

TOWN in FOCUS

From mythical giant to resilient vendor: The journey of Romeo Dillo p. 5



VOLUME XLI No. 24

Disyembre 16-22, 2024

P6.00

What's Inside?

Bill promoting e-vehicle industry gets House final nod p. 2

PH to be POGO-free by 2025, gov't bracing for influx of rogue ops p. 3

Kapirasong Kritika p. 4

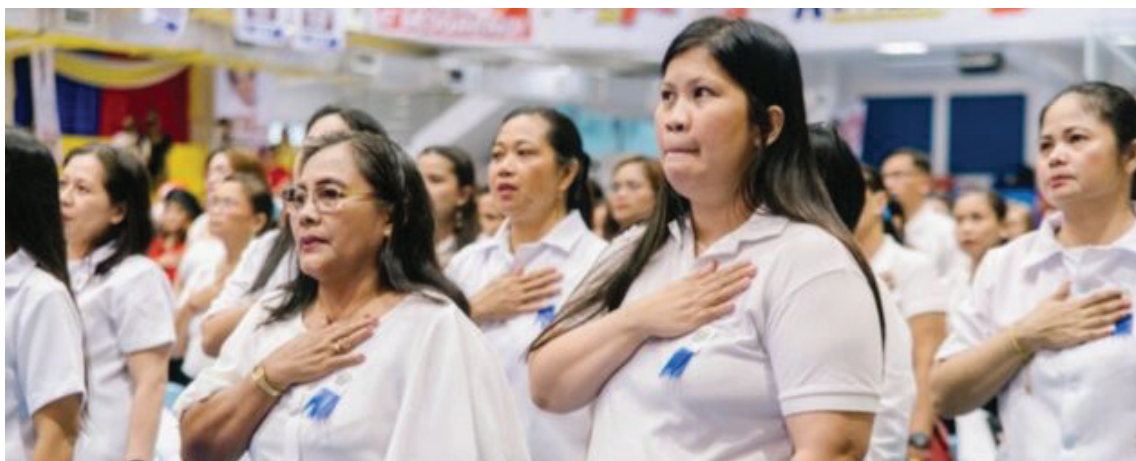
ICYMI: 800 students from the Revilla Center and TESDA scholarship programs successfully graduated

By MIS-STAFF

Bacoor City, December 12, 2024 – Over 800 students from the Revilla Center and TESDA scholarship programs celebrated their graduation at the Strike Gymnasium. The event, organized by the City Government of Bacoor, led by Mayor Strike B. Revilla and Vice Mayor Rowena Bautista Mendiola, through the City Livelihood & Development Department (Livelihood), marked a significant milestone for the graduates.

The ceremony was graced by Ms. Carmelita Fabian Gawaran, head of the City Livelihood & Development Department, and Pastor Mike Bautista, who addressed the graduates and commended their hard work and dedication. The graduates, representing various technical-vocational courses, were recognized for their achievements and their commitment to personal and professional growth.

The graduation
Continued on page 3...



(Photo: bacoor.gov.ph)

BI intensifies crackdown vs. alien fugitives hiding in PH

By Ferdinand Patinio

MANILA – The Bureau of Immigration (BI) has intensified its efforts in arresting and deporting foreign fugitives.

This came after Commissioner Joel Anthony Viado ordered the bureau's fugitive search unit (FSU) to strengthen its actions in locating and arresting foreigners who are illegally staying in the country.

He also directed the FSU to explore data sharing agreements to receive

information on fugitive records in a more timely manner.

"The faster we receive critical information, the faster we can arrest and deport these fugitives. Fugitives have no place in the Philippines," he said in a statement on Wednesday.

He also warned foreign fugitives not to attempt to enter or stay in the Philippines, following the deportation of two-high profile fugitives.

On Monday, the BI deported 36-year-old Japanese

national Sasaku Yohei, a member of a Cambodia-based telecommunication syndicate engaged in kidnapping, illegal detention, extortion, and fraud.

BI officers also intercepted Australian national Rodrigo Elices, 32, last Nov. 28 at the NAIA Terminal 3 from Abu Dhabi, after he was found to be a subject of a red notice from the International Criminal Police Organization (Interpol).

Viado also cited information obtained by the
Continued on page 3...

PBBM nixes sending warship to WPS, says PH doesn't escalate tensions

By Darryl John Esguerra

MANILA – The Philippines will not send a Navy warship to the West Philippine Sea (WPS), President Ferdinand R. Marcos Jr. said Tuesday, noting that the country is not at war and does not escalate tensions in the hotly contested waters.

Marcos said the government would continue protecting fishermen and its territorial rights over the WPS despite the continuing Chinese aggression in the region.

"We are not at war. We don't need Navy warships. All we are doing is resupplying our fishermen, protecting our territorial rights," he told reporters in an interview in Pampanga.

"Again, it will be provocative and will be seen as an escalation – we don't do that. The Philippines does not escalate tensions. Quite the opposite, the Philippines always tried to bring down the level of tension."

Last week, a Chinese vessel reportedly struck BRP Datu Tamblot, a Bureau

of Fisheries and Aquatic Resources vessel with a *"high-intensity laser"* in the WPS.

In a separate incident also last week, a Chinese Coast Guard vessel fired a water cannon at BRP Datu Pagbuaya, aiming directly at the vessel's navigational antennas about 16 nautical miles south of Bajo de Masinloc.

It also *"intentionally sideswiped"* the same ship and launched its second water cannon attack.

Philippine Coast Guard vessels, including the BRP Teresa Magbanua, also faced blocking, shadowing, and dangerous maneuvers from a People's Liberation Army Navy vessel.

Despite these incidents, the President, said the country would continue to perform its mission and *"will never be part of an escalation in the situation in WPS."*

"If we look at the evolution of the situation in the WPS, the Philippines has never been an agent of escalation of tensions," he said. (PNA)

DOLE-Calabarzon launches online system for case status

By Zen Trinidad

CALAMBA CITY, Laguna – The Department of Labor and Employment-Calabarzon (DOLE-4A) has unveiled an innovative online system aimed at simplifying the process of requesting certifications regarding a company's pending case status.

The system allows clients across the region to

conveniently access this service without the need to visit the office in person.

Sandy Leocario, Labor and Employment Officer I of DOLE-4A, said in a phone interview Tuesday that this new system eliminates logistical challenges, offering a hassle-free way for clients to obtain certifications.

"This system makes it easier for clients to access certifications from

anywhere, helping them save time and resources. Additionally, the paperless transactions contribute to a greener and more sustainable environment," she said.

Leocario said local government units (LGUs) organizing job fairs can benefit significantly from the system as it allows them to verify whether participating companies have any
Continued on page 3...

Bill promoting e-vehicle industry gets House final nod



E-VEHICLE INDUSTRY. An electric tricycle plies San Marcelino Street in Manila on Oct. 21, 2024. The House of Representatives on Tuesday (Dec. 10) approved a measure to make electric vehicles more affordable and reduce greenhouse gas emissions. (PNA file photo by Yancy Lim)

By Filane Mikee Cervantes

MANILA – The House of Representatives on Tuesday approved on the third and final reading a measure to make electric vehicles more affordable and reduce greenhouse gas emissions.

With 196 affirmative votes, 3 negative, and one abstention, the House passed on third reading House Bill (HB) 10960, which seeks to amend Republic Act (RA) 11697, or the “Electric Vehicle Industry Development Act,” to provide a zero percent tariff rate for the importation of fully built EV units for five years.

The bill specifies

that an electric vehicle (EV) includes two-, three-, and four-wheeled vehicles, or any other vehicle equipped with at least one electric drive for propulsion.

Meanwhile, HB 11113, which rationalizes safety regulations and penalties under the Motorcycle Crime Prevention Act (RA 11235), was unanimously approved with 208 affirmative votes.

Iloilo City Rep. Julienne Baronda said the measure aims to address the safety issues raised by motorcycle riders in mandating the installation of bigger plates in front of motorcycles.

“Under HB 11113, we propose to remove the

requirement for larger front motorcycle plates,” Baronda said.

The measure also proposes reduced penalties for certain violations.

For instance, the proposal removes the penalty of imprisonment and reduces the PHP50,000 to PHP100,000 fine to not more than PHP5,000 for driving a motorcycle without the required number plate.

The intentional use of tampered or fake number plates would incur a fine of no more than PHP20,000, replacing the current penalties of imprisonment or fines ranging from PHP50,000 to PHP100,000. (PNA)

Duterte...

from 2016 to 2022, they’re the ones who brought and spread the drug problem in the Philippines,” Acop said.

“Worse, they served as key figures in ensuring that large volumes of illegal drugs slip right through our borders,” Acop added.

Acop lamented the irony of Duterte’s campaign promise to eradicate the country’s drug problem, as findings from the quadcom revealed that his administration not only failed to address it but actively perpetuated its proliferation.

