range Wildlife Sanctuary, Mt. Iglit-Baco National Park, Mt. Inayawan Range Natural Park, Mt. Kitanglad Range Natural Park, Mt. Malindang Range Natural Park, Mt. Makiling Forest Reserve, Mts. Timpoong-Hibok-Hibok Natural Monument, Pasonanca Natural Park, Tubbataha Reefs Natural Park and Turtle Islands Wildlife Sanctuary. Once Mount Balatukan is approved, the country will

SEVENTEEN THOUSAND SIX HUNDRED SIXTY-TWO (17,662) Square Meter, is registered in the name of:

Owner: CYNTHIA I. ALMAZAN, SINGLE, OF LEGAL AGE, AMERICAN CITIZEN

Address: 3224 TEACHERS VILLAGE, GEN. T. DE LEON, VALENZUELA CITY, PHILIPPINES

In the event the public auction should not take place on the said date, it shall be held on **September 23, 2026**, without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2015001795**, the encumbrances thereon, if any there be.

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

Tagaytay City, Philippines, August 5, 2026.

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

(Sgd.) ALEX E. MARTINEZ
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 LAW

Copy furnished:

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

CYNTHIA A. ALMAZAN
Debtor/Mortgagor
(1) 3224 Teachers Village, General T. De Leon, Karuhatan, Valenzuela City,
(2) Unit 1834 Tower 1, Wind Residences Condominium. Emilio Aguinaldo Highway, Brgy. Maharlika West, Tagaytay City
(3) 242 Cantada Way American Canyon, California, USA 94503
(4) 142 Terrazzo Lane, American Canyon, CA, U.S.A., 94503

SPOUSES SUSAN A. ZAMORA (Attorney-In-Fact) and RICARDO M. ZAMORA
Co-debtors
3224 Teachers Village, General T. De Leon, Karuhatan, Valenzuela City

SUNDAY TRIBUNE NEWS PUBLISHING
August 30, September 6 & 13, 2026

have 15 sites, matching Vietnam's current total, the highest number of AHPs among ASEAN member states.

"When we safeguard our 14, and soon-to-be 15, ASEAN Heritage Parks in the Philippines and the rest of the AHPs across Southeast Asia, we are securing the water systems that irrigate our farmlands, the natural barriers that buffer our coastlines against severe typhoons, the carbon sinks that mitigate global warming, and the ecosystems that drive green and blue economic growth," ASEAN Centre for Biodiversity Executive Director Jerome Montemayor said during the forum.

Of the 15 sites, 14 are managed under the National Integrated Protected Areas System (NIPAS), while the Mount Makiling Forest Reserve is managed directly by the University of the Philippines Los Baños - Makiling Center for Mountain Ecosystems.

Mount Balatukan, in Misamis Oriental, was endorsed to become the 70th ASEAN Heritage Park, while Cambodia's Prek Toal Ramsar Site was endorsed as the 71st.

The two sites are now subject to ad referendum approval by the ASEAN Ministerial Meeting on the Environment following endorsement at the Meeting of the ASEAN Senior Officials on the Environment and the Governing Board of the ASEAN Centre for Biodiversity (ACB).

"The 69, and soon to be 71, ASEAN Heritage Parks managers are brought together regularly, as often as we can, for learning exchange, for sharing of best practices. These are not just national treasures, but beyond the protected areas being treated as our national patrimony, these are also ASEAN-rich heritage and treasures that we should all value as ASEAN citizens," Department of Environment and Natural Resources Undersecretary Ernesto Adobo Jr. said.

The DENR said Mount Balatukan is recognized as a key biodiversity area and an important bird area, known for its geological importance, rare biodiversity and deep cultural connections.

The growth of AHP sites across the region also included the recently secured recognition for three new sites, including Bako and Lambe in Sarawak, and the Tengku Hasanah Wildlife Reserve in Malaysia.

Meanwhile, Timor-Leste, ASEAN's newest member state, has identified the Nino Konis Santana National Park as a candidate for its first AHP nomination, which officials hope to secure before the end of the Philippine chairmanship.

