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## PARTY-LIST LAWMAKER SEEKS SWIFT PASSAGE OF ANTI-EJK LAW

MANILA – House Deputy Minority Leader and Mama-mayang Liberal Partylist Rep. Leila de Lima on Saturday called for justice for all the victims of extrajudicial killings (EJKs) and for the urgent passage of a measure that seeks to define and penalize EJKs and related acts.

De Lima issued the statement on the eighth anniversary of the killing of Kian delos Santos, who was gunned down on Aug. 16, 2017 in Caloocan City during police operations against illegal drugs.

“Ngayong araw, ginugunita natin ang pagpaslang ng mga miyembro ng kapulisan sa 17-taong gulang na si Kian delos Santos -- isang karumal-dumal na krimen na lalong nagsiwalat at nagmulat sa marami nating kababayan ng karahasan, kapalpakan at kademonyohan ng war on drugs ng nakaraang administrasyon ni Duterte (Today, we commemorate the killing of Kian by members of the police -- a heinous crime that opened the eyes of many of our countrymen to the violence, failure and wickedness of the Duterte administration's war on drugs),” she said in a statement over the weekend.

“Isa lang si Kian sa libo-libong pinatay nang walang kalaban-kalaban. Libo-libo pa ang pinatay at nadamay, kasama ang kanilang mga pamilyang naulila at naghihintay pa rin ng hustisya (Kian is only one of the defenseless thousands who were killed. Thousands of innocent bystanders were also killed, and their families are still waiting for justice).”

De Lima also renewed her call for the swift passage of House Bill (HB) No. 1432 or the Anti-Extrajudicial Killing Act.

The measure mandates the creation of the Inter-Agency Council Against Extrajudicial Killings (Anti-EJK Council) to establish programs and promulgate



*The Dambana ng Paghilom (Shrine of Healing) at La Loma Catholic Cemetery in Caloocan City accommodates victims of alleged extrajudicial killings during the Duterte administration. It has 100 vaults and can hold at least 600 urns. (PNA photo by Joan Bondoc)*

measures to ensure that state and non-state actors who committed EJK are brought to justice.

The penalty of life imprisonment without the benefit of parole shall be imposed upon any public officer, person in authority, agent of a person in authority, or private individual found guilty of EJK.

“EJK is a clear and present phenomenon of the times, boldly challenging our constitutionally protected human right against the taking of life, and a transgression of due process and the presumption of innocence of criminal suspects. EJK remains a grave threat that demands our most urgent effort through legislation,” De Lima said.

“Panagutin ang pasimuno at ang lahat ng kasabwat sa pamamaslang, lalo na sa mga inosenteng bata at sibilyan (The masterminds and all accomplices in the killings should be held liable, especially in the killing of innocent children and civilians),” she added. (PNA)

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## DILG: ASEAN GUIDELINE AFFIRMS NON-PUNISHMENT PRINCIPLE TO PROTECT VICTIMS OF TRAFFICKING IN PERSONS

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### ~ SOUL FOOD ~

*“For I consider that the sufferings of this present time are not worthy to be compared with the glory which shall be revealed in us”*

- Romans 8:18 -



### LEARN BY PARADOX

A WARM CONSTANT MENTIONING

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# PBBM tells 2025 PMMA graduates: Continue legacy of serving, bringing honor to PH

President Ferdinand R. Marcos Jr. on Friday urged graduates of the Philippine Merchant Marine Academy (PMMA) to uphold their institution's legacy by serving the nation with dedication and bringing honor to the country.

In his speech, President Marcos reflected on the proud history of the PMMA, acknowledging that the maritime institution began its journey in 1820 as the Escuela Nautica de Manila in Intramuros.

"Dalawang daang taon ng paghahanda at pagbibigay direksyon sa mga kabataang Pilipino na tatawid sa dagat upang maglingkod at magdala ng dangal sa ating bayan.

Sa loob ng mahigit dalawang siglo, ilang libo na ang mga marinong hinubog ng PMMA sa iba't-ibang parte ng mundo," President Marcos said during the commencement exercises of the PMMA Kadaligtan Class of 2025.

"Sa bawat pagtatapos, mayroong bagong angkan ng mga magpapatuloy ng pamana ng institusyong ito. Ngayon, kayo ang bagong henerasyon," the President added.

President Marcos said the 252 graduates will serve either in the Philippine Navy or the Coast Guard, while others will join the merchant marine.

The PMMA Kadaligtan (Kawal ng Dalam-

pasigan, Liwanag ng Karagatan) Class has 252 members, 144 of whom received the degree of Bachelor of Science in Marine Transportation, while 108 graduated with the degree of Bachelor of Science in Marine Engineering.

The 205-year-old PMMA is a government-funded pioneer institution in maritime higher education, which produced the finest Filipino merchant marine officers serving in marine and maritime-related industries globally.

"Each path is different, but you carry the same compass guiding you towards excellence and service," President Marcos continued.



"The seas are rife with danger. It will test you; it will push you to your limits, but above all, it will shape you into the mariner you are meant to be," the Chief Executive said.

President Marcos said the government

plans to have a National Merchant Marine Aptitude Test to measure whether young people are ready to take maritime courses in college.

The government also plans to have a Ladderized Maritime Education and Training

Program, so that there will be continuous development in non-degree and degree programs.

The MARINA also created different ways to increase opportunities for onboard training. (PND)

## DILG Reaffirms Commitment to Flood Risk Reduction; 57.1K ISFs Resettled Under MBCRPP

The Department of the Interior and Local Government (DILG) reaffirmed its commitment to flood risk reduction, highlighting the resettlement of 57,134 informal settler families (ISFs) from high-risk zones under the Manila Bay Clean-up, Rehabilitation, and Preservation Program (MBCRPP). These ISFs, previously living along waterways and easement areas vulnerable to typhoons and monsoons, were relocated to government-owned housing units to improve their safety and resilience.

Aligned with President Ferdinand R. Marcos Jr.'s recent directive to intensify efforts in addressing persistent flooding across the country, the DILG emphasized that the MBCRPP is a vital strategy to protect lives, livelihoods, and property, particularly within the Manila Bay Watershed.

Through MBCRPP, the DILG works with other national agencies and local government units (LGUs) to protect lives, livelihoods, and properties



in vulnerable areas across the Manila Bay Watershed. Under the program's LGU Compliance Assessment, the DILG monitors 187 cities and municipalities across Regions III, IV-A, and NCR for adherence to environmental laws and national policies that support Manila Bay rehabilitation.

Flood risk reduction—particularly for ISFs—remains a key priority. Based on latest DILG data, 23.93% of the 238,747 identified ISFs have been relocated. NCR leads in relocation success with 36.56% of its ISFs resettled, followed by Region IV-A (21.06%).

The DILG said 61 LGUs have completed socialized housing projects (SHPs), 52 SHPs are under construction, and 90 are in the pro-

posal stage.

Meanwhile, 182 LGUs have established a Local Housing Board (LHB), 133 have an approved Local Shelter Plan (LSP), and 46 have SHPs backed by a Resettlement and Relocation Action Plan (RRAP).

To sustain progress, a stakeholder orientation was conducted last March, focusing on strategies to safeguard cleared areas, prevent ISF re-occupation, and promote humane, inclusive engagement.

The DILG calls on all LGUs within the Manila Bay Watershed to accelerate resettlement programs and ensure the sustainability and people-centered focus of Manila Bay's rehabilitation, in line with President Marcos' call for long-term flood solutions. (DILG)

## GOV'T WORKERS TO ENJOY EXCLUSIVE DISCOUNTS THIS SEPTEMBER FOR 125TH PCSA



The Civil Service Commission (CSC) announced that numerous public and private sector partners are offering special deals on accommodations, food and beverages, wellness, recreation, travel, retail, and more.

"The PCSA honors over two million civil servants across various sectors. These special treats are a token of the government's gratitude for 125 years of unwavering puso, dangal, at galing para sa bayan," said CSC Chairperson Marilyn B. Yap.

All government workers—including Job Order and Contract of Service personnel—may avail of the offers by presenting a valid government employee ID.

The full list of participating establishments and discounts will be posted on: [www.csc.gov.ph/pcsa2025](http://www.csc.gov.ph/pcsa2025) and [facebook.com/civilservicegovph](https://facebook.com/civilservicegovph)

### About the PCSA

The Philippine Civil Service Anniversary is observed annually to commemorate the establishment of the civil service on 19 September 1900 under Public Law No. 5, which aimed to create an efficient and honest public service.

This year's theme, "Bawat Kawani, Lingkod Bayani: Puso, Dangal, at Galing Para sa Bayan," highlights the vital role of civil servants in nation-building.

Featured activities throughout September include:

- Fun Run
- Government Job Fair
- Medical Mission & Bloodletting
- Tree Growing & National Coastal Clean-up
- 2025 Leaders & HR Symposium



DFA: PH not responsible for China ships' collision in Scarborough

MANILA – The Philippine government has no responsibility over the collision of two Chinese vessels in Bajo de Masinloc (Scarborough Shoal), the Department of Foreign Affairs (DFA) said Friday.

The China Coast Guard (CCG) vessel 3104 collided with the People's Liberation Army Navy (PLAN) ship 164 while chasing the Philippine Coast Guard vessel BRP Suluan at high speed on Aug. 11.

"The Philippines bears no responsibility for the collision between the PLAN vessel and the CCG vessel in Bajo de Masinloc. It was an unfortunate outcome, but not one caused by our actions," DFA Secretary Ma. Theresa Lazaro said in a statement sent through Malacañang.

The BRP Suluan was accompanying a Filipino mission to distribute supplies to local fisherfolk near Bajo de Masinloc when the CCG ship performed a risky maneuver, leading to the collision with the PLA Navy warship.