“Napakasakit po dahil P. Digong won on the platform of a hardline stance against illegal drugs and criminality. Siya pala ang mukha ng illegal drugs at kriminalidad (This is very painful because President Digong won on the platform of a hardline stance against illegal drugs and criminality, but he turned out to be the face of illegal drugs and criminality),” he said.

Acop further alleged that Duterte’s anti-drug campaign was used to enrich a select few at the cost of countless lives.

from page 10

“Incidentally, these are the people whose hands are on the purse and the sword of the Republic, and they have definitely used it. It is most unfortunate however that the sword was used to slit, stab, and slash the very people it swore to protect—we the people. And the purse was used not to benefit the Republic, but to line the pockets of the few. Nilunod po nila ang bayan natin ng droga at kumita sila dahil dito (They drowned our country in drugs and profited from it),” Acop said.

Acop exposed what he called a “perverse” reward system that fueled the wave of alleged extrajudicial killings tied to Duterte’s drug war.

Rewards ranged from PHP20,000 to PHP1 million, as testified by former Philippine Charity Sweepstakes Office General Manager Royina Garma and corroborated by former National Police Commission Commissioner Edilberto Leonardo.

“The existence of the rewards system is not denied; in fact, pinagmayabang pa ito ni former president Duterte at ang kanyang mga alipores

(former president Duterte and his cohorts even boasted about it),” Acop said.

Acop argued that this system targeted operators local drug manufacturers and distributors, effectively eliminating competition for drug importers.

“Mukhang ang war on drugs was a convenient way to eliminate competition in the drug trade. More specifically, the local manufacturers. Let us remember, ang key feature ng war on drugs ay ang reward system. Every kill is compensated,” he said.

Acop highlighted the staggering human toll of Duterte’s campaign, with at least 30,000 killed based on available data.

Many victims’ families were dismissed by Duterte’s administration as “collateral damage”, according to Acop.

Acop pledged that the committee would leave “no stone unturned” in its investigation and would push for legislative reforms to ensure such abuses are not repeated. (PNA)

DFA...

from page 10

festivals around the world, and the steadily increasing number of foreign universities offering Philippine studies in their curriculum, our Filipino expatriate communities worldwide have been at the forefront of highlighting the best that our country has to offer,” he said.

The official, however, said there was a need to have a “better coordinated and documented effort” to harness all the country’s soft power assets.

Under this new roadmap, Manalo said the DFA and its foreign service posts abroad would advance the Philippines’ “diverse perspectives and aspirations,” in line with the present administration’s vision of a Bagong Pilipinas.

“[W]e launch the Philippine Soft Power Roadmap as a call to action — a pivotal first step in a

strategic effort to enhance our international image and strengthen our global reach and influence,” he said.

The DFA also hopes this roadmap could later serve as a reference for other government agencies and sectors across the Philippines.

The strategies outlined in the roadmap will complement the DFA’s efforts in the three pillars of Philippine foreign policy: preserving and enhancing national security, promoting and achieving economic security, and protecting the rights and promoting the interests and welfare of Overseas Filipinos.

An integral part of the launch was the publication of two books: “The Frontiers of Foreign Policy: Essays on Philippine Soft Power” and the coffee table book “Colors of Diplomacy: Register of Artworks of the Department of Foreign Affairs”. (PNA)

VP...

from page 10

so that the statements would be accountable because any statement given under oath which is false is punishable also for perjury and other criminal offenses,” he said.

Duterte’s absence on Wednesday was the second time the Vice President failed to attend the NBI hearing, sending a letter instead through his lawyer Paul Lim.

“With respect, we must state the obvious that the Honorable Secretary of Justice is this office’s administrative superior, head of agency and the President’s alter-ego, while the Honorable Executive Secretary is the President’s chief alter-ego. Given these facts you will kindly understand our client’s prudence in her cooperation with your office, and her desistance from appearing at and giving any statement on 11 Dec. 2024,” the letter read.

Duterte also reiterated the alleged threats on her life.

“We are also confident that given your letter’s assurance that the threats to our client are

also being investigated, the same attention and vigor are being devoted thereto, notwithstanding the absence of any directive from your superiors,” the letter added.

However, NBI Director Jaime Santiago said Duterte could have given her side on the alleged threats to her life if she had attended.

“She did not specify kung sino yung taong nag te-threat sa kanya, wala siyang sinama na proof kung ano yung threat na yun. Ibinalik niya lang sa amin yung sinasabi ko na we will investigate. But then yung hindi niya pag appear ay hindi siya nakipag cooperate para malaman namin kung sino nag tre-threat sa kanya (She did not specify who is threatening her life, nor did she give proof what kind of threat it was. She just gave back what I earlier said that we will investigate. But then, her failure to appear means she is not cooperating for us to know more about the threat on her),” Santiago said. (PNA)



Vice President Sara Duterte (PNA photo by Joan Bondoc)

PH to be POGO-free by 2025, gov't bracing for influx of rogue ops

By Darryl John Esguerra

MANILA – The Philippines will be free of Philippine offshore gaming operations (POGOs) by 2025 as President Ferdinand R. Marcos Jr.'s total ban takes effect, but the government is preparing for the possible rise of “guerrilla operations.”

“All licenses are cancelled, so POGO-free tayo (we are POGO-free). Guerrilla operations will flourish but we will go after them,” Interior Secretary Jonvic Remulla said in a Palace press briefing Wednesday.

In July, Marcos responded to mounting calls to ban POGO, which had been linked to serious issues, including human trafficking, prostitution, and murder, and ordered a halt to operations immediately, with a complete phase-out scheduled by Dec. 31.

According to Philippine Amusement and Gaming Corp. (PAGCOR) chairperson Alejandro Tengco, only seven licensed POGO remain, down from 60 in mid-2024, when the President first announced the ban.

The remaining operations are working to meet the deadline.

“Wala naman pong pasaway sa ating mga licensees. Sila po ay cooperating both with PAGCOR and the Bureau of Immigration (BI) (All our licensees are following the process. They are

cooperating both with PAGCOR and the BI) and also DOLE (Department of Labor and Employment),” Tengco said in the same presser.

Meanwhile, Presidential Anti-Organized Crime Commission (PAOCC) Executive Director Gilbert Cruz warned that some former POGO workers could attempt to establish underground operations.

“Those who will dare to operate ng (on) January, huhulihin na ‘yan (they will be arrested),” Cruz said, adding that law enforcement agencies will soon meet to map out the plan in weeding out rogue POGOs.

Marcos met with Remulla, Tengco, and Cruz in Malacañang Wednesday morning for the winding down of POGOs.

The President ordered them to ensure that illegal POGOs will not be able to operate anymore in the country.

“Sa aming estima, madali silang mahanap, madali silang pigilin (The way we see it, they are easy to detect, and they are easy to stop). [According] to the President’s instruction, we will make it very difficult for them until they say ‘it is not worth operating in the Philippines’,” Remulla said.

Remulla also announced plans to issue an order requiring local chief executives to immediately report any suspicious activities related to POGOs in their areas. (PNA)



CRACKDOWN. Authorities rescue 162 foreign nationals during a raid in an illegal Philippine offshore gaming operation (POGO) hub in Lapu-Lapu City, Cebu on Aug. 31, 2024. Government officials on Wednesday (Dec. 11) said they are prepared to go after rouge POGOs after President Ferdinand R. Marcos Jr.'s total ban takes effect on Dec. 31, 2024. (Photo courtesy of PAOCC)

DOLE-Calabarzon...

from page 1

unresolved cases with DOLE.

“This ensures that companies participating in job fairs are compliant, providing an added layer of security for job seekers,” she added.

Similarly, recruitment agencies can use the system to assure applicants that their operations are free from legal encumbrances.

The certification

process ties into company compliance with requirements identified during labor inspections. Non-compliance leads to the creation of a pending case, which companies must resolve to maintain a clean record.

Leocario also encouraged clients to take advantage of the Rule 1020 Online Registration, which

integrates seamlessly with the “No Pending Case” system.

Under this rule, all employers must register their businesses with the Regional Labor Office or its authorized representatives. This initiative helps maintain an updated and centralized database of establishments under DOLE’s jurisdiction. (PNA)

49% of Filipinos say they are better off post-pandemic - survey

By Filane Mikee Cervantes

MANILA – Almost half of Filipinos feel better off economically now compared to before the Covid-19 pandemic, according to the report entitled “Cost of Living Monitor” by market research company Ipsos.

The survey, conducted from Oct. 25 to Nov. 9, revealed that 49 percent of Filipinos reported an improvement in their financial situation compared to early 2020 or before the Covid-19 pandemic stopped global economic activity.

Of those who felt they were in an improved situation, 17 percent said they were “much better off,” while 32 percent said they were “little better off.”