At present, the ACB said the region's 69 declared AHPs are composed of 47 terrestrial, 12 marine, and 10 wetland sites, covering approximately 11.9 million hectares of protected areas. (PNA)

EXTRA-JUDICIAL SETTLEMENT OF ESTATE WITH WAIVER OF RIGHTS

NOTICE is hereby given that the late **EMILY DELOS SANTOS** who died intestate on October 4, 2025 in Silang Cavite has left a parcel of land with improvements covered by **TCT No. 076-2016001818** containing an area of **Two Hundred Thirty-Six (236) square meters**, situated in **Brgy. Lalaan I, Silang, Cavite**; the decedent died without leaving any will and testament; that pursuant to the provisions of Sec. 1, Rule 74 of the revised Rules of Court of the Philippines, and all the Legal Heirs, namely **Gabriel De Leon Delos Santos, Richard Avelino Delos Santos, Gelirose Delos Santos Vicedo**, all with address at **Lalaan I, Silang, Cavite**, being with full capacity to contract, do hereby adjudicate unto themselves the aforescribed properties with all the improvements found therein; that **Gabriel De Leon Delos Santos** hereby voluntarily, freely and unequivocally waives and denounces all his hereditary, rights and interests and participation in the estate of the deceased. Entered as Doc. No. 468, Page No. 94, Book No. 212, Series of 2026 in the Notarial Register of Notary Public **Atty. Silvino L. Sumagaysay, Jr.** on September 2, 2026 in Silang, Cavite.

Sunday Tribune News Publishing
September 6, 13 & 20, 2026

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

FORECLOSURE CASE NO. F-520-26

BDO UNIBANK, INC.,
Mortgagee,

-versus-

SPS. ALFREDO G. JOCSON and
TERESITA V. JOCSON
Debtors/Mortgagors.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City against the Debtors/Mortgagors, **SPS. ALFREDO G. JOCSON and TERESITA V. JOCSON, represented by Salve J. Santiago as Attorney-In-Fact**, with postal addresses at (1) Lot 16, Block 27 Phase 1, Brgy. Santiago, Parklane, General Trias, Cavite (currently occupied); and (2) Lot 16, Block 26A Camella Tanza, Brgy. Bagtas, Tanza, Cavite (abandoned property), to satisfy the mortgage indebtedness which as of June 5, 2026 amounts to **FOUR HUNDRED TWO THOUSAND SIXTEEN PESOS and 52/100 (PhP402,016.52)**, Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **SEPTEMBER 29, 2026 at 10:00 o'clock in the morning** until 12:00 o'clock 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. 057-2021031968

Lot No. 16 Plan No. Pcs-04-029509

Portion of: the cons/subd of Lots 1-36, Blk. 26, Psd-04-225971; LRC Record No. 8832

Location: Barangay of Bagtas, Municipality of Tanza, Province of Cavite, Island of Luzon

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	Road Lot 24, Pcs-04-225971
2-3	NE	Lot 15, Pcs-04-029509
3-4	SE	Reserved Area 2, Pcs-04-225971
4-1	SW	Lot 17, Pcs-04-029509

Area: FIFTY FOUR SQUARE METERS (54), 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 **OCTOBER 6, 2026** 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, August 28, 2026.

(Sgd.) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.

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

FORECLOSURE CASE NO. F-535-26

BDO UNIBANK, INC.,
Mortgagee,

-versus-

MARICEL C. SANTIAGO,
Debtor/Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City against the Debtor/Mortgagor, **MARICEL C. SANTIAGO, represented by Marjune C. Santiago as Attorney-in-Fact**, with postal addresses at (1) #920 FR Ems, Barrio Tejeros Convention, Rosario, Cavite (occupied by third party); and (2) Lot 3, Block 4 Phase 9 Kensington (previously Lancaster Place) Brgy. Navarro, Gen. Trias, Cavite (occupied by Mortgagor), to satisfy the mortgage indebtedness which as of June 18, 2026 amounts to **ONE MILLION EIGHTY FOUR THOUSAND ONE HUNDRED THIRTY SEVEN PESOS and 63/100 (PhP1,084,137.63)**, Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **SEPTEMBER 29, 2026 at 10:00 o'clock in the morning** until 12:00 o'clock 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. 057-2017027938