The PCG said this resulted in substantial damage to the CCG vessel's forecastle, rendering it unseaworthy.

Yang Xiao, a maritime expert at the China Institutes of Contemporary In-

ternational Relations, earlier said the Philippines should bear "all losses," claiming the Filipino vessel "provoked and caused the incident at sea."

Yang, quoted as saying by the Chinese paper Global Times in an Aug. 13 article, said "China has every reason and the full right to take all necessary countermeasures, including demands for compensation."

DFA spokesperson Angelica Escalona said no demand for compensation has been lodged by the Chinese government related to the incident.

Bajo de Masinloc, also known as Scarborough Shoal, is a long-standing and integral part of Philippine territory.

The Stratbase ADR Institute earlier called the latest incident a "stark reminder of the urgent need to uphold international law and defend the rules-based order against those who deliberately and repeatedly violate it."

Stratbase ADR Institute president Victor Andres Manhit said these actions reflected China's disregard for binding legal instruments, such as the 2016 Arbitral Award, an act he described as a "direct affront to the in-



Foreign Affairs Secretary Ma. Theresa Lazaro (PNA file photo by Joyce Ann L. Rocamora)

ternational system and undermines the very principles that ensure peace, stability, and safety at sea."

"Spreading lies"

Meanwhile, Senate Deputy Minority Leader Risa Hontiveros accused China of spreading lies to conceal a collision between two of its own vessels in the West Philippine Sea (WPS).

"Beijing is actively censoring the truth... Kahiya-hiya kasi ang nangyaring banggaan ng mga barko nila, kaya kung ano-anong propaganda na lang

ang pinapakalat (They are ashamed of the collision of their vessels, so they are spreading propaganda)," she said in a statement.

Hontiveros said Chinese state media ignored the incident while Beijing's allies accused the Philippines of provocation.

She urged China to pay nearly PHP20 billion in damages for environmental destruction, a proposal she will refile in the 20th Congress. (With Wilnard Bacelonia/PNA)

DILG: ASEAN Guideline Affirms Non-Punishment Principle to Protect Victims of Trafficking in Persons

The Department of the Interior and Local Government (DILG) announced today that the recently released ASEAN Guideline on the Implementation of the Non-Punishment Principle affirms a key protection for victims of human trafficking—recognizing that trafficked persons should not be penalized for unlawful acts committed as a direct consequence of their trafficking experience.

The guideline explains that victims of human trafficking shouldn't be blamed or punished for illegal things they were forced to do because of their situation. If they broke the law because they were trafficked, they shouldn't face criminal or administrative charges.

According to the DILG, the release of the guideline marks a proud moment for the Philippine government, which demonstrated strong leadership as the Country Lead Shepherd for the Trafficking in Persons (TIP) priority area. It is also a milestone for the DILG, which served as the ASEAN Ministerial Meeting on Transnational Crime (AM-MTC)-Philippines and the Senior Officials Meeting on Transnational Crime (SOMTC)-Philippines lead.

Through the DILG, SOMTC-Philippines held extensive consultations with other ASEAN Member States, in collaboration with the ASEAN Intergovernmental Commission on Human Rights (AICHR), to craft the guideline aimed at preventing further persecution of trafficking victims.

Officially launched and published in June 2025, the ASEAN Guideline institutionalizes the principle of non-penalization for trafficked persons who commit unlawful acts as a result of



their exploitation.

Even though the guideline isn't a law, it reminds ASEAN countries that they still have a responsibility to follow this principle and protect trafficking victims, based on their own laws and international rules.

DILG Undersecretary and SOMTC-Leader Philippines Nestor Sanares emphasized the need for a human rights-based approach in addressing human trafficking. "Victims of trafficking often endure severe exploitation, and it is our duty to ensure that they receive protection rather than prosecution," he stated in the published guideline.

Emerging forms of trafficking continue to evolve, with trends such as Online Sexual Abuse and Exploitation of Children (OSAEC), forced criminality in scam hubs, cross-border trafficking, and surrogacy-related exploitation posing new challenges.

As the Philippines prepares to host the upcoming ASEAN SOMTC consultations, the government—through the DILG—reiterates its commitment to fostering a responsive and compassionate ASEAN region in the fight against trafficking in persons. (PIA)

PCG: CHINA JAMMED PH DRONES DURING BAJO DE MASINLOC COLLISION

MANILA – The Philippine Coast Guard (PCG) on Saturday revealed it was unable to deploy drones during the Aug. 11 collision of two Chinese vessels in Bajo de Masinloc, citing possible signal jamming.

PCG spokesperson for the West Philippine Sea Commodore Jay Tarriela said they believe China interfered with their drone systems to prevent documentation of the incident.

"This time around, we were not able to launch drones. It's because we believed that Chinese was blocking our drones to take off," Tarriela said during the Saturday News Forum in Quezon City.

"We were unable to fly the drone to record the incident and to document the illegal actions of the People's Republic of China (PROC)."

He said it was the first time PCG encountered suspected electronic jamming in the area.

"We are now evaluating how we can still launch drones and prevent the PROC from disrupting our signals," he said.

Tarriela stressed the Philippines was not responsible for the collision between a People's Liberation Army Navy vessel and a China Coast Guard ship near Bajo de Masinloc.

He said tension arises only from Beijing's "dangerous actions and illegal presence" inside the country's exclusive economic zone.

"We're not provoking anybody. The reason why there is tension because of dangerous actions and illegal presence within our exclusive economic zone," he said. (PNA)



NORTHERN MINDANAO STAFF  
LEVEL UP THEIR EXPERTISE!



The staff of DOST Northern Mindanao continue to enhance their skills to deliver exceptional service to clients. Just last week, they engaged in a series of capacity-building sessions aimed at strengthening expertise, improving efficiency, and ensuring that the agency's operations remain client-centered.

On August 4-6, our two Assistant Regional Directors and one Provincial Director participated in the Seminar on Settlement of Accounts and COA Procedures at Grand Westside Hotel, Parañaque City. The seminar provided a comprehensive understanding of financial account settlement and Commission on Audit (COA) guidelines, equipping participants with the skills to ensure compliance, strengthen financial transparency, and uphold accountability in government service.

On August 7-8, our Assistant Regional Director for Technical Services, together with four Provincial Directors, attended the Work Analysis Seminar-Workshop at City Garden Suites, Manila. The activity focused on analyzing job roles and workflows to improve organizational efficiency, performance, and service delivery.

Meanwhile, nine of our Science Research Specialists joined the DOST Digital Transformation Training on Project Management and Risk Management on August 7-8 at Philippine Women's College, Davao City. The training enhanced their competencies in project planning, execution, and risk assessment—equipping them with tools and strategies to ensure the successful implementation of projects across various fields.

Also, on August 6-8, one of our Project Technical Assistants participated in the Training-Workshop on Data Storytelling at Vivere Hotel, Muntinlupa City. This training honed skills in transforming complex scientific data into compelling and accessible narratives, helping effectively communicate the benefits of Science, Technology, and Innovation (STI) to the public.

Through these capacity-building initiatives, our team continues to grow stronger in both skill and purpose—ever more prepared to serve our stakeholders with excellence. For to whom much is entrusted, much is also expected. **(DOST10)**

Science and Technology Celebration in Rizal Highlights  
Building Smart and Sustainable Communities

ANTIPOLO CITY, Rizal – The Department of Science and Technology - CALABARZON (DOST-CALABARZON) formally opened the Regional Science, Technology, and Innovation Week (RSTW) 2025 on August 14 at the Ynares Events Center, Antipolo City, with the theme “Building Smart and Sustainable Communities.” The three-day celebration, which runs until August 16, showcases how science, technology, and innovation (STI) can drive inclusive development and strengthen community resilience in the region and beyond.

In her welcome message, DOST-CALABARZON Regional Director Emelita T. Bagsit underscored the importance of collective action, saying, “This is a call not only to dream of a better future but to roll up our sleeves and build it together.”

Antipolo City Vice Mayor Ranady Puno highlighted the role of STI in addressing pressing challenges such as climate change and environmental protection, affirming the city's commitment to collaborate with the science community in developing meaningful and responsive solutions.

DOST Secretary Dr. Renato U. Solidum Jr. expressed gratitude to DOST-CALABARZON, the City Government of Antipolo, and the Provincial Government of Rizal for their support in advancing STI in the region. He emphasized that a smart city is defined not merely by technology but by how it listens and responds to its people. He also reminded that sustainability starts with small but meaningful actions, such as a child learning to grow food in a recycled bottle. “Whatever we do—in governance, education, business, or science—we should lead with purpose, grounded in what our communities really need,” he said.

A highlight of the opening program was the launch of the 56th Innovation Hub (iHub) in the country at the University of Rizal System (URS) – Antipolo Campus. Established through DOST-CALABARZON, the iHub aims to become a center for creativity, industry collaboration, and research in the province.



Alongside this, a Memorandum of Understanding (MOU) was signed for the Regional Design and Creativity Hub for Innovation in MSMEs and Education (RDCHIME), which will offer training and prototyping opportunities in animation, 3D modeling, product packaging, industrial processes, automation, and digital arts. The hub is envisioned to bridge industry needs with academic expertise, positioning PSTO Rizal as a key driver of innovation in the region.

Another milestone was the launch of the 19th 21st Century Learning Environment Model (21st CLEM) at the Antipolo City National Science and Technology High School, in partnership with the Department of Education and the Antipolo LGU. The facility is a future-ready classroom equipped with robotics, 3D printing, augmented/virtual reality, and DOST-developed digital courseware—designed to enhance STEM education and foster critical 21st-century skills among students.