The Ipsos survey

polled 22,720 participants across 32 countries, including 500 from the Philippines.

This optimistic outlook in the Philippines exceeds the global average of 37 percent.

Ipsos noted that 37 percent across 32 countries said they are worse off than before the pandemic — a sentiment felt across all Group of Seven (G7) countries including Canada, France, Germany, Italy, Japan, the United Kingdom and the United States.

In the Philippines, 17 percent said they are “a little worse off” post-pandemic, while 7 percent described their situation as “much worse off.”

Additionally, 25 percent said they are neither better nor worse off than

before the pandemic.

In terms of managing personal finances, the survey showed that 37 percent of respondents in the Philippines reported they are “doing alright”, while 26 percent are “just about getting by”.

It said 9 percent indicated they were “living comfortably.” However, 29 percent admitted finding it “quite difficult” or “very difficult” to manage financially.

When asked about inflation, 44 percent of Filipinos expect it will take over a year to stabilize.

Twenty-seven percent believe inflation will take more than a year to normalize, while 28 percent believe it will never normalize. (PNA)

ICYMI:...

from page 1

ceremony highlighted the City Government’s commitment to providing opportunities for skills development and employment. The Revilla Center and TESDA scholarship programs offer various technical-vocational courses, equipping students

with the necessary skills to enter the workforce and contribute to the city’s economic development. The event served as a testament to the City Government’s dedication to empowering its citizens and fostering a skilled workforce. (bacoor.gov.ph)

BI...

from page 1

BI that Elices is a member of the notorious “Hells Angels” gang, an internationally outlawed club of motorcycle riders allegedly involved in organized crime, including drug trafficking.

The BI-Interpol unit said Elices is wanted by Australian authorities for

being an alleged member of a crime syndicate engaged in the production and sale of illegal drugs and firearms in Sydney.

He also reportedly served prison time in Bangkok, Thailand for using a stolen passport to enter the country. (PNA)



(PNA photo by Robert Alfiler)

EDITORIAL

Syria's vacuum post-Assad

"FOR the Filipinos in Syria, whom the Department of Foreign Affairs placed under Alert Level 4 — mandating their voluntary repatriation — the option to leave their second home may not be enticing.

Syrian President Bashar al-Assad's exile to Russia is a watershed moment in Middle Eastern geopolitics, with far-reaching consequences for both the region and the international community. This follows years of civil war, worldwide censure and the diplomatic isolation of the Assad regime. By going to Moscow, Assad signals a shift in power relations, both within Syria and across the geopolitical landscape.

Assad's departure leaves a vacuum in Syria's political framework, allowing other actors to vie for power. The most immediate rivals include rebel factions, Kurdish groups and remnants of the Islamic State (IS). In the absence of centralized authority, Syria risks being fragmented into zones controlled by diverse entities, potentially intensifying internal strife and hampering stabilization efforts.

Turkey, which has a vested interest in northern Syria, may step up its military actions to repress Kurdish autonomy movements along its border. Meanwhile, Iran-backed militias may increase their influence in crucial strategic areas, reinforcing Tehran's position in shaping Syria's destiny.

Assad's exile likewise hinders recent Arab efforts to reintegrate Syria into regional politics. Countries such as the United Arab Emirates and Saudi Arabia, which have shown a willingness to reestablish relations with Damascus, may reconsider their approach. While Assad's departure could be viewed as an opportunity to rebuild Syria under new leadership, the lack of agreement on who should succeed him may stymie progress toward regional assimilation.

As things stand, there's more than meets the eye with Donald Trump being one of the first to announce to the world the exit of Assad from Syria. This may be seen by Russia as adding insult to injury, as Assad had always been its puppet — one it saved so many times before, but this time around, dropped like a hot potato. For the Russians, Assad had become more trouble than for whatever benefit they could derive from having someone control Syria.

As Russia takes Assad into its fold (to retire, escape prosecution as a war criminal, or stage a potential comeback), its image as a solid backer of regional allies has been tarnished, in the same way that its failed invasion of Ukraine has exposed it as a lesser superpower than the United States and perhaps even China.

By going into asylum in

Russia, Assad may have escaped the ultimate fate of Libyan strongman Moammar Ghaddafi (killed by his rioting countrymen) and Iraqi dictator Saddam Hussein (hanged for his crimes against his people). The last thing Assad wants is to be handed to the European Union and tried as a war criminal.

Geopolitical experts say Assad's absence will affect Washington's strategy toward Syria. While the US has historically opposed his leadership, his flight does not ensure the formation of a pro-Western regime. Trump may have to strike a difficult balance between backing democratic initiatives and preventing extremist organizations from seizing power. At the same time, the United States may face pressure to work with neighboring nations such as Turkey and even Iran (Trump is always a negotiator) to manage the aftermath.

A return to conflict in Syria following Assad's departure could result in new waves of refugees seeking sanctuary in Europe. The European Union, already dealing with the long-term implications of the 2015 migrant crisis, may need to work with Turkey and other transit nations to address possible humanitarian issues. This scenario highlights the interconnectedness of Middle Eastern stability and European internal politics.

Let's not forget China. Beijing has played a cautious but increasingly involved role in Middle Eastern affairs, and it may view Assad's exile as a chance to enhance its influence in Syria. Beijing's infrastructure and reconstruction investments may rise, in line with its broader Belt and Road Initiative. However, China's involvement would most likely be pragmatic, avoiding deep involvement in Syria's internal conflicts.

For the Filipinos in Syria, whom the Department of Foreign Affairs placed under Alert Level 4 — mandating their voluntary repatriation — the option to leave their second home may not be enticing, having been toughened by the nearly perpetual strife in the country. While the Philippine government has laid down attractive repatriation and assimilation packages for distressed Filipinos abroad, Filipinos in Syria, like most others, may choose to wait and see.

Globally, the US, EU and China will need to strike a cautious balance of diplomacy, strategic ties, and humanitarian aid to deal with the fallout from Assad's exile. As the dust settles, the world will be watching to see how this chapter in Syria's turbulent history unfolds, with the potential to shape regional geopolitics for years.



Photo courtesy of tribune.net.ph

KAPIRASONG Kritika

Ni Teo S. Marasigan

Mahusay pa rin ang Buwan at Baril

PART 2

tumungo sa pakiramdam ng pagiging kasama ng marami; sa pag-aakala ng kawalang-saysay ng kanyang buhay at kamatayan pero dumulo sa pag-unawa sa ibayong kabuluhan nito. Marami sa mga kasabayan kong manonood na may pampulitikang kamulatan ang marahang nagpunas ng luha at narinig ang mga pigil na singhot. Narito na yata ang pinakamasakit pero pinakamatamis na flying kiss na nakita ko sa buong buhay ko.

Ang mahusay na script, nabigyang-buhay ng magaling na pagganap ng mga aktor sa ekspertong direksyon ni Andoy Ranay. Napakagaling ni Angeli Bayani na gumanap na babaeng Itawis. Ang pananalita niya, waring Ilocano, pero ibang wika pa. Hindi na naisalin ng tagapagsalin niyang pari na si JC Santos ang mga sinasabi niya, pero mauunawaan mo nang malinaw, sa tulong ng ilang susing salita at marubdob na emosyon. Marami ang nagtanong pagkatapos: talaga bang wika ni Bayani ang sinambit niya? Dahil galing sa puso, at tagos sa puso.

Napakahusay rin ni Mayen Estañero na gumanap na asawa ng patay na NPA. Mahusay niyang naipakita ang pagmamahal, lungkot, poot, saya, pangungulila, pagluluksa at samu't saring emosyon sa tagpong iyun ng buhay. Asawang-asawa, nanay na nanay, aktibistang aktibista siya.

Dapat ding papurihan si Jackie Lou Blanco na gumanap na socialite —

kalakhan nang suot ang bathrobe lang. Binigyang-buhay niya ang mahabang monologo at binigyang-ligaya niya ang manonood nang ipinapakita ang kanyang karakter, na siguro'y papasang isa sa *"Titas of Manila"* ngayon: ang kanyang mga tunggaliang pinasok, saya at lungkot, pagdadalawang-isip sa pakikibaka, at iba pa. May nagsabing ang modelo niya sa pagganap ay si Maita Gomez, aktibista at dating NPA, na lumabas ang larawan bago nagsimula ang kwento. Namulat si Maita noong First Quarter Storm ng 1970 habang ang karakter ni Blanco ay noong dekada 80 na, pero sinumang namangha kay Maita ay makakaalala sa kanya sa naging pagganap ni Blanco.