Lot No. 3 BLOCK: 4 Plan No. Pcs-04-027752

Portion of: Lots 1640, San Francisco de Malabon Estate (RS-04-002490) and Block 13 & 14, Pcs-04-027575, Decree No. 4270 (LRC Rec. No. 5964)

Location: Barangay of Navarro, Municipality of Gen. Trias, Province of Cavite, Island of Luzon

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	Lot 1, Block 4, Pcs-04-027752
2-3	SE	Road Lot 12
3-4	SW	Lot 5, Block 4, Pcs-04-027752
4-1	NW	Lot 4, Block 4, Pcs-04-027752

Area: FIFTY SQUARE METERS (50), more or less

All sealed bids must be submitted to the undersigned on the

CONSUMER REMEDIAL MANAGEMENT
33rd Floor, BDO Corporate Center Ortigas
No. 12, ADB Avenue, Mandaluyong City

SPS. ALFREDO G. JOCSON & TERESITA V. JOCSON
MS. SALVE J. SANTIAGO
(1) Lot 16, Block 27 Phase 1, Parklane, Brgy. Santiago, Gen. Trias, Cavite (2) Lot 16, Block 26A Camella Tanza, Brgy. Bagtas, Tanza, Cavite

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

SUNDAY TRIBUNE NEWS PUBLISHING
August 30, September 6 & 13, 2026

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 **OCTOBER 6, 2026** 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, August 28, 2026.

(Sgd.) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.
CONSUMER REMEDIAL MANAGEMENT
33rd Floor, BDO Corporate Center Ortigas
No. 12, ADB Avenue, Mandaluyong City

MS. MARICEL C. SANTIAGO
MS. MARJUNE C. SANTIAGO
(1) #920 FR Ems, Barrio Tejeros Convention, Rosario, Cavite
(2) Lot 3, Block 4 Phase 9 Kensington (previously Lancaster Place) Brgy. Navarro, Gen. 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.

SUNDAY TRIBUNE NEWS PUBLISHING
August 30, September 6 & 13, 2026

SHOE MO

PHILIPPINES

SOLE REPLACEMENT

Before

After

Visit us: Lower Ground, Sycamore Arcade, Service Road, Cupang, Muntinlupa City
Contact us: 0917 180 7463

ERRATUM

IN FORECLOSURE CASE NO. F-473-26, BDO UNIBANK, INC. VS MARY CONCEPCION J. ASILO, FILED IN RTC TRECE MARTIRES CITY, CAVITE, PUBLISHED AT **SUNDAY TRIBUNE NEWS PUBLISHING DATED August 30 & September 6, 2026**. THE CORRECTION ARE **NE** SHOULD BE **SE**; **SW** SHOULD BE **NW** AND **Pcs-04-027752** SHOULD BE **Pcs-04-030509**.

Publication: Sunday Tribune News Publishing
Dates: September 13, 2026

ERRATUM

IN FORECLOSURE CASE NO. F-520-26, BDO UNIBANK, INC. VS SPS. ALFREDO G. JOCSON AND TERESITA V. JOCSON, FILED IN RTC TRECE MARTIRES CITY, CAVITE, PUBLISHED AT **SUNDAY TRIBUNE NEWS PUBLISHING DATED August 30 & September 6, 2026**. THE CORRECTION IS **Reserved Area** SHOULD BE **Reserved Area 2**.