Through exhibits, fora, and interactive activities, this year's RSTW serves as a platform for collaboration among government, academe, industry, and communities. It highlights that building smart and sustainable communities is not only a vision but an achievable reality when anchored on science, technology, and innovation. **(Nelson Santos)**

DOST 2 Powers Cauayan City's Drive for Green Mobility and Smart Solutions

Cauayan City took a significant leap toward becoming a model smart and sustainable community as the Department of Science and Technology (DOST) spearheaded collaborative efforts with SEERMO and the Electromobility Research and Development Center (EMRDC). The initiative, anchored on the Smart and Sustainable Communities Program, brought together technology innovators, city officials, and science leaders to lay the groundwork for transformative urban mobility and digital solutions.

In a series of exploratory meetings, the founder of SEERMO—a mobile and video-based AI platform that enables 10x faster urban planning data collection and analysis—and DOST Balik Scientist Dr. Syrus Gomari, together with co-founder Mr. Tim Vargas, presented a 2025-2028 development plan designed to shift Cauayan City's transport system from car-centric to people-centric. Powered by artificial intelligence, the plan aimed to promote sustainable mobility planning and harness science, technology, and innovation to build smarter, greener cities.

The EMRDC complemented the discussion by unveiling its electric vehicle roadmap, emphasizing the commercialization of Electric Tricycle (E-Trike) and Converted Tricycle (C-Trike) technologies—both seen as vital in reducing carbon emissions and promoting clean transport alternatives.

As part of the pilot implementation, Mayor Caesar S. Dy Jr. targeted 20 units of tricycles to be converted to C-Trikes for initial deployment within the city, with operations anticipated to commence



before the conduct of iSCENE 2026. These units will form the city's initial fleet and highlight its partnership with ACT Machineries and Metal Craft Corporations, Local Industry Adopter of Electric Vehicles developed by EMRDC.

Alongside these mobility initiatives, the Digital Business Locator (DBL) and ODeSSEE projects advanced into their data-gathering phase. The project team oriented the department heads of LGU Cauayan to secure essential data sets needed for implementation, setting the stage for improved business mapping and smart city services.

DOST's strong participation underscored the importance of science and technology in creating future-ready communities. By fostering collaborations that integrate innovative transportation systems, digital solutions, and sustainable planning, Cauayan City has strengthened its position as a Philippine leader in smart and green development. **(DOST2)**



DOST Region 1 Drivers Transformative Action and Collaboration through DOST-SEI's STAR Twinning Project

At the heart of its mission, the Department of Science and Technology Region 1 (DOST Region 1) once again proved that collaboration leads to transformative action, as Dr. Teresita A. Tabaog, DOST Region 1 Director, graced the opening of the Twinning Project Camp of the Department of Science and Technology – Science Education Institute (DOST-SEI) through the Science Teachers Academy for the Regions (STAR), in collaboration with Mariano Marcos State University (MMSU) and Ilocos Sur Polytechnic State College (ISPSC).

In her opening message, Dr. Tabaog highlighted how educators, particularly teachers, play a key role in bridging gaps in comprehension toward building an inclusive, resilient, and



science-driven nation. She further emphasized that the academic partnership forged between DOST-SEI, ISPSC, and MMSU will drive innovation and strengthen institutions by empowering and equipping teachers, especially those in science and mathematics.

The DOST-SEI, through the STAR Twinning Project, aims to support the professional growth of science and mathematics faculty members of selected

Teacher Education Institutes through a three-year program consisting of capacity-building activities in instruction, research, and extension services.

As DOST Region 1 commits to hold the importance of collaboration and transformative action for the benefit of the people, it continues to support partnerships that drive innovation, empower educators, and build a science-driven future. (DOST1)

BI HIGHLIGHTS MODERNIZATION DRIVE AT ASEAN IMMIGRATION MEETING IN BRUNEI



MANILA, Philippines — The Bureau of Immigration (BI), led by Commissioner Joel Anthony Viado, took part in the 28th ASEAN Directors-General of Immigration Departments and Heads of Consular Affairs Divisions of Ministries of Foreign Affairs Meeting (DGICM) and its related meetings, held from August 12 to 14, 2025, in Bandar Seri Begawan, Brunei Darussalam.

The DGICM is the annual gathering of ASEAN's top immigration and consular officials to strengthen regional cooperation on border management, immigration, and consular affairs.

Viado was joined by other key BI officials, who also attended other DGICM-related meetings during the said period.

In the discussions, the BI showcased its ongoing modernization programs designed to safeguard Philippine borders and contribute to the region's collective security. These include the Advance Passenger Information System (APIS), Cruise Visa Waiver program, eServices portal, eTravel system, electronic gates, and the Civil Aviation and Immigration Security Services Project.

Working alongside the Department of Foreign Affairs, the BI also reported

on initiatives such as the Digital Nomad Visa and the e-Visa system, which aim to enhance travel facilitation while maintaining strong security measures.

"We will not stop in our work to secure our borders from external threats. We will continue to improve our capacities and work together with our counterparts to further ensure the safety and security of the region," the BI said.

The BI team also participated in the 8th ASEAN Heads of Major Immigration Checkpoints Forum (AMICF), the 4th Meeting of Heads of Specialist Unit (HSU) on People Smuggling, and the 20th ASEAN Immigration Intelligence Forum (AIIF), which preceded the main meeting.

After the DGICM, consultation meetings were also held with immigration heads from Australia, the People's Republic of China, Japan, and the Republic of Korea for matters of mutual interest.

Viado reiterated that the BI's active participation in the DGICM shows its continued commitment to advancing border protection, strengthening collaboration with ASEAN partners, and promoting the safe and seamless movement of people across the region. (BI)

NOTICE OF LOSS

NOTICE is hereby given that in an Affidavit of Loss (the "Affidavit") executed by Mr. Edwin Josue Vergara and Mr. Ricardo Meniano Vergara, Jr., they stated that: (i) they are the lawful possessors of the Certificate of Ownership and Contract for burial lots at Loyola Memorial Park, located at The Garden of Peace Sect. E, Blk. 374, Lot Nos.: A, B, C, D, E, F, G, and H, as well as a mausoleum space at The Chapel of Peace Lot S all registered under the name of their parents - Francisca Josue Vergara and Ricardo Lucas Vergara; (ii) they recently discovered that the said documents are missing and, despite diligent efforts to search and recover them, they remain lost and irretrievable; (iii) they are executing the Affidavit to declare the loss of the said documents and to attest to the truth of the foregoing statements; and (iv) the Affidavit is executed for the purpose of requesting the issuance of a new Certificate and/or Contract in their favor, and for whatever legal purpose it may serve.

The Affidavit was notarized by Atty. Bryan G. Pekas and entered in his notarial register as Doc No. 281; Page No. 58; Book No. XLIII; Series of 2025.

THE SENTINEL POST  
August 5, 12 and 19, 2025

AFFIDAVIT OF SELF-ADJUDICATION OF THE ESTATE OF RICHARD COLLARGA SOMOOK WITH ABSOLUTE SALE OF REAL PROPERTY

Notice is hereby given that in AFFIDAVIT OF SELF-ADJUDICATION OF THE ESTATE OF RICHARD COLLARGA SOMOOK WITH ABSOLUTE SALE OF REAL PROPERTY (the "Affidavit") dated 1 August 2025, Demetrio L. Somook ("Mr. Somook") declared that: (i) he is the father and sole surviving heir of Richard Collarga Somook ("Decedent") who passed away on 10 February 2025; (ii) the Decedent died intestate, or without leaving a last will and testament; (iii) the Decedent died single, and without any children; (iv) the Decedent's mother, Maria Collarga Somook died on 1 May 2015; (v) Upon the Decedent's death, he left the following properties: (1) a parcel of land together with improvements thereon, covered by Transfer Certificate of Title No. 167-2018002637 and Tax Declaration No. 19-238-0066-50106, 19-238-0066-50107, 19-238-0066-50106(EPSF), 19-238-0066-50106(SHT), located at Bacoar City, Cavite; (2) Savings Account in BDO Unibank Inc., Valero Salcedo Village Branch; (3) Bank Account in BPI Direct BanKo; and (4) Savings Account in Eastwest Bank, Mandaluyong-Libertad Branch; (vi) with full capacity to contract, Mr. Somook, hereby settle the estate of the Decedent extrajudicially, as follows:

1. ABSOLUTE SALE OF THE REAL PROPERTY IN BACOR CITY, CAVITE

For and in consideration of the sum of TWO MILLION PESOS (P2,000,000.00), the full amount of which is hereby acknowledged as received, Mr. Somook shall TRANSFER, and CONVEY by way of Absolute Sale the above-described property located in Bacoar City, Cavite to EMERITA SOMOOK POLINAR, Filipino, of legal age, married to REYNALDO POLINAR and residing at 1064 Apacible Street corner General Luna, Paco, Manila.



2. SELF-ADJUDICATION OF ALL BANK DEPOSITS

Mr. Somook hereby adjudicates unto himself the funds or deposits with BDO Unibank, BPI Direct BanKo, and Eastwest as stated above, and request that this adjudication be effective without judicial proceedings.

In the unlikely event that any other property of the Decedent, not included above, is ever found or identified, Mr. Somook further agrees to settle and distribute the same by means of a separate settlement.

The Affidavit was notarized by Atty. Adonai Jan Aslarona and entered in the notarial register as Doc No. 14; Page No. 30; Book No. II; Series of 2025.

THE SENTINEL POST  
August 5, 12 and 19, 2025



# Q City Bus

## SERVICE ADVISORY

Kasalukuyang nagsasagawa ang Traffic and Transport Management Department (TTMD) ng pilot testing ng bagong application sa Route 1 (Quezon City Hall to Cubao) na gagamitin para sa programang Libreng Sakay.