Maraming interesante at nakakapagpapisip sa dula. Matapang ito sa pagpapakita ng mga panganib at sakripisyo na hinaharap ng mga aktibista at rebolusyunaryo, pero malinaw rin ito sa pagpapakita ng mga paninindigan, kwento, alaala, pagiging tuso sa kaaway, at iba pang rekursong nila sa pagharap at pag-alpas. Matapang bagamat maingat din ito sa pagdadala ng mga impormasyon lalo na kaugnay ng kilusang lihim: mula sa pagbilang ng babaeng Itawis sa 21 sundalong dumukot sa kanyang ama hanggang sa pagpapanggap ng asawa na pinsan niya ang patay, hanggang sa pagkatuklas ng nakasulat na talambuhay ng estudyanteng aktibista.

Ang sinasabing kagyat na dahilan kung bakit muling ipinapalabas ang dula ay para kontrahin ang rebisyonismo sa kasaysayan hinggil sa

diktadurang US-Marcos na naglalalag naman ng landas para sa pagpapanumbalik ng mga Marcos sa Malakanyang. Idagdag pa marahil ang gisingin ang alaala para palakasin ang paglaban sa malaganap na ekstrahudisyal na pagpaslang at paglabag sa karapatang pantao sa ilalim ni Rodrigo Duterte.

Pero higit-higit pa diyan ang halaga at bisa ng *"Buwan at Baril."* Kumbaga'y kinuhanan ni Millado ng larawan ang isang panahong malakas at maigting ang pakikibaka-hindilamanglaban sa diktadura kundi sa buong bulok na naghaharing sistema — at ipinapakita ang naturang larawan ngayon. Katulad rin marahil ng paggunita ng naunang henerasyon ng mga aktibista't rebolusyunaryo sa FQS. Pinapalawak ang ating kaalaman at pag-unawa, binibigyan tayo ng inspirasyon at ahitasyon tungkol sa mga nagawa na at posible pang makamit na maaaring tanganan ngayon at lampasan sa hinaharap.

Sino nga ba iyung makatang nagsabing hindi mo pwedeng gawan ng buod ang isang tula? Ganoon pala iyun: Kapag napakaganda at napakahusay ng isang likhang-sining, walang anumang paliwanag o rebyu ang sasapat para ipagagap ito. Kailangang maranasan ito mismo ng mga tao. Kaya sinasabi ko sa lahat: panoorin ang *"Buwan at Baril!"* At marapat sabihan ang mga nasa likod ng dula: Padayon, itanghal sa buong bayan!

06 Pebrero 2017

Ang
CAVITENO
NEWSWEEKLY

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ISSN: 0115-9038

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

HOME DEVELOPMENT MUTUAL FUND
(PAG-IBIG FUND),

Petitioner/Mortgagee,

EJF NO. TG-24-116

FOR: Extrajudicial Foreclosure of Real
Estate Mortgage under Act 3135 as
amended by Act 4118

-versus-

RIZALINO M. MENDOZA, JR.,
Respondents/Mortgagors.

x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Petitioner/Mortgagee, Home Development Mutual Fund (otherwise known as Pag-IBIG Fund), a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679 with principal office at The Petron Mega Plaza Building No. 358 Sen. Gil Puyat Avenue, Makati City, pursuant to the terms and conditions of the Loan and Mortgage Agreement executed and notarized on January 14, 1999 by Respondent/Mortgagor, RIZALINO M. MENDOZA, JR., of legal age, Filipino citizen, and with postal address/es at: (1) Lot 36, Block 3, Cardinal Dasma, Village II, Salitran III, Dasmariñas, Cavite; and (2) Lot 13, Blk. 33, Rancho Imperial De Silang, Brgy. Tartaria, Silang, Cavite, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by Transfer Certificate of Title No. (T-835868) 12669 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Respondents/Mortgagors in the amount of THREE HUNDRED THIRTEEN

THOUSAND SIX HUNDRED THIRTY FIVE PESOS & 84/100 (Php313,635.84), inclusive of interest and other charges, as of August 30, 2024, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Rhiz Sañel C. Toledo, will sell at public auction on February 25, 2025 at 10:00 o'clock in the morning or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. (T-835868) 12669
Registry of Deeds for the Province of Cavite

"IT IS HEREBY CERTIFIED THAT CERTAIN LAND SITUATED IN THE MUN. OF SILANG, PROVINCE OF CAVITE, BOUNDED AND DESCRIBED AS FOLLOWS:

A parcel of land (Lot 13 Blk. 33 of the cons./subd. Plan Pcs-04-012899, being a portion of Lot 8014, 8015, 8017, 8018, cad, 452-D, Silang Cad. Lots 8016-A to 8016-H, Csd-04-006071-D, Lot 15709-A, Csd-042118-012810-D & Lot Blk. 71, Pcs-04-011250, LRC Rec. No.), situated in the Brgy. of Tartaria, Mun. of Silang, Prov. of Cavite. Bounded on the SW., along line 1-2 by Lot 14, Blk. 33; on the NW., along line 2-3 by Rd. Lot 26 (8.00 m. wide); on the NE., along line 3-4 by Lot 12 on the SE., along line 4-1 by Lot 37, both of Blk. 33, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan being S. 64 deg. 51'E., 5071.83 m. from BLLM No. 1, Cad. 452-D, Silang Cad.; thence N. 21 deg. 34'W, 10.00 m. to pt. 2; thence N. 68 deg. 26'E., 4.50 m. to pt. 3; thence S. 21 deg. 34'E., 10.00 m. to pt. 4; thence S. 68 deg. 26'W., 4.50 m. to pt. 1; beginning, containing an area of FORTY FIVE (45) SQ. METERS. all pts, referred to are indicated on the plan and are marked on the ground by PS. cyl. conc. mons. 15x60cm. bearings true; date of orig. survey Dec. 7, 1973-Dec. 4, 1975, & that of the subd. survey, Aug. 1-30, 1997, & was approved on Dec. 5, 1997."

is registered in accordance with the provisions of the Property Registration Decree in the name of*
RIZALINO M. MENDOZA, JR., single, of legal age, filipino

In the event the public auction should not take place on the said date, it shall be held on March 4, 2025 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the Transfer Certificate of Title No. (T-835868) 12669 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, November 26, 2024.

ATTY. VARBRA ANN A. VARIAS-DIMAYUGA
Clerk of Court VI & Ex-Officio Sheriff

RHIZ SAÑEL C. TOLEDO
Sheriff-in-Charge

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
Mortgagee
The Petron Mega Plaza Building No. 358 Sen. Gil Puyat
Avenue, Makati City

MARIA VICTORIA D. CAPIRAL c/o ATTY. SIMEON P. MADRID
Attorney-in-Fact
S.P. Madrid & Associates 5th Floor Bedrock Building,
Kayumanggi Center, Commonwealth Ave., Matandang
Balara, Quezon City

RIZALINO M. MENDOZA, JR.
Debtor/Mortgagor
(1) Lot 36, Block 3, Cardinal Dasma, Village II, Salitran III,
Dasmariñas, Cavite
(2) Lot 13, Blk. 33, Rancho Imperial De Silang, Brgy. Tartaria,
Silang, Cavite

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

Ang Caviteño Newsweekly
December 02, 09 & 16, 2024

DEED OF EXTRA JUDICIAL SETTLEMENT OF ESTATE OF AILEEN ROMULO PASTORITE WITH WAIVER OF RIGHTS

Notice is hereby given that the estate of the late AILEEN ROMULO PASTORITE who died in MARCH 9, 2021 in Pasig City who left one motor vehicle registered under her name which described as Make/Series/Body type: FORD EVEREST TITANIUM WAGON Year Model:2017, Plate No. NBI8631, Fuel:Diesel, Color: Aluminium Metallic, MV File No. 130100001011075, Engine No. P4AT2499588, CR. NO. 292953835 which has been extra judicially settled by her heirs which DENISE MARGARETTE ROMULO PASTORITE waive her rights in favor of REY DURAN PASTORITE with postal add at Blk. 11, Lot 01, Lvl. Faraday St

Lancaster Estates San Sebastian, Kawit Cavite, as per Doc. No. 134, Page No. 28, Book No. 2, Series of 2024, Notary Public Zeldania D. T. Soriano.

Ang Caviteño Newsweekly
December 16, 23 & 30, 2024

EXTRAJUDICIAL SETTLEMENT OF ESTATE OF THE LATE RUFINO MARAYAG GARCIA

Notice is hereby given that the estate of the late RUFINO MARAYAG GARCIA who died intestate on JULY 23, 2023 at Vancouver Canada, who left a parcel of land covered by TRANSFER CERTIFICATE OF TITLE NO. T-206373 located in Lot 10, Blk. 10 Brgy. San Vicente, Silang Cavite which has been extra judicially settled by his heirs as per Doc no. 422, Page No. 85, Book No. CCXL, Series of 2023, Notary Public Atty. Zenen L. Sayarot.