Publication: Sunday Tribune News Publishing
Dates: September 13, 2026

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

FORECLOSURE CASE NO. F-473-26

BDO UNIBANK, INC.,
Mortgagee,

-versus-

MARY CONCEPCION J. ASILO,
Debtor/Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City against the Debtor/Mortgagor, **MARY CONCEPCION J. ASILO**, with postal addresses at (1) No. 1871 Franco Street, Brgy. 91, Tondo, Manila (currently occupied); and (2) Block 64, Lot 12 Antel Grand Village, Forbes, Brgy. Bacao, General Trias, Cavite (occupied by Mortgagor), to satisfy the mortgage indebtedness which as of May 22, 2026 amounts to **TWO MILLION EIGHT HUNDRED FIFTY THOUSAND SEVEN HUNDRED FORTY SIX PESOS and 12/100 (Php2,850,746.12)**, Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **SEPTEMBER 29, 2026 at 10:00 o'clock in the morning** until 12:00 o'clock 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. 057-2021050391

Lot No. 12 BLOCK: 64 Plan No. Pcs-04-030509

Portion of: the cons/subd of Lots 1 & 2, both Blk. 73 & 1, Blk. 75, all of Pcs-04-029031; 1, Blk. 61; 23, Blk. 54; 25, Blk. 65; 1, Blk. 160, all of Pcs-04-030104; 1574 (FRS-04-005504) and 1576 (RS-04-005101), San Francisco de Malabon Estate

Location: Barangay of Bacao II, Municipality of General Trias, Province of Cavite, Island of Luzon

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	Lot 11, Block 64, Pcs-04-030509
2-3-4-5-6-7	SW,NW	Road Lot 121 (10.00 M.) wide Pcs-04-030509
7-8-9	NW	Road Lot 115 (10.00 M.) wide, Block 4, Pcs-04-030509
9-1	NE	Lot 1, Block 64, Pcs-04-030509

Area: TWO HUNDRED THIRTY NINE SQUARE METERS (239), 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 **OCTOBER 6, 2026** 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, August 28, 2026.

(Sgd.) ANDRES B. ESPINA
Sheriff IV

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

FORECLOSURE CASE NO. F-673-26

NEE LAM LENDING CORP., as represented
By Ma. Theresa B. Aceron,
Petitioner/Mortgagee,

-versus-

DENNIS O. LUNA and LOLITA P. LUNA as
Owners of parcel of land covered by
TCT NO. 077-2024005059,
Mortgagors/Debtors.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **NEE LAM LENDING CORP., as represented by Ma. Theresa B. Aceron**, with business address at Unit 105 Makati Cinema Square Tower, Chino Roces Avenue, Pasong Tamo, Makati City against the Mortgagors/Debtors, **DENNIS O. LUNA and LOLITA P. LUNA**, with postal address at Lot 39, Block 3, Phase 3, La Trinidad Subd., Brgy. Cabuco, Trece Martires City, Cavite, to satisfy the mortgage indebtedness which as of August 05, 2026 amounts to **FIVE HUNDRED THOUSAND PESOS and 00/100 (Php500,000.00)**, Philippine Currency, inclusive of interest and penalty charges but without prejudice to costs, expenses of litigation, notarial fees and all other charges incidental this foreclosure sale, the undersigned Sheriff will sell at public auction on **SEPTEMBER 29, 2026 at 10:00 o'clock in the morning** until 12:00 o'clock 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. 077-2024005059

A parcel of land (Lot 39, Blk. 3 of the cons./subd. plan, Pcs-04-011496, being a portion of the cons of Lots 9, 11, 13, 15, 17, 21, 23 to 27, Blk. 27; 1 to 24, Blk. 28; 1, 4, 6 to 33, 35, 37, 39, & 41, Blk. 29; 3, 6, 8, 9, 10, 14, 16 to 22, 25 to 39, 33, 35, 37, 39., Blk. 30; 3 to 12, 14, 16., 18, 20 to 28, 30, 32, 34 to 39, Blk. 31; 1-39, Blk. 45; 1-21, Blk. 46; 1-18, Blk. 47; 1-34, Blk. 48; 1-38, Blk. 52; 1-22, Blk. 53; 1-26, Blk. 54; 1-18, Blk. 55; 1-18, Blk. 57 & Rd. Lots 14, 16 to 21, all of (LRC) Psd-45360, LRC Rec. No.) situated in the Brgy. of Quintana, Trece Martires City, Island of Luzon. Bounded on the SW., along line 1-2 by Lot 38; on the NW., along line 2-3 by Lot 37, both of Block 3; both of the cons-subd. plan. Beginning at a point marked "1" on plan. x x x containing an area of **FIFTY (50) SQ. METERS**, x x x