Bilang bahagi ng pilot testing na ito, hinahanapan ng aming mga personnel ang mga pasahero ng QCitizen ID upang ma-scan gamit ang nasabing app.

Hinihikayat po namin ang lahat ng wala pang QCitizen ID na magpahihistro at kumuha nito. Gayunpaman, maaari pa rin pong makasakay ang mga walang QCitizen ID habang isinasagawa ang pilot testing.





Layon ng inisyatibong ito na:

- Makapagtala ng tamang bilang ng mga pasahero
- Masiguro ang kaligtasan at seguridad ng mga pasahero
- Makakalap ng mahahalagang datos para sa mas epektibong pagpapatupad ng programa

Maraming salamat po sa inyong pakikiisa at patuloy na pagtangkilik sa Q City Bus.

August 14, 2025

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Republic of the Philippines  
**METROPOLITAN TRIAL COURT**  
NATIONAL CAPITAL JUDICIAL REGION  
Branch 27, Manila  
*metc1mnl027@judiciary.gov.ph*  
Tel. No. (02) 8523-3299 / 0935-5344-178

PRIVATIZATION AND MANAGEMENT  
OFFICE,

Plaintiff,

-versus-

CIVIL CASE NO.  
M-MNL-25-02149-SC  
FOR: EJECTMENT and  
DAMAGES

MARIANO T. NOCOM, JR. ET AL.,  
Defendants.

x ----- x

ORDER

Records show that plaintiff through its counsel filed Motion for Leave to Serve Summons by Publication on July 15, 2025.

Acting on the prayer of the plaintiff that the service of summons upon the defendants Alice Co, Annabelle Co Nocom, Jocelyn Co Nocom, Martin Co Nocom, and Matthew Nocom be effected through publication, taking into consideration that the whereabouts of the defendants cannot be ascertained despite diligent efforts to locate them and finding merit to the reasons stated thereto, the same is hereby **GRANTED**. Let service of summons be effected upon the defendants Alice Co, Annabelle Co Nocom, Jocelyn Co Nocom, Martin Co Nocom, and Matthew Nocom by publication in a newspaper of general circulation.

Rule 14, Section 16 of the 2019 Proposed Amendments to the 1997 Rules of Civil Procedure, provides that:

Section 16. Service upon defendant whose identity or whereabouts are unknown. - In any action where the defendant is designated as an unknown owner, or the like, or whenever his or her whereabouts are unknown and cannot be ascertained by diligent inquiry, within ninety (90) calendar days from the commencement of the action, service may, by leave of court, be effected upon him or her by publication in a newspaper of general circulation and in such places and for such time as the court may order.

xxx xxx xxx

Service of summons by publication in a newspaper of general circulation is allowed when the defendant or respondent is designated as an unknown owner or if his or her whereabouts are “unknown and cannot be ascertained by diligent inquiry.” It may only be effected after unsuccessful attempts to serve the summons personally, and after diligent inquiry as to the defendant’s or respondent’s whereabouts.<sup>1</sup>

We emphasize that it is the duty of the court to require the fullest compliance with all the requirements of the statute permitting service by publication. Where service is obtained by publication, the entire proceeding should be closely scrutinized by the courts and a strict compliance with every condition of law should be exacted.<sup>2</sup> Hence, the plaintiff is directed to coordinate with the Office of the Clerk of Court of this Court for the publication of summons, together with a copy of this Order, the Complaint and its annexes within ten (10) calendar days from receipt hereof. Otherwise, this Court will dismiss the instant case upon the said defendants.

In connection therewith, the plaintiff is hereby directed to cause the service of summons and the Amended Complaint with its Annexes by publication upon the said defendants once a week for two consecutive weeks in a newspaper of general circulation in the City of Manila.<sup>3</sup>

Further, the defendants are hereby required within sixty (60) calendar days after notice of such summons by publication to file with this Court located at 3rd Floor, Parkview Plaza, 984 Taft Avenue corner T.M. Kalaw Street, Ermita, Manila their Answer to the Amended Complaint with its annexes and serve copy of their Answer upon the plaintiff within the same period and submit an electronic copy of their Answer in compliance with the Efficient Use of Paper Rule (A.M. No. 10-3-7-SC & A.M. No. 11-9-4-SC).

Upon service of summons by publication, the plaintiff

is further directed to submit to this Court within ten (10) calendar days from completion thereof, the affidavit of the publisher, editor, business or advertising manager, to which affidavit a copy of the publication shall be attached, and by an affidavit showing the deposit of a copy of the summons and order for publication in the post office, postage prepaid, directed to the defendants by registered mail to their last known address.<sup>4</sup>

SO ORDERED.

Manila, Philippines, July 18, 2025.

(Sgd.)  
JOEL A. LUCASAN  
Presiding Judge

Copy furnished:

ASG Hermes L. Ocampo  
SS II Elvira Joselle R. Castro  
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Office of the Solicitor General  
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Atty. Arturo S. Santos  
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Atty. Hyacinth Marie T. Salig-Bathan  
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SALIG-BATHAN LAW FIRM  
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Caroline Nocom Ng  
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Albert Nocom and Caroline N. Ng  
Defendants  
c/ SALIG-BATHAN LAW FIRM  
3rd Floor, 491-495 Phesco House  
Quezon Avenue, Quezon City

Mariano T. Nocom, Jr.  
Defendant  
REPACOM Building, Bonifacio Drive  
corner 2nd Street, Port Area,  
Manila **and/or** 2315 Aurora Blvd.  
Pasay City  
[nocomjr@gmail.com](mailto:nocomjr@gmail.com)

Manolito Nocom  
Defendant  
REPACOM Building, Bonifacio Drive  
corner 2nd Street, Port Area, Manila  
**and/or** 37 B, Guirayan St. Brgy. Doña Imelda Ave.,  
Quezon City

Republic of the Philippines  
**METROPOLITAN TRIAL COURT**  
NATIONAL CAPITAL JUDICIAL REGION  
Branch 27, Manila  
*metc1mnl027@judiciary.gov.ph*  
Tel. No. (02) 8523-3299 / 0935-5344-178

PRIVATIZATION AND MANAGEMENT  
OFFICE,

Plaintiff,

-versus-

CIVIL CASE NO.  
M-MNL-25-02149-SC  
FOR: EJECTMENT and  
DAMAGES

MARIANO T. NOCOM, JR. ET AL.,  
Defendants.

x ----- x

SUMMONS  
(BY PUBLICATION)

TO:ALICE CO  
Defendant  
1557 M Dr. J.P. Laurel St.  
San Miguel, Manila

MARTIN CO NOCOM  
Defendant  
NDC Compound,  
Pureza St.  
Sta. Mesa, Manila

ANNABELLE CO NOCOM  
Defendant  
1557 M Dr. J.P. Laurel St.  
San Miguel, Manila

MATTHEW CO NOCOM  
Defendant  
1557 M Dr. J.P. Laurel St.  
San Miguel, Manila

JOCELYN CO NOCOM  
Defendant  
1558 M Dr. J.P. Laurel St.  
San Miguel, Manila

GREETINGS:

You are hereby required to file with this Court located at **3<sup>rd</sup> Floor, Parkview Plaza, 984 Taft Ave. cor. T.M. Kalaw Street, Ermita, Manila**, your Answer to the Complaint with its annexes within sixty (60) calendar days after notice of service of this summons by publication and to serve copy of your Answer upon the plaintiff/s within the same period. Likewise, submit an electronic copy of your Answer in compliance with the Efficient Use of Paper Rule (A.M. No. 10-3-7-SC & A.M. No. 11-9-4-SC).

The Rules on Expedited Procedures in the First Level Courts shall apply in this case and you are prohibited from filing of a motion to dismiss, for a bill of particulars, or for extension of time to file pleadings.

Should you fail to file your Answer within the reglementary period, this Court motu propio or on motion of the plaintiff/s shall render judgment as may be warranted by the facts alleged in the complaint and limited to what is prayed for therein, except as to the amount of damages, which this court may reduce in its discretion.

WITNESS THE HON. JOEL A. LUCASAN,  
Presiding Judge of this Court this 18th day of July, 2025.

(Sgd.)  
JONA S. ROXAS  
Branch Clerk of Court

Republic of the Philippines  
**METROPOLITAN TRIAL COURT**  
NATIONAL CAPITAL JUDICIAL REGION  
Branch 27, Manila

PRIVATIZATION AND  
MANAGEMENT OFFICE,  
Plaintiff,

-versus-

Civil Case No.  
**M-MNL-25-02149-SC**  
For: Ejectment and  
Damages

MARIANO T. NOCOM, JR.,  
MARCELINO NOCOM,  
MANOLITO NOCOM, HERMOSO  
NOCOM, ALBERT NOCOM, and  
CAROLINE N. NG,  
Defendants.

x ----- x

MANIFESTATION WITH MOTION  
TO ADMIT AMENDED COMPLAINT

Plaintiff PRIVATIZATION AND MANAGEMENT  
OFFICE, through the OFFICE OF THE SOLICITOR  
GENERAL, respectfully states:

1. Plaintiff received on May 28, 2025, the Honorable Court’s Order dated May 27, 2025 directing it to name an authorized representative who will cause the service of summons upon defendants Hermoso Nocom and Marcelino Nocom within a non-extendible period of ten (10) days from receipt, and to submit a report on the summons within thirty(30) days from receipt.