Ang Caviteño Newsweekly
December 2, 9 & 16, 2024

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
AND EX-OFFICIO SHERIFF
Dasmariñas City, Cavite

NATIONAL HOME MORTGAGE FINANCE
CORPORATION (NHMFC),

Petitioner/Mortgagee,

File No. FC-DC-1529-24

For: Extra Judicial Foreclosure of Real Estate

Mortgage under Act No. 3135 as
-versus-
amended by Act No. 4118

RONALDO B. STA. ANA, with co-mortgagors,
SPS. GENE P. STA. ANA and RITA B. STA. ANA,
Respondents/Mortgagors.

x-----x

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act No. 4118 filed by the petitioner/mortgagee, NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC), a government owned and controlled corporation created under P.D. No. 1267, with postal address at 104 Amorsolo St., Legaspi Village, Makati City, in favor of the SOUTH LUZON DEVELOPMENT CORP., a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines with principal place of business at 7th Flr., Metrobank Plaza, Sen. Gil Puyat Avenue, Makati City, Metro Manila against the respondents / mortgagors, RONALDO B. STA. ANA, with co-mortgagors, SPS. GENE P. STA. ANA and RITA B. STA. ANA with postal address at Block 40, 343 Welfareville, Mandaluyong City, M.M.; Lot 9 Block 4, Golden City Dasma 4, Bo. Salawag, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of September 30, 2024 amounts to NINE HUNDRED TWO THOUSAND SIXTY FOUR PESOS & 72/100 (Php 902,064.72), exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on January 17, 2025 at 10:00 o'clock in the morning or soon thereafter at the Ground Floor Lobby, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro I, 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:

TRANSFER CERTIFICATE OF TITLE NO. T-533605

IT IS HEREBY CERTIFIED that certain land situated in

Municipality of Dasmariñas, Province of Cavite, bounded and described as follows:

A parcel of land (Lot 9, Blk. 4 of the subd. plan PSD-042106-061629, being a portion of Lot 5777-A-5, PSD-042106-057898, L.R.C. Rec. No.), situated in the Brgy. Salawag, Mun. of Dasmariñas, Province of Cavite, Island of Luzon. Bounded on the SE., along line 1-2 by Lot 11 Blk. 4; on the SW., along line 2-3 by Alley 2; on the NW., along line 3-4 by Lot 7; and on the NE., along line 4-1 by Lot 10, both Blk. 4, all of the subd. plan. Beginning at point marked "1" on plan being S. 87 Deg. 53'E., 706.54 m. from MON. 171, Imus Estate; Thence S. 79 Deg. 03'W., 9.50 m. to point 2; Thence N. 10 Deg. 57'W., 3.75 m. to point 3; Thence N. 79 Deg. 03'E., 9.50 m. to point 4; Thence S. 10 Deg. 57'E., 3.75 m. to the point of beginning; containing an area of THIRTY FIVE SQUARE METERS & SIXTY TWO SQ. DECIMETERS (35.62). All points referred to are indicated on the plan and are marked on the ground by P.S. CYL. CONC. MONS 15x60 cm; Bearings true; Date of original survey July 27, 1905 to June 11, 1908 and that of the subd. survey, Feb. 8-27, 1993 and was approved on March 29, 1993.

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.

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 January 31, 2025 at the same time and place without further notice.

Dasmariñas City, Province of Cavite, December 4, 2024.

(Sgd.) GERALD A. FARGAS

Sheriff IV

(Sgd.) ATTY. MARCELA L. BAYBAY

Clerk of Court VI & Ex-Officio Sheriff

Copy furnished:
National Home Mortgage Finance Corporation (Nhmfc)
104 Amorsolo St., Legaspi Village, Makati City

RONALDO B. STA. ANA, with co-mortgagors, SPS. GENE P. STA. ANA and RITA B. STA. ANA
Block 40, 343 Welfareville, Mandaluyong City, M.M.;
Lot 9 Block 4, Golden City Dasma 4, Bo. Salawag, Dasmariñas
City, Cavite

Ang Caviteño Newsweekly
December 09, 16 & 23, 2024

Republic of the Philippines
 Fourth Judicial Region
 REGIONAL TRIAL COURT
 OFFICE OF THE CLERK OF COURT
 City of Bacoor
 Email: rtc1bcrocc@judiciary.gov.ph.
 Telephone No. 09273707489

HOME DEVELOPMENT MUTUAL FUND
 (otherwise known as Pag-IBIG Fund),
 Mortgagee,

Foreclosure No. 2024-215
 For: Extra-Judicial Foreclosure of
 Real Estate Mortgage

-versus-

JONALITO C. KINOL married to
 ABIGAIL STA. MARIA KINOL,
 Mortgagors.

X-----X

NOTICE OF EXTRA-JUDICIAL FORECLOSURE

Upon Extra-Judicial Petition for Sale under Act 3135 as Amended by Act 4118, filed by the mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund), at The Petron Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City, and against the mortgagors, JONALITO C. KINOL married to ABIGAIL STA. MARIA

KINOL at Block 6 Lot 13, St. Anthony St., Addas Village 2, Molino 2, Bacoor, Cavite and Lot 8 Block 6, Greenridge Ville, Brgy. Bayanan (Now Molino I), Bacoor, Cavite, to satisfy the mortgage indebtedness which as of October 8, 2024, amounts to ONE MILLION FIFTY ONE THOUSAND EIGHT HUNDRED THIRTY NINE PESOS & 47/100 (P1,051,839.47), Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fee incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on January 14, 2025 at 10:00 o'clock in the morning or soon thereafter, at the main Entrance of the Hall of Justice of Bacoor City, Cavite, 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. 167-2021008077

LOT NO: 8 BLOCK NO: 6 PLAN NO: PSD-04-222399
 PORTION OF: LOT 4615-D, (LRC) PSD-119795
 LOCATION: BARANGAY OF BAYANAN, MUNICIPALITY OF BACOR, PROVINCE OF CAVITE, ISLAND OF LUZON
 AREA: FORTY SIX SQUARE METERS, (46) MORE OR LESS

"All sealed bid 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, it shall be held on January 21, 2025, without further notice."

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

City of Bacoor, December 3, 2024.

MELY C. HERMOSURA-VISTA
 Clerk of Court VI

By:
 DEMETRIO T. VILLANUEVA, JR.
 Sheriff IV

Copy Furnished:
 HOME DEVELOPMENT MUTUAL FUND
 (otherwise known as Pag-IBIG Fund)
 The Petron Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City

PAULINO E. CASES, JR.
 6th Floor JELP Business Solutions Building, 409 Additions Hills, Shaw Boulevard, Mandaluyong City

JONALITO C. KINOL married to ABIGAIL STA. MARIA KINOL
 Block 6 Lot 13, St. Anthony St., Addas Village 2, Molino 2, Bacoor, Cavite
 Lot 8 Block 6, Greenridge Ville, Brgy. Bayanan (Now Molino I), Bacoor, Cavite

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

Ang Caviteño Newsweekly
 December 09, 16 & 23, 2024

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

BDO UNIBANK, INC.,
 Mortgagee,

EJF NO. TG-23-033
 FOR: Application for Extra-Judicial
 Foreclosure of Mortgage
 (Under Act No. 3135, As Amended)

-versus-

MARVIC DAYSON YUMUL, rep. by
 Attorney-In-Fact, Maridel Olea Napoles,
 Debtor/Mortgagor.

X-----X

SECOND NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, BDO UNIBANK, INC., a universal banking corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office and place of business at 11F BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City, pursuant to the terms and conditions of the Uniform Loan and Mortgage Agreement (Real Estate) executed and notarized on December 28, 2018 and October 7, 2021 by Debtor/Mortgagor, MARVIC DAYSON YUMUL, of legal age, Filipino, with postal addresses at (1) Blk. 2 Lot 66 Dahlia St., Phase 1, Garden Villas Subdivision 3, Malusak, Santa Rosa, Laguna; and (2) Unit 35, 4/F Building 2, Pine Suites, Tagaytay City, represented by MARIDEL OLEA NAPOLES as per Special Power of Attorney executed and notarized on December 21, 2018, in favor of the Petitioner-

Mortgagee, over a real estate property including improvements thereon, described in and covered by CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2021001317 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Borrower/Mortgagor in the amount of THREE MILLION TWO HUNDRED NINETY-SIX THOUSAND FOUR HUNDRED SEVENTY-ONE PESOS AND 33/100 (Php3,296,471.33), as of April 18, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Sheriff Rhiz Sañel C. Toledo, will sell at public auction on February 11, 2025 at 10:00 o'clock in the morning or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2021001317
 Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that the unit identified and described as:
 PINE SUITES TAGAYTAY – BUILDING 2
 FOURTH FLOOR

UNIT 35 – A RESIDENTIAL STUDIO TYPE WITH BALCONY CONDOMINIUM UNIT LOCATED AT THE FOURTH FLOOR LEVEL OF "PINE SUITES BUILDING 2" WITH AN AREA OF 23.79 SQUARE METERS, MORE OR LESS.