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

Copy Furnished:

BDO UNIBANK, INC.
CONSUMER REMEDIAL MANAGEMENT
33rd Floor, BDO Corporate Center Ortigas
No. 12, ADB Avenue, Mandaluyong City

MS. MARY CONCEPCION J. ASILO
(1) No. 1871 Franco Street, Brgy. 91, Tondo, Manila
(2) Block 64, Lot 12 Antel Grand Village, Forbes, Brgy. Bacao, 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.

SUNDAY TRIBUNE NEWS PUBLISHING
August 30, September 6 & 13, 2026

In the event the public auction should not take place on the said date and time, it shall be held on **OCTOBER 6, 2026** 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, August 28, 2026.

(Sgd.) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

NEE LAM LENDING CORPORATION
Unit 105 Makati Cinema Square Tower,
Chino Roces Avenue, Pasong Tamo, Makati City

DENNIS O. LUNA & LOLITA P. LUNA
Lot 39, Block 3, Phase 3, La Trinidad Subd.,
Brgy. Cabuco, Trece Martires City, Cavite

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

SUNDAY TRIBUNE NEWS PUBLISHING
August 30, September 6 & 13, 2026

DEED OF EXTRAJUDICIAL SETTLEMENT OF ESTATE
Of the late ROBERTO ESQUILLO CABARCO

NOTICE IS HEREBY GIVEN that the late **ROBERTO ESQUILLO CABARCO** who died intestate on December 18, 2026 in Pasig City left the following real properties: 1) A Parcel of land covered by **TRANSFER CERTIFICATE OF TITLE NO. 076-2022007129**, situated in **Pulong Bunga, Silang, Cavite** with an area of **FOUR HUNDRED TWENTY SEVEN (427) SQ. M. MORE OR LESS**; 2) A certain residential unit under **CONDOMINIUM CERTIFICATE OF TITLE NO. 011-202105060** more particularly described as: Floor location, UPPER GROUND FLOOR; Description, **RESIDENTIAL UNIT; UNIT AREA: 49.50 SQ. M. (MORE OR LESS); BALCONY AREA: 13.00 SQ. M. (MORE OR LESS); TOTAL AREA: 62.50 SQ. M. (MORE OR LESS)**; WHICH UNIT FORM PART OF THE EAST RAJA GARDENS situated at 112 Senja Building, East Raja Gardens, Mercedes Ave., San Miguel, Pasig City; 3) A Certain Service Area Unit, under **CONDOMINIUM CERTIFICATE OF TITLE NO. 011-202105061**, Corresponding Residential Unit # 112; Floor Location: **ROOF DECK; SERVICE AREA # 112; AREA: 7.00 SQ. M. (MORE OR LESS)**, situated at 112 Senja Building, East Raja Gardens, Mercedes Ave, San Miguel, Pasig City; 4) A Certain Covered Parking Unit under **CONDOMINIUM CERTIFICATE OF TITLE NO. 011-202105062**, PARKING SLOT NO. 39, **DESCRIPTION: COVERED PARKING; PARKING AREA: 12.50 SQ. METERS**, situated at 112 Senja Building, East Raja Gardens, Mercedes Ave., San Miguel, Pasig City;

That the deceased **ROBERTO ESQUILLO CABARCO** left no will nor testament and to the best knowledge of the HEIRS, the decedent left no debts;

That invoking the provisions of Rule 74, Section 1 of the Rules of Court, THE HEIRS, namely: **FELY ROSE ESPINOZA CABARCO**, widow; **JOSHUA KRIER ESPINOZA CABARCO** and **JAN KEANDRA ESPINOZA CABARCO**, all residents of 112 Senja Bldg., East Raja Gardens, Mercedes Ave., San Miguel Pasig City, being with full civil capacity to contract do hereby agree to divide and adjudicate among and between them the above-described real properties in accordance with the Law on Succession.