2. According to the Sheriff’s Return of Summons dated May 26, 2025, the summons was not served upon defendant Marcelino because, as stated by his wife, he was already deceased.<sup>1</sup> As for defendant Hermoso Nocom, summons was not served because he was not residing nor holding office at REPACOM Building, which he possesses.<sup>2</sup>

3. Considering the foregoing, plaintiff cannot serve



the present summons on defendant Marcelino Nocom. Because of the death of Marcelino Nocom, his heirs need to be impleaded in his stead and as his successors-in-interests. Consequently, summons need to be served on Marcelino Nocom’s heirs as the defendants.

4. Personal service of summons is also not possible on defendant Hermoso Nocom. Plaintiff has exerted diligent and good faith effort to locate his address to no avail. Under Section 16, Rule 14 of the Amended Rules of Court, when the whereabouts of a defendant are unknown and cannot be ascertained, the service of summons may be through publication.

5. Therefore, service of summons personally and under the present Complaint is no longer possible. Plaintiff thus begs leave from the Honorable Court to be excused from complying with its Order dated May 27, 2025.

6. Instead, plaintiff amends the Complaint to include Marcelino Nocom’s heirs, to allege the absence of the whereabouts of Hermoso Nocom, and to add that summons be served on Hermoso Nocom through publication. Plaintiff can amend the Complaint as a matter of right. “A party may amend his pleading once as a matter right at any time before a responsive pleading is served...”<sup>3</sup> Plaintiff has not received a responsive pleading from any of the impleaded defendants as of this date.

PRAYER

WHEREFORE, plaintiff respectfully prays that the Honorable Court: (a) **NOTE** the MANIFESTATION; (b) **EXCUSE** Plaintiff from complying with the Order dated May 27, 2025; and (c) **ADMIT** the attached AMENDED COMPLAINT with prayer to serve the Summons on Hermoso Nocom through publication.

Plaintiff prays for other forms of relief just and equitable.

Makati City for the City of Manila, June 5, 2025.

**OFFICE OF THE SOLICITOR GENERAL**  
134 Amorsolo Street, Legaspi Village, Makati City  
URL: [www.osg.gov.ph](http://www.osg.gov.ph) | Email: [efile@osg.gov.ph](mailto:efile@osg.gov.ph)  
Tel. No. (632) 89881674

**DARLENE MARIE B. BERBERABE**  
*Solicitor General*  
Roll No. 45389  
IBP Lifetime No. 3339 / May 1, 2004  
MCLE Exemption No. VIII-PhilJA002494 / Feb. 14, 2023

(Sgd.)  
**HERMES L. OCAMPO**  
*Assistant Solicitor General*  
Roll No. 40168  
IBP Lifetime Member No. 09135 / April 28, 2010  
MCLE Exemption No. VIII-OSG004154 / January 22, 2025

(Sgd.)  
**ELVIRA JOSELLE R. CASTRO**  
*State Solicitor II*  
Roll No. 57165  
IBP Lifetime No. 10429/ December 1, 2012  
MCLE Compliance No. VIII-0011481/ August 7, 2024  
Email: [ejcastro@osg.gov.ph](mailto:ejcastro@osg.gov.ph)

<sup>1</sup> Sheriff’s Return of Summon dated May 26, 2025.  
<sup>2</sup> *Id.*  
<sup>3</sup> AMENDED RULES OF COURT, Rule 10, sec. 2.

Republic of the Philippines  
**METROPOLITAN TRIAL COURT**  
NATIONAL CAPITAL JUDICIAL REGION  
Branch 27, Manila

**PRIVATIZATION AND MANAGEMENT OFFICE,**  
*Plaintiff,*

-versus- **Civil Case No. M-MNL-25-02149-SC**  
For: Ejectment and Damages

**MARIANO T. NOCOM, JR., MARCELINO NOCOM, MANOLITO NOCOM, HERMOSO NOCOM, ALBERT NOCOM, and CAROLINE N. NG, and HEIRS**

**OF MARCELINO NOCOM. ALICE CO. ANABELLE CO NOCOM. JOCELYN CO NOCOM. MARTIN CO NOCOM AND MATTHEW CO NOCOM**

*Defendants.*

x ----- x

AMENDED COMPLAINT

Plaintiff **PRIVATIZATION AND MANAGEMENT OFFICE (“PMO”), through the OFFICE OF THE SOLICITOR GENERAL (“OSG”),** respectfully states:

1. Plaintiff Privatization and Management Office(“plaintiff” or “PMO”) is a government agency having the power and capacity to sue, tasked with the administration and disposal of certain non-performing government assets, with principal office address at 104 Gamboa St., Legaspi Village, Makati City. It is the successor-in-interest of the Reparations Commission (“REPACOM”) Building (“the subject property”). It is also the petitioner in the case of *Privatization and Management Office v. Mariano A. Nocom, et al., G.R. No. 250477*. It may be served with pleadings, appearance, motions, notices, orders, and other processes of this Honorable Court through its statutory counsel, the OSG, at 134 Amorsolo Street, Legaspi Village, Makati City. Plaintiff also consents to service by electronic means through [efile@osg.gov.ph](mailto:efile@osg.gov.ph) and [ejcastro@osg.gov.ph](mailto:ejcastro@osg.gov.ph) in accordance with Section 3(d) of A.M. No. 08-8-7-SC.<sup>1</sup>

2. Defendants MARIANO T. NOCOM, JR., MARCELINO NOCOM, MANOLITO NOCOM, HERMOSO NOCOM, ALBERT NOCOM, and CAROLINE N. NG are the heirs of MARIANO A. NOCOM (“defendants” or “Nocom heirs”) and the current possessors of the REPACOM Building located in South Harbor, Port Area, Manila (the “subject property”). They substituted MARIANO A. NOCOM as respondents in the case of *Privatization and Management Office v. Mariano A. Nocom, et al., G.R. No. 250477*. They may be served with pleadings, motions, notices, orders, and other processes of this Honorable Court at the following addresses:

Defendant	Address
Mariano T. Nocom, Jr.	REPACOM Building, Bonifacio Drive corner 2 <sup>nd</sup> Street, Port Area, Manila  2315 Aurora Blvd., Pasay City
Albert Nocom	REPACOM Building, Bonifacio Drive corner 2 <sup>nd</sup> Street, Port Area, Manila  11A Amorsolo St., San Lorenzo Village, Makati City
Caroline N. Ng	REPACOM Building, Bonifacio Drive corner 2 <sup>nd</sup> Street, Port Area, Manila  1341 Caballero St., Dasmariñas Village, Makati City
Hermoso Nocom	REPACOM Building, Bonifacio Drive corner 2 <sup>nd</sup> Street, Port Area, Manila
Marcelino Nocom	REPACOM Building, Bonifacio Drive corner 2 <sup>nd</sup> Street, Port Area, Manila  1556 M Dr. J.P. Laurel St., San Miguel, Manila  NDC Compound, Pureza St., Sta. Mesa, Manila
Manolito Nocom	REPACOM Building, Bonifacio Drive corner 2 <sup>nd</sup> Street, Port Area, Manila  37 B, Guirayan St., Brgy. Doña Imelda Ave., Quezon City

3. Upon information that defendant MARCELINO NOCOM is deceased,<sup>2</sup> the present action also impleads his Heirs, ALICE CO. ANABELLE CO NOCOM, JOCELYN CO NOCOM, MARTIN CO NOCOM, and MATTHEW CO NOCOM. They may be served with pleadings, appearance, motions, notices, orders, and other processes of this Honorable Court at the following addresses:

Defendant	Address
Alice Co	1557 M Dr. J.P. Laurel St., San Miguel, Manila
Annabelle Co Nocom	1557 M Dr. J.P. Laurel St., San Miguel, Manila
Jocelyn Co Nocom	1558 M Dr. J.P. Laurel St., San Miguel, Manila
Martin Co Nocom	NDC Compound, Pureza St., Sta. Mesa, Manila
Matthew Co Nocom	1557 M Dr. J.P. Laurel St., San Miguel, Manila

4. Regarding defendant HERMOSO NOCOM, his whereabouts cannot be ascertained despite diligent effort.<sup>3</sup> Under **Section 16, Rule 14 of the 2019 Amended Rules of Court**, when the defendant’s whereabouts are unknown and cannot be ascertained by diligent inquiry, service may, by leave of court, be effected by publication in a newspaper of general circulation and in such places and for such time as the court may order.

5. Summons by publication is allowed “after unsuccessful attempts to serve the summons personally and “after diligent inquiry as to the defendant’s... whereabouts.”<sup>4</sup> Considering that defendant Hermoso Nocom’s whereabouts are unknown despite diligent inquiry, service of summons, with leave of court, should be made through publication under **Section 16, Rule 14 of the 2019 Amended Rules of Court**.