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on TRANSFER CERTIFICATE OF TITLE 2013006014 which embraces and describes the land located at TAGAYTAY CITY with an area of TEN THOUSAND (10,000) Square Meter, is registered in the name of:

Owner: MARVIC DAYSON YUMUL, SINGLE, OF LEGAL AGE, FILIPINO
 Address: B2 L66 DAHLIA ST., PH1 GARDED VILLAS III MALUSAK STA. ROSA CITY, LAGUNA, PHILIPPINES"

In the event the public auction should not take place on the said date, it shall be held on February 18, 2025 at 10:00 o'clock in the morning without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2021001317, 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, November 20, 2024.

ATTY. VARBRA ANN A. VARIAS-DIMAYUGA
 Clerk of Court VI & Ex-Officio Sheriff

RHIZ SAÑEL C. TOLEDO
 Sheriff-in-Charge

Copy Furnished:

BDO UNIBANK, INC.
 Mortgagee
 11F BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City

MARVIC DAYSON YUMUL
 Mortgagor
 (1) Blk. 2 Lot 66 Dahlia St., Phase 1, Garden Villas Subdivision 3, Malusak, Santa Rosa, Laguna
 (2) Unit 35, 4/F Building 2, Pine Suites, Tagaytay City

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

Ang Caviteño Newsweekly
 December 09, 16 & 23, 2024

Republic of the Philippines
MUNICIPAL TRIAL COURT IN CITIES
TRECE MARTIRES CITY

IMEE ELEANOR G. CALUBAG,
Plaintiff, Civil Case
No. 770
-versus- F o r :
UNLAWFUL DETAINER,

DAMAGES AND ATTORNEY'S FEE
ERROL E. LUCERO (Present Occupant)
And all other persons claiming
under his authority,
Defendants,
X-----X

SUMMONS BY PUBLICATION

TO: ERROL E. LUCERO (Present Occupant)
And all other persons claiming under his authority
Blk. 22 Lot 14 Green Forbes City
Brgy. Hugo Perez (Lucbanan)
Trece Martires City

In the Order dated September 17, 2024, this Court granted the Summons issued, to be effected upon defendant Errol E. Lucero, by publication in the newspaper of general circulation in the Philippines once a week for three (3) consecutive weeks, pursuant to Section 14, Rule 14 of the 1997 Civil Procedure as Amended, at the expense of the plaintiff.

NOW THEREFORE, you are hereby required, within sixty (60) days after service of this summons upon you, to file with this Court and serve on the plaintiff your answer to the complaint, copy of which is attached, together with the annexes, You are hereby reminded of the provision in the IBP-OCA Memorandum on the Policy Guidelines dated March 12, 2002 to observe restraint in filing a motion to dismiss and instead allege the grounds thereof as defences in the answer. If you fail to answer within the time fixed, the plaintiff will take judgment by default and may be granted the relief applied for in the complaint.

Trece Martires City, September 17, 2024.

(SGD) JORGE C. MOLOD

Clerk of Court IV

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
MUNICIPAL TRIAL COURT IN CITIES
Trece Martires City, Cavite

IMEE ELEANOR G. CALUBAG,
Plaintiff,

CIVIL CASE No.: 770

FOR: UNLAWFUL DETAINER,

DAMAGES & ATTORNEY'S FEE
-versus-

ERROL E. LUCERO (Present Occupant/s)
And all other persons claiming
under his authority,
Defendants.
X-----X

COMPLAINT AFFIDAVIT

PLAINTIFF, by counsel and to this Honourable Court most respectfully avers:

THE PARTIES

1. Plaintiff, IMEE ELEANOR G. CALUBAG, (CALUBAG for brevity), of legal age, single, Filipino Citizen and with residence and postal address at Blk. 2, Lot 34, Camachile Subd., Brgy. Pasong Camachile 1, General Trias City, Cavite, summons and other court processes may be served on her person through the office of the undersigned counsel at Janabajal Law Office located at 2nd Floor Brownwood Square Bldg., Metro South Subd., Brgy. Manggahan, General Trias City, Cavite;

2. Defendant, ERROL E. LUCERO, (LUCERO for brevity), of legal age, Filipino Citizen and currently residing at Block 22 Lot 14, Green Forbes City, Perez (Lucbanan), Trece Martires City, Cavite, where summons and court's processes may be served on her person at her address stated above;

STATEMENT OF FACTS

3. That CALUBAG, offered to purchase on installment from Home Development Mutual Fund (PAG-IBIG for brevity) a house and lot located at Block 22 Lot 14, Green Forbes City, Perez (Lucbanan), Trece Martires City, Cavite, which was subsequently approved on September 18, 2023 by PAG-IBIG, pursuant to the NOTICE OF APPROVAL OF SALE. Copy of Reservation Form, Confirmation of Reservation, Notice of Award dated August 17, 2023 and Notice of Approval of Sale are hereto attached and marked as ANNEXES "A", "B", "C" and "D", respectively and made an integral part hereof;

4. Likewise, CALUBAG was granted an Authority to Move-in on the same date to occupy the property subject in this case effective October 04, 2023. Copy of the Authority to Move-in dated September 18, 2023, is hereto attached as ANNEX "E" and made an integral part hereof;

5. That upon approval of the housing loan, a DEED OF CONDITIONAL SALE was then made, entered and executed on October 04, 2023, by and between PAG-IBIG Fund and CALUBAG, copy of the DEED OF CONDITIONAL SALE, marked as ANNEX "F" in series is hereto attached and made an integral part hereof;

6. That after the signing of the deed of conditional sale, a NOTICE OF INSTALLMENT DUE dated October 04, 2023, was issued by PAG-IBIG for the payment of aforesaid loan with PAG-IBIG. Copy of the NOTICE OF INSTALLMENT DUE dated October 04, 2023, is hereto attached and marked as ANNEX "G" and made an integral part hereof;

7. That CALUBAG in her desire to have the property in her possession sought the assistance of the barangay to have the herein defendant vacate the premises however no amicable settlement was had in the barangay as the Defendant did not appear in the Barangay, hence the barangay issued a "Certification to File Action" copy of which is hereto attached and marked as ANNEX "H" and made an integral part hereof;

8. That CALUBAG sent a NOTICE TO VACATE with a Letter Head of Pag-IBIG Fund to the defendant to peacefully vacate the property, however, the letter was returned to sender as no person found at given address. Copy of the NOTICE TO VACATE is hereto attached and marked as ANNEX "I" and made integral part hereof;

9. That the subject property was previously acquired through an installment basis by the herein Defendant from GOLDSTAR REALTY & DEVELOPMENT CORPORATION. Copy the Contract to Sell dated July 08, 2015, is hereto attached and marked as ANNEX "J" in series and made integral part hereof;

10. Subsequently, GOLDSTAR REALTY & DEVELOPMENT CORPORATION executed a Deed of Assignment of Contract to Sell with Special Power of Attorney dated June 22, 2018. Copy of the said Deed of Assignment is hereto attached and marked as ANNEX "K", in series and made an integral part hereof;

11. That due to non-payment of the monthly amortization to PAG-IBIG and by virtue of the Deed of Assignment with Special Power of Attorney annotated in the title, the same cancel the Contract to Sell dated July 11, 2016. Copy of Transfer Certificate of Title No. T-91492 and Notice of Cancellation dated November 29, 2021 with Affidavit of Proof of Service are hereto attached as ANNEXES "L", "M" and "N", respectively and made integral part hereof;

12. That subsequent to the cancellation of the Contract to Sell by the assignee, PAG-IBIG Fund offered the property for sale again, which CALUBAG was able to purchased from PAG-IBIG through a housing loan stated above;

13. That AUTHORIZATION LETTER was issued in favor of the plaintiff, giving her the right to manage and administer the property subject of their contract. Accordingly, she has also been given authority to FILE any case to protect her possessory right, to SIGN the corresponding verification, to TESTIFY on hearings, to IDENTIFY documents relative to the case filed, and to do what is legally necessary to protect the subject property. Copy of the said AUTHORIZATION LETTER dated November 14, 2023, is hereto attached as ANNEX "O" and made an integral part hereof.

14. Thus, the continued occupation of the subject property by the herein defendant, after the foreclosure of the subject property, is unlawful and without basis in fact and law;

FIRST CAUSE OF ACTION

15. Unlawful detainer is an action to recover possession of real property from one who illegally withholds possession after the expiration or termination of her right to hold possession under any contract, express or implied. The possession by the defendant in unlawful detainer is originally legal but became illegal due to the expiration or termination of the right to possess. The procedure is summary in nature, jurisdiction over which lies with the MTC or Metropolitan Trial Court. The action must be brought up within

one year from the date of last demand and the issue in the case must be the right to physical possession. (Delos Reyes vs. Spouses Odenes, GR No. 178096, Mar 23, 2011).