Entered as Doc. No. 267, Page No. 37, Book No. 1, Series of 2026 in the Notarial Register of Notary Public **Atty. Venus R. Pando** on July 30, 2026 in San Pedro City, Laguna.

Sunday Tribune News Publishing
August 30, September 6 & 13, 2026

74 Bacoor families gain land titles after nearly 25 years

Seventy-four families in Bacoor, Cavite, have received land titles on Thursday after nearly 25 years of waiting, giving them greater security of tenure over the homes they occupy. ► 74 BACCOOR • 4



LAND OWNERS. Beneficiaries display their land titles during the awarding ceremony led by the Social Housing Finance Corporation and the Department of Human Settlements and Urban Development in Barangay Salinas I, Bacoor City, Cavite on Thursday (Sept. 10, 2026). A total of 74 families received Transfer Certificates of Title under the Community Mortgage Program, giving them security of tenure after years of waiting. (Photo courtesy of SHFC)

CvSU renewable power shift backs PH green energy agenda

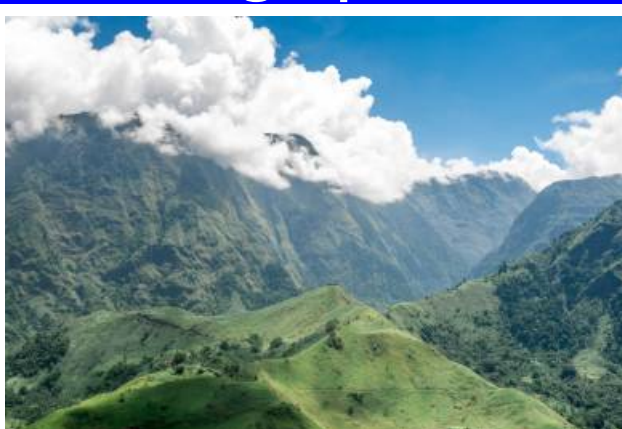


INDANG, Cavite (PIA) — More than saving funds for student-centered programs, Cavite State University (CVSU) is shifting towards clean energy sources to support the country's push towards renewable energy. ► CVSU • 4

PH set to tie ASEAN record with 15 heritage parks

The Philippines is set to tie Vietnam for the most ASEAN Heritage Parks (AHPs) in the region, with Mount Balatukan Range Natural Park endorsed as the country's 15th site pending final "ad referendum approval" from the Association of Southeast Asian Nations (ASEAN) Ministerial Meeting on the Environment.

In a news ► PH SET • 5



SUNDAY TRIBUNE

NEWS PUBLISHING

News Worth Knowing

VOLUME V • NO. 7 • SEPTEMBER 13 - 19, 2026 • P15.00

From Overseas Worker to Successful Entrepreneur: DOST-SETUP Helps Transform Susan's Bakeshop



CAGAYAN — What began as a small, manually operated bakeshop in Piat, Cagayan has grown into a technology-upgraded food-processing enterprise serving institutional markets and providing employment in the community, with assistance from the Department of Science and Technology's Small Enterprise Technology Upgrading Program (DOST-SETUP). ► FROM OVERSEAS • 4

PBBM sa academe, gobyerno at industriya: magbukas ng mas maraming oportunidad para sa mga Pilipino



LIPA CITY, Batangas — Hinimok ni Pangulong Ferdinand R. Marcos Jr. nitong Lunes ang mga katuwang ng pamahalaan mula sa akademya at industriya na palawakin ang mga oportunidad para sa edukasyon, pagsasanay at professional development ng mga manggagawang Pilipino, at tiyaking mas madaling makakuha ng training na tumutugon sa pangangailangan ng industriya. ► PBBM SA ACADEME • 4