6. Pursuant to Executive Order (“E.O.”) No. 629(1990)<sup>5</sup> and E.O. No. 635-A (1980)<sup>6</sup> REPACOM was abolished and its assets and liabilities were placed under the management of the Board of Liquidators (“BOL”), which included the REPACOM Building, a 5-storey building with a floor area of 3,618 square meters previously occupied by REPACOM.<sup>7</sup>

7. The BOL offered the lease of the REPACOM Building in a public bidding. Mariano A. Nocom was the highest bidder and, under BOL Resolution No. 671, series of 1989, the lease of the subject property was awarded to him.<sup>8</sup>

8. On January 12, 1990, BOL entered into a Contract of Lease<sup>9</sup> with Mariano A. Nocom. Because the turnover of the building was delayed, an Amended Contract of Lease dated October 18, 1991,<sup>10</sup> was executed between BOL and Mariano A. Nocom.<sup>11</sup>

9. On June 4, 1996, Mariano A. Nocom filed a Complaint against BOL for Specific Performance, Breach of Contract, Novation and Damages with prayer for the issuance of a Writ of Preliminary Injunction before the Regional Trial Court of Manila, docketed as Civil Case No. 96-78631 and raffled to Branch 22 (“RTC Manila Case”).<sup>12</sup>

10. In the meantime, the BOL’s functions, records, equipment, facilities, assets and liabilities, and personnel were transferred to the Asset Privatization Trust (“APT”).<sup>13</sup> After said transfer, Mariano A. Nocom impleaded APT in the RTC Manila Case.<sup>14</sup>

11. On February 12, 1998, the court in the RTC Manila Case issued a Decision<sup>15</sup> based on a Compromise Agreement dated January 20, 1998,<sup>16</sup> with the following pertinent terms:

- The Amended Contract of Lease dated October 18, 1991 is hereby confirmed, ratified and validated, x x x except as otherwise stipulated x x x in this Compromise Agreement;
- All the parties further acknowledged and affirm an extension of the lease period of the said Amended Contract of Lease corresponding to the period covered from March 7, 1995 (the date of BOL’s refusal to accept PLAINTIFF/ LESSEE) until the actual date of the Order of the Regional Trial Court of Manila, Branch XXII (before whom the civil case referred to above is pending) approving this Compromise Agreement[.]<sup>17</sup>

12. The term of APT expired on December 31, 2001, and its powers, duties, and functions were transferred to the PMO through E.O. No. 323 (2000).<sup>18</sup>

13. On August 24, 2016, PMO sent a letter to Mariano A. Nocom informing him of the expiration of the lease contract on September 3, 2016.<sup>19</sup> In response, Mariano A. Nocom refused, insisting that the lease contract would expire on February 11, 2018. Mr. Nocom likewise manifested his alleged right to renew the contract for another 20 years or until 2038.<sup>20</sup>

14. On December 14, 2017, Mariano A. Nocom filed a Complaint for Injunction, Specific Performance, Consignation and Damages with prayer for the issuance of the provisional remedies of Temporary Restraining Order and/or Writ of Preliminary Injunction against PMO before the Regional Trial Court in Makati City and docketed as Civil Case No. R-MKT-16-03350-CV and raffled to Branch 58 to halt PMO from terminating the lease contract.<sup>21</sup>

15. In its Decision, the RTC Makati granted Mariano A. Nocom’s prayer for provisional remedies and granted the Complaint proscribing PMO from ejecting Mariano



A. Nocom from the REPACOM Building (“RTC Makati Decision”).<sup>22</sup>

16. In the meantime, Mariano A. Nocom passed away and was substituted by his heirs, herein defendants Mariano T. Nocom, Jr., Marcelino Nocom, Manolito Nocom, Hermoso Nocom, Albert Nocom, and Caroline N. Ng.<sup>23</sup>

17. On January 6, 2020, the PMO filed a Petition for Review on *Certiorari* with the Supreme Court assailing the RTC Makati Case Decision. The case was entitled as *Privatization and Management Office v. Mariano A. Nocom substituted by Mariano T. Nocom, Jr., Marcelino, Manolito, Hermoso, Albert all surnamed Nocom, and Caroline N. Ng* and docketed as G.R. No. 250477.

18. On November 9, 2020, the Supreme Court promulgated its decision, granting PMO’s appeal and reversing and setting aside the RTC Makati Case Decision. Relevantly, the Supreme Court ruled that “... **after the lease was terminated on September 3, 2016, without reaching any agreement for its renewal, the PMO can eject the heirs of Mariano from the premises.**” (“Supreme Court Decision”)<sup>24</sup>

19. The Supreme Court Decision became final and executory on March 30, 2022, and was entered in the Book of Entries of Judgment.<sup>25</sup>

20. PMO communicated with defendants through demand letters for the peaceful transfer of the property and payment of arrears in rent. However, the Nocom heirs refused to heed PMO’s requests. Thus, on March 12, 2024, PMO was constrained to send a “**Final Demand to Vacate and to Pay Arrears and Fair Rent in the amount of One Hundred Three Million Twenty Thousand Thirty and 23/100 Pesos (PhP103,020,030.23) for the REPACOM Building.**”<sup>26</sup> The demand letter was personally served to the defendants at the REPACOM Building and received by a certain Ronnie Ongoco on March 14, 2024.<sup>27</sup> Plaintiff did not receive a response.

21. Hence, to give defendants a last chance to comply, on September 19 and October 2, 2024, plaintiff served by registered mail a “**DEMAND TO VACATE AND TO PAY ARREARS AND FAIR RENT FOR THE REPACOM BUILDING**” in the amount of **One Hundred Eleven Million One Hundred Seventy Thousand Four Hundred Seventy-Four and 80/100 Pesos (PhP111,170,474.80).**”<sup>28</sup>

22. Despite receipt of the abovementioned letters, defendants, to date, have neither vacated the REPACOM Building nor paid the reasonable rent.

FIRST CAUSE OF ACTION

23. Plaintiff repleads the foregoing allegations insofar as they are relevant to the arguments below.

24. Under **Section 1, Rule 70 of the 2019 Amended Rules of Court**, a lessor of any land or building, whom possession is unlawfully withheld after the expiration or termination of the right to hold possession, by virtue of any contract, express or implied, may bring an action in the proper Municipal Trial Court, against the persons unlawfully withholding or depriving possession of the property for the restitution of such possession with damages and costs.

25. It is not disputed that the REPACOM Building is currently administered by the plaintiff. Likewise, not at issue is that defendants, in their capacity as successors-in-interest of Mariano A. Nocom, are leasing the said building from the plaintiff, as stipulated in the Contract of Lease, Amended Contract of Lease, and the Compromise Agreement (“Agreements”). In these Agreements, the parties contracted for a lease period over the REPACOM Building for twenty years, ending on September 3, 2016.

26. Defendants previously opposed this interpretation, insisting that the 20-year period ended on February 11, 2018, and that a unilateral extension of the lease for another 20 years was allowed by the agreements, which further extended the lease until February 11, 2038. However, this position of the defendants was debunked by the Supreme Court in *Privatization and Management Office v. Mariano A. Nocom substituted by Mariano T. Nocom, Jr., Marcelino, Manolito, Hermoso, Albert all surnamed Nocom, and Caroline N. Ng*, with the Supreme Court declaring that the lease had expired on September 3, 2016:

We now determine the correct expiration date of the amended contract of lease. Originally,

the lease is for 20 years or from October 1, 1993 to September 30, 2013, and may be renewed for another 20 years upon agreement of the parties. However, the contract was suspended on March 7, 1995, when COA disallowed the lease and the Board refused to accept rental payment. At that time, the contract had a remaining period of 18 years, 6 months and 21 days. On February 12, 1998, Asset Privatization and Mariano entered into a compromise agreement and ratified the amended contract of lease. They agreed to extend the term of the lease equivalent to the time it was suspended from March 7, 1995 to February 12, 1998, or a period of two (2) years, eleven (11) months and three (3) days. The suspended period when tacked to the original date of expiration (September 30, 2013) results, on the date September 3, 2016. Similarly, the remaining period of the contract (18 years, 6 months and 21 days), when added to the date it was ratified (February 12, 1998), falls on the same date September 3, 2016. **Clearly, the extended lease period expired on September 3, 2016. Otherwise, to reckon the expiration date on February 11, 2018, will give Mariano a period of possession of more than 20 years which is contrary to the tenor of the compromise agreement which ratified the provisions of the amended contract of lease.**

Lastly, the amended contract of lease stipulated that it may be renewed for another 20 years upon agreement of the parties, provided the lessee notifies in writing the lessor within 90 days before its expiration. However, Mariano notified the PMO of the renewal of the contract on September 6, 2016, or three days after its expiration on September 3, 2016. There was no longer any lease which could be renewed. It is settled that if the lease was made for a determinate time, it ceases upon the day fixed, without the need of a demand. Upon the lapse of the stipulated period, courts cannot belatedly extend or make a new lease for the parties, even on the basis of equity.

Here, after the lease was terminated on September 3, 2016, without reaching any agreement for its renewal, the PMO can eject the heirs of Mariano from the premises.<sup>29</sup>

27. The foregoing Supreme Court Case Decision has attained finality and has been entered in the Book of Entries of Judgment.<sup>30</sup> Consequently, it is conclusive as to the rights of the parties.<sup>31</sup>

28. Foremost, it bears mentioning that “prior service and receipt of a demand letter is unnecessary in a case for unlawful detainer if the demand to vacate is premised on the expiration of the lease...” The Supreme Court in **Cruz v. Spouses Maximo, et al.**,<sup>32</sup> explained:

The jurisdictional requirement of prior demand is unnecessary if the action is premised on the termination of lease due to expiration of the terms of contract. The complaint must be brought on the allegation that the lease has expired and the lessor demanded the lessee to vacate, not on the allegation that the lessee failed to pay rents. The cause of action which would give rise to an ejectment case would be the expiration of the lease. Thus, the requirement under Rule 70, Section 2 of a prior “demand to pay or comply with the conditions of the lease and to vacate” would be unnecessary.

XXX XXX XXX

Respondents cannot feign ignorance of petitioner’s demand to vacate since the matter was brought to barangay conciliation proceedings in 2005. The barangay certification issued on August 11, 2005 shows that no compromise was reached between the parties.

Therefore, respondents’ insistence on the non-receipt of the demand letter is misplaced. Their verbal lease over the property had already expired sometime in 2002. They were explicitly told to vacate in 2005. They continued to occupy the property until petitioner sent her final demand letter in 2008. The demand letter would have been unnecessary since respondents’ continued refusal to vacate despite the expiration of their verbal lease was sufficient ground to bring the action.