16. A case of unlawful detainer must state the period when the occupation by tolerance started and the acts of tolerance exercised by the party with the right of possession. That it is clear from the moment the subject property occupied by the defendant was foreclosed due to his non – payment of the monthly amortization and upon foreclosure thereof Defendant loses the right to occupy the subject property, after the cancellation of the Contract to Sell;

17. A complaint sufficiently alleges a cause of action for unlawful detainer if it states the following elements:

o Initially, the possession of the property by the defendant was by contract with or by tolerance of the plaintiff;

o Eventually, the possession became illegal upon the plaintiffs notice to the defendant of the termination of the latter's right of possession;

o Thereafter, the defendant remained in possession of the property and deprived the plaintiff of the latter's enjoyment;

o Within one year from the making of the last demand on the defendant to vacate the property, the plaintiff instituted the Complaint for ejectment.

18. That because of the obstinate refusal of the herein defendant to peacefully vacate the subject property, CALUBAG, is denied of her rights to the full use and enjoyment of the property granted by the conditional sale (ANNEX "F") executed by PAG-IBIG;

19. Defendant therefore should be judicially evicted from the premises of the subject property for CALUBAG to enjoy the full use and enjoyment of the property as owner thereof;

SECOND CAUSE OF ACTION

1 Genson v. Pon-an, G.R. No. 246054, August 7, 2019, citing Eversely Childs Sanitarium v. Barbarona, G.R. No. 195814, April 4, 2018, 860 SCRA 283, 288.

20. That because CALUBAG was constraint to file this instant case to protect her rights under the law, she has to engage the services of the undersigned law office and has to pay to the amount of Fifty Thousand Pesos (Php50,000.00) as Acceptance Fee and Three Thousand Five Hundred Pesos (Php3,500.00) for every court appearances or conferences. Copy of the Legal Service Engagement and Official Receipt are hereto attached and marked as ANNEXES "P" and "Q", respectively and made integral part hereof;

21. That in order that this Honourable Court may acquire jurisdiction over the subject matter of this case, CALUBAG has to pay the amount of more or less Ten Thousand Pesos (Php10,000.00) as docket fees and other incidental expenses related thereto;

22. That such expenses being the direct result of the defendant's unjust acts, the latter should be made to reimburse CALUBAG the amount she incurred as payment to the undersigned law office and the cost of filing this instant case;

THIRD CAUSE OF ACTION

23. That defendant's tenacious refusal to peacefully vacate the subject property, CALUBAG suffered moral shock and serious anxiety and mental anguish not knowing how to have the defendant leave the property peacefully and likewise suffered emotional anguish and fear of losing the chance to own a house;

24. That for such sufferings experienced by CALUBAG, defendant should be made to pay her the amount the Honourable Court may deem just and fair by way of MORAL DAMAGES;

FOURTH CAUSE OF ACTION

25. That to serve as an example and deterrent for the good of general public, the defendant should be made to pay CALUBAG by way of EXEMPLARY DAMAGES in the amount the Honourable Court may deem just and equitable.

IN COMPLIANCE WITH SECTION 6, RULE 7 OF THE 2020 AMENDMENTS TO THE 1997 RULES OF CIVIL PROCEDURE

DOCUMENTARY EVIDENCE TO BE PRESENTED

26. To prove the Plaintiff's causes of actions against the Defendant, the Plaintiff will present the following original and /

or certified true copies of its pieces of documentary evidence, to wit:

EXHIBITS PURPOSE	DESCRIPTION
"A"	Reservation Form To prove that Plaintiff exerted effort to reserved the subject property in this case.
"B"	Confirmation of Reservation To prove that her reservation was confirmed by Pag-IBIG Fund.
"C"	Notice of Award dated August 17, 2023 To prove that the subject real property was awarded to the herein Plaintiff.
"D"	Notice of Approval of Sale To prove that the application for housing loan of the herein Plaintiff was approved by PAG-IBIG FUND
"E"	Authority to Move-in dated September 18, 2023 To prove that Plaintiff was given authority by PAG-IBIG FUND to move-in to the property she purchased.
"F"	DEED OF CONDITIONAL SALE executed on October 04, 2023 To prove that Plaintiff purchased the subject property from PAG-IBIG.
"G"	NOTICE OF INSTALLMENT DUE dated October 04, 2023 To prove that Plaintiff purchased the subject property in this case through installment basis.
"H"	Certification to File Action To prove that Plaintiff has referred the case to Barangay of Hugo Perez, Trece Martires City, Cavite but no settlement was reached as the Defendant did not appear before the Barangay.
"I"	In series NOTICE TO VACATE, LBC Receipt and LBC Tracking Slip To prove that Plaintiff send Demand to Vacate to the Defendant but the same was return to sender for the reason that no person found at the given address.
"J"	Contract to Sell dated July 08, 2015 To prove that the occupation of the Defendant on the subject property in this case from the start is lawful or legal.
"K"	Deed of Assignment of Contract to Sell with Special Power of Attorney dated June 22, 2018 To prove that the Contract to Sell was assigned to the Pag-IBIG Fund.
"L"	Transfer Certificate of Title No. T-91492 and Notice of Cancellation dated November 15, 2021 To prove that the subject property was previously owned by GOLDSTAR REALTY AND DEVELOPMENT CORPORATION.
"M"	Notice of Cancellation

To prove that the occupation of the Defendant becomes unlawful or illegal.

"N"	Affidavit of Proof of Service To prove that the said Notice of Cancellation was send to herein Defendant ERROL E. LUCERO.
"O"	AUTHORIZATION LETTER dated November 14, 2023 To prove that PAG-IBIG FUND give authority to herein Plaintiff to file appropriate legal action against the current occupant to enforce possessory right, sign corresponding verification, to testify on hearings, to identify documents relative to the case and to do what is legally necessary to protect the subject property.
"P"	Legal Service Agreement To prove that Plaintiff secure the services of the undersigned counsel to protect her rights and interest over the subject the real property.
"Q"	Official Receipt To prove that Plaintiff pay the amount agreed in the Legal Services Agreement.
"R"	Complaint Affidavit To prove that Plaintiff exerted effort to occupy the property she purchased from PAG-IBIG Fund.
"S"	Judicial Affidavit of IMEE ELEANOR G. CALUBAG To prove and authenticate all the allegations and claims in her Complaint Affidavit.

The Plaintiff reserve the right to present additional documentary evidence during the course of the trial should the circumstance may warrant the same and subject to the sound discretion of the Honorable Court.

WITNESSES TO BE PRESENTED

To prove the Plaintiff's causes of against the Defendant, the Plaintiff will be presented herself to prove that she purchased the subject property from PAG-IBIG FUND and Defendant refuse to vacate the subject property despite written demand made by the former.

Should there be a need, in the course of the trial and with the approval of the Honorable Court, the plaintiff will present additional witnesses who can corroborate the testimony of the plaintiff.

IN COMPLIANCE WITH SECTION 3 (b) and 6, RULE 7, A. M. NO. 19-10-20-SC, OTHERWISE KNOWN AS THE 2019 AMENDMENTS TO THE 1997 RULES OF CIVIL PROCEDURE
The undersigned counsel declare that he read all the documents presented by the Plaintiff and to the best of his knowledge, information and belief formed after an inquiry, reasonable under the circumstances that:

27. The said documents are not presented for any improper purpose, such as to harass, cause unnecessary delay, or

needlessly increase the cost of litigation;

28. The claims, defenses and other legal contentions are warranted by existing laws or jurisprudence, or by a non-frivolous argument for extending, modifying, or reversing existing jurisprudence;

29. The factual contentions have evidentiary support or, if particularly so identified, will likely have evidentiary support after availing of the modes of discovery under these rules;

PRAYER

WHEREFORE, premises considered, Plaintiff by counsel and to this Honourable Court respectfully prays:

a) TO ORDER the defendant and all other person claiming under his authority to peacefully VACATE and TURN-OVER the subject property to herein plaintiff;

b) TO ORDER the defendant to reimburse the plaintiff the amount of Fifty Thousand Pesos (Php50,000.00), representing the cost of engaging the services of a law office, Three Thousand Five Hundred Pesos (Php 3,500.00) per hearing, representing the appearance fee of the counsel every court hearing and the amount of Ten Thousand Pesos (Php10,000.00) representing the docket fee paid to the court;

c) TO ORDER the defendant to pay the plaintiff the amount to be determined by the court as just and fair by way of MORAL DAMAGES;

d) TO ORDER the defendant to pay the plaintiff the amount to be determined by the court as just and equitable by way of EXEMPLARY DAMAGES.

Such other reliefs just and equitable under the foregoing premises are likewise prayed and sought for.

General Trias City, Cavite for Trece Martires City. April 11, 2024.

JANABAJAL LAW OFFICE
Counsel for the Plaintiff
2nd Floor Brownwood Square Bldg. Metro South Subd.
Brgy. Manggahan, Gen. Trias City, Cavite
CP # 0917-502-3074

BY:

(SGD) ATTY. ARNEL A. JANABAJAL
PTR No. 0542691, GENTRI, 01/2/2024
IBP LFM No. 010961, Pasig City
MCLE COMP. VII-0011661, Until: April 14, 2025
ROLL No. 61356
Email arnel_janabajal@yahoo.com
Mobile No.: 0917-502-3074

Ang Caviteño Newsweekly
December 09, 16 & 23, 2024

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
Branch 130, Trece Martires City
rtc1tmt130@judiciary.gov.ph
09198753023

PETITION FOR ISSUANCE OF
OWNER'S DUPLICATE COPY OF
TRANSFER CERTIFICATE OF TITLE
NO. T-1245347 OF THE REGISTRY OF
DEEDS FOR THE PROVINCE OF
CAVITE IN LIEU OF THE LOST ONE,

IMELDA D. ROQUEL REPRESENTED
HEREIN BY HER ATTORNEY-IN-FACT
PATRICK D. ROQUEL,
Petitioner,

LRC CASE NO. 6832-042-24

-versus-

THE REGISTRY OF DEEDS FOR THE
PROVINCE OF CAVITE,
Respondent.
x-----x

NOTICE OF HEARING

Filed before this Court is a verified Petition for issuance of Owner's Duplicate Copy of Transfer Certificate of Title No.

T-1245347 issued by the Registry of Deeds for the Province of Cavite, in the name of IMELDA DIMASUWAY ROQUEL, the registered owner.

After being satisfied that the Petition is sufficient in form and substance, the same is hereby set for initial hearing on March 6, 2025 and May 15, 2025, both at 8:30 o'clock in the morning, at which date, hour, and place any and all interested persons are required to appear and show cause why the Petition should not be granted.

Let a copy of this Notice of Hearing be published for three (3) consecutive weeks, at the expense of the petitioner, in a newspaper of general circulation and be posted at the Tanza Public Market, the Municipal and the Barangay Halls where the property is situated, as well as on the land itself located at Block 4, Lot 9, Barangay Paradahan, Tanza, Cavite, and other copies be furnished to the Registry of Deeds for the Province of Cavite, Office of the Solicitor General, petitioner, and her counsel.

The Sheriff of this Court is hereby directed to post copies of this Notice accordingly. The petitioner is likewise directed to submit a copy of the Petition with its annexes to the Registry of Deeds for the Province of Cavite and the Office of the Solicitor General.

Send a copy of this Order to the Office of the Clerk of Court (OCC) for raffle of the publication.

SO ORDERED.

Trece Martires City, Cavite, September 12, 2024.

(SGD) GAYSOL C. LUNA
Presiding Judge

Copy Furnished:

IMELDA D. ROQUEL represented by
PATRICK D. ROQUEL
Petitioner/Attorney-in-fact
No. 27 Cadena De Amor St.
De Castro Subdivision, Sta. Lucia, Pasig City

BERCASIO LAW OFFICE
ATTY. SWEETLEEN R. BERCASIO
ATTY. LUIS ARISTOTLE R. CRUZATE
Counsels for Petitioner
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REGISTRY DEEDS FOR THE PROVINCE OF CAVITE
Trece Martires City, Cavite

OFFICE OF THE SOLICITOR GENERAL
134 Amorsolo St., Legaspi Village, Makati City

OFFICE OF THE CLERK OF COURT
Trece Martires City, Cavite

Ang Caviteño Newsweekly
December 09, 16 & 23, 2024



VOLUME XLI No. 24 **Disyembre 16-22, 2024** **P6.00**

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DFA unveils roadmap to strengthen PH soft power abroad

By Joyce Ann L. Rocamora

MANILA – The Department of Foreign Affairs (DFA) has released a new roadmap to help streamline the government’s approach to enhancing the Philippine’s image and influence overseas.

The Philippine Soft Power Roadmap, formally released on Dec. 11, was the outcome of a 14-month project spearheaded by the DFA Office of Public Diplomacy (DFA-OPD).

The strategic guide compiles the agency’s extensive research and series of consultation workshops with government and non-government stakeholders

to provide direction for the country’s 98 foreign service posts worldwide in their soft power work.

With the Filipino diaspora that continues to showcase the Philippines’ rich cultural heritage abroad, Foreign Affairs Secretary Enrique Manalo said the country is well-positioned to develop a “formidable, global, soft power presence”.

“From Taste Atlas’ inclusion of our “adobo”, “sinigang” and “sisig” among the world’s 100 best dishes for several consecutive years, to the preeminence of San Miguel beer, to the near ubiquity of Philippine

Continued on page 2...



PH SOFT POWER. Presentation of “The Frontiers of Foreign Policy: Essays on Philippine Soft Power” to the Secretary for Foreign Affairs on Dec. 11, 2024. From left are Department of Foreign Affairs (DFA) Office of Public Diplomacy Assistant Secretary Arvin R. de Leon, Congressman Christopher V.P. de Venecia, DFA Secretary Enrique R. Manalo, Ambassador of the Philippine Embassy in Prague Eduardo Martin R. Meñez Minister and Consul General of the Philippine Embassy in Jakarta Gonarano Musor, OPD Director Joan Macrise Corrado, and Ms. Cielo Marie Vicencio (Photo credit: DFA-OPD Maria Vanessa Ubac)

VP Sara should submit herself to rule of law – DOJ exec

By Benjamin Pulta

MANILA – Vice President Sara Duterte should subject herself to the rule of law and submit herself to due process as expected from high officials of the land, a senior Department of Justice (DOJ) official said Thursday.

“We believe that public officials should be the first ones to uphold the rule of law and the rule of law is subjecting yourself to the processes that are outlined in our laws. Being part of the process of investigation is an affirmation that we believe in the rule of law,” Justice Undersecretary Jesse Hermogenes Andres said in a chance interview.

Andres made the statement after Duterte failed to appear before the National Bureau of Investigation on Wednesday and submit an affidavit on the alleged threats she made against President Ferdinand R. Marcos Jr., First Lady Liza Araneta Marcos, and House of Representatives Speaker Martin Romualdez.

Instead, Duterte sent

a letter through her lawyer claiming that she cannot expect justice from the DOJ, being under the Office of the President.

“Hindi po tama ‘yun dahil po ang Department of Justice at ang mga korte at ang mga law enforcement agents ay institusyong po sa ating demokrasya. Hindi po tayo nagpapadikta kahit kanino at wala naman po pagdidikta (That’s not right because the DOJ, the courts, and the law enforcement agents are institutions of our democracy. We cannot be dictated upon by any one, and there is no pressure),” Andres said.

Should the NBI file a complaint before the DOJ against Duterte, Andres advised the Vice President to submit herself to due process and file a counter-affidavit.

“Kapag sya po ay pumasok sa preliminary investigation kailangan po ang kanyang mga salaysay ay sinumpaang salaysay (Once there’s a preliminary investigation, she should submit a sworn statement)

Continued on page 2...

Duterte at center of ‘grand criminal enterprise’, says lawmaker

By Filane Mikee Cervantes

MANILA – Antipolo City Rep. Romeo Acop claimed Thursday that former President Rodrigo Duterte appears to be at the “center” of a “grand criminal enterprise” that exploited the Philippines’ war on drugs to advance the very problem it sought to eradicate.

During the House Quad Committee (quadcom) hearing, Acop said the previous administration’s drug war was purportedly used to protect key figures involved in the illegal drug trade while

eliminating competition.

“The quad committee has started to uncover a grand criminal enterprise and it would seem that at the center of it is the former president. Napakasakit po nito dahil tayo pong lahat ay nabudol (This is very painful because we were all deceived),” Acop said as he summarized findings from the 13 hearings that uncovered alleged links between the illegal drug trade, Philippine offshore gaming operators (POGOs) and extrajudicial killings during Duterte’s term.

Acop cited the testimony of dismissed police

colonel Eduardo Acierto, who implicated Duterte and his closest allies, including Senators Bong Go and Ronald dela Rosa, for allegedly protecting the illegal drugs network in the country.

Dela Rosa was the former national police chief and Go served as special assistant during Duterte’s presidential term.

“Ang mga [nasa] posisyon noong 2016 hanggang 2022 ay sila mismo ang nagdala at nagpalaganap ng problema ng droga sa Pilipinas (Those in position

Continued on page 2...



Antipolo City Rep. Romeo Acop (File photo courtesy of House Press and Public Affairs Bureau)