29. Similarly in this case, defendants cannot feign ignorance over plaintiff’s demand that they vacate and turn

over possession of the REPACOM Building. They have been long aware of the expiration of the contract of lease. To reiterate, the plaintiff and defendants were litigants in the Supreme Court Case, where the Supreme Court issued the decision and finally ruled on the expiration of the lease contract. Therefore, as held in **Maximo**, any demand to vacate is unnecessary.

30. Nevertheless, plaintiff, in the execution of the Supreme Court Decision, communicated with defendants and demanded that they vacate the REPACOM Building. Hence, as discussed in paragraphs 17 and 18 above, the PMO was constrained to personally serve the “Final Demand to Vacate and to Pay Arrears and Fair Rent in the amount of One Hundred Three Million Twenty Thousand Thirty and 23/100 Pesos (PhP103,020,030.23) for the REPACOM Building”<sup>33</sup> and to serve by registered mail another set of demand letters with updated fair rental values in the amount of One Hundred Eleven Million One Hundred Seventy Thousand Four Hundred Seventy-Four and 80/100 Pesos (PhP111,170,474.80).<sup>34</sup>

31. Defendants, however, continue to refuse to vacate the REPACOM Building, and despite the lapse of the period given, adamantly continue to occupy the same up to the present.

32. Defendants conclusively no longer have any legal right to possess the REPACOM Building. The Supreme Court had definitively and with finality resolved that the contract of lease between plaintiff and defendants had ceased to exist as early as September 4, 2016. Considering the foregoing and as ruled by the Supreme Court, “PMO can eject the heirs of Mariano from the premises.”<sup>35</sup>

SECOND CAUSE OF ACTION

33. Due to the unjust and unlawful refusal of defendants to vacate the REPACOM Building despite the expiration of the lease, the finality of the Supreme Court Decision, and the lapse of the period allowed in the Notices to Vacate, plaintiff suffered damages from the loss of use of the subject property.

34. The Supreme Court has affirmed that damages can be recovered in an action for ejectment in relation to loss of material possession over the property to be reckoned from the time of the unlawful occupation.<sup>36</sup> Moreover, in **Privatization Management Office v. Firestone Ceramic, Inc.**,<sup>37</sup> the Supreme Court held that a plaintiff is entitled to recover reasonable rent with “the value to be ascertained by proof of what the property would rent or by evidence of other facts from which the fair rental value may be determined.” The factors to be considered in determining the fair rent include: “(a) prevailing rates in the vicinity; (b) location of the property; (c) use of the property; (d) inflation rate; and (e) testimony of one of the private respondents.”<sup>38</sup>

35. Per the Fair Rental Value Report by the Disposition and Support Services Division of the PMO dated August 3, 2022, the fair monthly rental value of the REPACOM Building, based on its location, use, and the prevailing rates in the vicinity, was at PhP250.00/sqm on September 4, 2016 with annual increment of 10.30%.<sup>39</sup>

36. Considering the foregoing, defendants should pay the amount of **One Hundred Eleven Million One Hundred Seventy Thousand Four Hundred Seventy-Four and 80/100 Pesos (PhP111,170,474.80)** as total fair rental value for the illegal use and occupation of the REPACOM Building from September 4, 2016 to August 31, 2024.<sup>40</sup> The defendants should also pay the amount of **One Million One Hundred Thousand Pesos (PhP1,100,000.00)** per as total fair monthly rent from October 2024 up to the time the property, together with its improvements, is turned over to the plaintiff, and all those occupying the same completely vacate the property,<sup>41</sup> including sublessees, considering that decisions on possession of real property bind sublessees as an exception to the general rule that judgment on delivery of possession of property, as an *in personam* action, is only binding upon “parties properly impleaded, and duly heard or given an opportunity to be heard.”<sup>42</sup>

37. Further, plaintiff is entitled to the award of attorney’s fees in the amount of **One Hundred Thousand Pesos (PhP100,000.00)**. A plaintiff in an action for unlawful detainer is allowed to recover attorney’s fees under Section 1(a) of A.M. No. 08-8-7-SC or the Rules on Expedited Procedures. Under **Article 2208 of the Civil Code**, in the absence of stipulation, attorney’s fees and expenses of litigation can be recovered “[w]here the defendant acted in gross and evident bad faith in refusing to satisfy the plaintiff’s plainly valid, just and demandable claim.”



38. Bad faith implies a dishonest purpose or some conscious wrongdoing, “a breach of known duty through some motive or interest or ill will that partake of the nature of fraud.”<sup>43</sup>

39. Defendants’ bad faith in this case cannot be denied. Despite defendants’ indisputable knowledge of the expiration of the lease, as conclusively and finally held by the Supreme Court, they have continuously refuse to vacate the property, end its sublease, turn possession over to plaintiff, and pay reasonable rent.

40. Plaintiff is also entitled to legal interest. In **Thelma C. Muller, et al., v. Philippine National Bank**,<sup>44</sup> the Supreme Court ruled that a defendant in an ejectment suit is liable to pay legal interest by way of damages for failure to pay rentals due for the use of the premises at the rate of 6% *per annum* from the time of extrajudicial demand until full payment.<sup>45</sup>

41. Here, it has been established that as early as March 14, 2024, plaintiff had sent letters to defendants demanding payment of reasonable rent. Considering that as early as March 14, 2024, plaintiff had extrajudicially demanded from defendants the payment of fair rent for the use of the REPACOM Building, then it is entitled to said legal interest to run from March 14, 2024 until full payment.

42. In sum, because of defendants’ unlawful and intentional dispossession, and continued refusal to cede possession of the REPACOM Building, despite the final and executory ruling from the Supreme Court, plaintiff is entitled to actual damages in the form of reasonable rent computed from the dispossession based on fair market value rates, attorney’s fees, and legal interest.

LEGAL FEES, REFERRAL TO BARANGAY CONCILIATION, AND SHERIFF’S TRUST FUND FEE

43. Plaintiff is an agency and instrumentality of the Republic of the Philippines and is exempt from paying the docket, filing, and other legal fees pursuant to **Section 22, Rule 141 of the Revised Rules of Court**.

44. Further, as an instrumentality of the government, plaintiff is also exempt from prior referral to barangay conciliation under **Section 408 (a), Chapter VII, Title I, Book III of Republic Act No. 7160**.

45. The Sheriff’s Trust Fund Fee is not part of the filing fees. Thus, plaintiff will pay the One Thousand Pesos (Php1,000.00) for the Sheriff’s Trust Fund, upon the filing of this Complaint, in compliance **with A.M. No. 17-12-09-SC**.<sup>46</sup>

DOCUMENTARY EVIDENCE

46. Without prejudice and in addition to the documents that may be produced during discovery, plaintiff will present the following documentary evidence in compliance with **Section 3(c) of A.M. No. 08-8-7-SC**<sup>47</sup> **dated March 1, 2022:**

Annex/ Exhibit	Description
A	Decision dated November 9, 2020 in "Privatization and Management Office v. Mariano A. Nocom substituted by Mariano T. Nocom, Jr., Marcelino, Manolito, Hermoso, Albert all surnamed Nocom, and Caroline N. Ng", G.R. No. 250477
B	Entry of Judgment dated March 30, 2022 in "Privatization and Management Office v. Mariano A. Nocom substituted by Mariano T. Nocom, Jr., Marcelino, Manolito, Hermoso, Albert all surnamed Nocom, and Caroline N. Ng", G.R. No. 250477
C-1	Final Demand to Vacate and to Pay Arrears and Fair Rent in the amount of One Hundred Three Million Twenty Thousand Thirty Pesos and 23/100 (Php103,020,030.23) for the REPACOM Building
C-1-a	Proof of Receipt by Ronnie Ongoco on behalf of Defendants
C-2 to C-2-h	Demand to Vacate and to pay arrears and fair rent for the REPACOM Building in the amount of One Hundred Eleven Million One Hundred Seventy Thousand Four Hundred Seventy-Four Pesos and 80/100 (Php111,170,474.80)
D	Fair Rental Value Report by the Disposition and Support Services Division of the PMO dated August 3, 2022
E	Contract of Lease dated January 12, 1990
F	Amended Contract of Lease dated October 18, 1991
G	RTC Manila Branch 22 Decision in Civil Case No. 96-78631 dated February 13, 1998
G-1	Compromise Agreement dated January 20, 1998
K	Affidavit of Rejielyn D. Turla

TESTIMONIAL EVIDENCE

47. Plaintiff also submits the judicial affidavits of the following witnesses pursuant to **Section 3(a) and (b) of A.M. No. 08-8-7-SC:**

Annex/ Exhibit	Witness	Summary of statements
H	Alfred Lardizabal Market Specialist II Marketing Division Privatization and Management Office	Witness will testify on PMO’s receipt of the Decision and Entry of Judgment in the case of <i>Privatization and Management Office v. Mariano A. Nocom substituted by Mariano T. Nocom, Jr., Marcelino, Manolito, Hermoso, Albert all surnamed Nocom, and Caroline N. Ng</i> , G.R. No. 250477.
		He will also testify on the service to defendants of <i>Final Demand to Vacate and to Pay Arrears and Fair Rent in the amount of One Hundred Three Million Twenty Thousand Thirty Pesos and 23/100 (Php103,020,030.23)</i> for the REPACOM Building on March 14, 2024.  He will also identify relevant documents.
I	Ronnie V. Reyes Property Appraiser, III Disposition Support Services Division Privatization and Management Office	Witness will testify on the process used to derive the fair rental value for the REPACOM Building contained in the Fair Rental Value Report by the Disposition and Support Services Division of the PMO dated August 3, 2022  He will also identify documents.
J	Nica Grace C. Tagabi Legal Assistant II Privatization and Management Office	Witness will testify on the service of the <i>DEMAND TO VACATE AND TO PAY ARREARS AND FAIR RENT FOR THE REPACOM BUILDING</i> in the amount of <i>One Hundred Eleven Million One Hundred Seventy Thousand Four Hundred Seventy-Four Pesos and 80/100 (Php111,170,474.80)</i> on defendants September 18, 2024, and October 2, 2024.  She will also identify documents.

PRAYER

**WHEREFORE**, plaintiff respectfully prays that the Honorable Court:

- Issue an Order allowing that Summons be served on defendant Hermoso Nocom through publication in a newspaper of general circulation in such places and for such time as the court may order.
- Order defendants and all persons, natural and juridical, including sublessees, claiming rights under it, to vacate the REPACOM Building and peacefully surrender the same, with the useful improvements therein, to plaintiff or its authorized representative/s;
- Order defendants to pay plaintiff damages in the amount of **One Hundred Eleven Million One Seventy Thousand Four Hundred Seventy-Four Pesos and 80/100 (Php111,170,474.80)** as total fair rent for the illegal use and occupation of the REPACOM Building from September 4, 2016 to August 31, 2024, and the amount of **One Million One Hundred Thousand Pesos (Php1,100,000.00)** per month from October 2024 up to the time the property, together with its improvements, and completely vacate and turnover the same to plaintiff.
- Order defendants to pay plaintiff Attorney’s Fees in the amount of **One Hundred Thousand Pesos (Php100,000.00)**.
- Order defendants to pay plaintiff **legal interest** at the rate of 6% per annum from the time of extrajudicial demand on March 14, 2024 until its satisfaction.

Plaintiff prays for other forms of relief just and equitable under the premises.

Makati City for the City of Manila, June 5, 2025.

**OFFICE OF THE SOLICITOR GENERAL**  
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**DARLENE MARIE B. BERBERABE**  
Solicitor General  
Roll No. 45389  
IBP Lifetime No. 3339 / May 1, 2004  
MCLE Exemption No. VIII-PhilJA002494 / Feb. 14, 2023

(Sgd.)  
**HERMES L. OCAMPO**  
Assistant Solicitor General  
Roll No. 40168  
IBP Lifetime Member No. 09135 / April 28, 2010  
MCLE Exemption No. VIII-OSG004154 / January 22, 2025

(Sgd.)  
**ELVIRA JOSELLE R. CASTRO**  
State Solicitor II  
Roll No. 57165  
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MCLE Compliance No. VIII-0011481/ August 7, 2024  
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<sup>1</sup> RULES ON EXPEDITED PROCEDURES IN THE FIRST LEVEL COURTS.  
<sup>2</sup> Sheriff Return of Summons, May 26, 2025, p.1.  
<sup>3</sup> Affidavit of Rejielyn D. Turla, ANNEX “K.”  
<sup>4</sup> Pedro v. Romasan Development Corporation, G.R. No. 194751, November 26, 2014 [Per J, Leonen, Second Division]  
<sup>5</sup> ABOLISHING THE REPARATIONS COMMISSION AND TRANSFERRING ITS REMAINING ACTIVITIES TO THE DEVELOPMENT BANK OF THE PHILIPPINES.  
<sup>6</sup> AUTHORIZING THE RETENTION IN THE SERVICE OF SOME EMPLOYEES OF THE REPARATIONS COMMISSION (REPACOM) AND DIRECTING THE BOARD OF LIQUIDATORS TO ADVANCE THEIR SALARIES AND OTHER OPERATING EXPENSES SUBJECT TO REIMBURSEMENT FROM REPACOM FUNDS.  
<sup>7</sup> Privatization and Management Office v. Mariano A. Nocom, et al., G.R. No. 250477, November 9, 2020, [Per J. Lopez, Second Division]; A certified true copy is also attached as ANNEX “A.”  
<sup>8</sup> Id.  
<sup>9</sup> Contract of Lease dated January 12, 1990, ANNEX “E.”  
<sup>10</sup> Amended Contract of Lease dated October 18, 1991, ANNEX “F.”  
<sup>11</sup> Id.  
<sup>12</sup> Id.  
<sup>13</sup> Id. See also Executive Order No. 149 (1993), Executive Order No. 345 (1996), and Memorandum Order No. 401 (1996).  
<sup>14</sup> Privatization and Management Office v. Mariano A. Nocom, et al., G.R. No. 250477, November 9, 2020, [Per J. Lopez, Second Division] (ANNEX “A.”)  
<sup>15</sup> RTC Manila Branch 22 Decision in Civil Case No. 96-78631 dated February 13, 1998, ANNEX “G.”  
<sup>16</sup> Compromise Agreement dated January 20, 1998, ANNEX “G-1.”  
<sup>17</sup> Id.  
<sup>18</sup> Privatization and Management Office v. Mariano A. Nocom, et al., G.R. No. 250477, November 9, 2020 [Per J. Lopez, Second Division] (ANNEX “A.”).  
<sup>19</sup> Id.  
<sup>20</sup> Id.  
<sup>21</sup> Id.  
<sup>22</sup> Id.  
<sup>23</sup> Id. at p. 5.  
<sup>24</sup> Id. Emphasis ours.  
<sup>25</sup> Entry of Judgment, March 30, 2022, a certified copy is attached as ANNEX “B.”  
<sup>26</sup> ANNEX “C-1.”  
<sup>27</sup> ANNEX “C-1-a.”  
<sup>28</sup> ANNEX “C-2.”  
<sup>29</sup> Privatization and Management Office v. Mariano A. Nocom, et al., G.R. No. 250477, November 9, 2020, [Per J. Lopez, Second Division] (ANNEX “A.”)  
<sup>30</sup> ANNEX “B.”  
<sup>31</sup> 2019 AMENDED RULES OF COURT, Rule 39, sec. 47(b).  
<sup>32</sup> G.R. No. 205539, October 4, 2017, [Per J. Leonen, Third Division].  
<sup>33</sup> ANNEX “C-1.”  
<sup>34</sup> “DEMAND TO VACATE AND TO PAY ARREARS AND FAIR RENT FOR THE REPACOM BUILDING” in the amount of One Hundred Eleven Million One Hundred Seventy Thousand Four Hundred Seventy-Four Pesos and 80/100 (Php111,170,474.80),” a certified copy is







Decision	9	G.R. No. 250477	Decision	9	G.R. No. 250477	Decision	10	G.R. No. 250477
<p>the lease was made for a determinate time, it ceases upon the day fixed, without the need of a demand. Upon the lapse of the stipulated period, the court cannot extend or modify the lease for the parties, even on the basis of equity. Here, after the lease was terminated on September 3, 2016, without making any agreement for its renewal, the PMO used the basis of Mariano for the premises.</p> <p>We reiterate that in an action for specific performance, the terms and conditions of the contract sought to be enforced must be adhered to, and the Court is not empowered to alter them or to prescribe any other condition not previously agreed to by the parties. It is not the province of a court to alter a contract by construction, or to make a new contract for the parties. Its duty is confined to the interpretation of the law which they have made for themselves, without regard to its wisdom or folly, as the court cannot supply material stipulations or read into the contract words which it does not contain."</p> <p><b>FOR THESE REASONS, the petition is GRANTED. The Decision dated June 17, 2019 of the Regional Trial Court, Branch 135 in Civil Case No. R-MKT-16-0355-CV is REVERSED and SET ASIDE.</b></p> <p><b>SO ORDERED.</b></p> <p><i>[Signature]</i> Associate Justice</p>	<p><b>WE CONCUR:</b></p> <p><i>[Signature]</i> ESTELA M. PERALTA-BERNABE Senior Associate Justice Chairperson</p> <p><i>[Signature]</i> ALFONSO C. GEMUNDO Associate Justice</p> <p><i>[Signature]</i> AMY E. LAZARO-JAVIER Associate Justice</p> <p><b>ATTESTATION</b></p> <p>I attest that the conclusions in the above Decision had been reached in consultation before the case was assigned to the writer of the opinion of the Court's Division.</p> <p><i>[Signature]</i> ESTELA M. PERALTA-BERNABE Senior Associate Justice Chairperson</p>	<p><b>CERTIFICATION</b></p> <p>Pursuant to Section 13, Article VIII of the Constitution, and the Division Chairperson's Attestation, I certify that the conclusions in the above Decision had been reached in consultation before the case was assigned to the writer of the opinion of the Court's Division.</p> <p><i>[Signature]</i> DIOSDADO M. PERALTA Chief of Division</p>	<p><b>ANNEX C-2</b></p> <p>Republic of the Philippines Department of Finance PRIVATIZATION AND MANAGEMENT OFFICE</p> <p><b>ENTRY OF JUDGMENT</b></p> <p>This is to certify that on September 9, 2022, a decision rendered in the above-entitled case was filed in the Office of the Division Clerk of the Regional Trial Court, Branch 135 in Civil Case No. R-MKT-16-0355-CV is REVERSED and SET ASIDE.</p> <p><b>FOR THESE REASONS, the petition is GRANTED. The Decision dated June 17, 2019 of the Regional Trial Court, Branch 135 in Civil Case No. R-MKT-16-0355-CV is REVERSED and SET ASIDE.</b></p> <p><b>SO ORDERED.</b></p> <p><i>[Signature]</i> Associate Justice</p> <p><b>ANNEX C-2</b></p> <p>Republic of the Philippines Department of Finance PRIVATIZATION AND MANAGEMENT OFFICE</p> <p><b>ENTRY OF JUDGMENT</b></p> <p>This is to certify that on September 9, 2022, a decision rendered in the above-entitled case was filed in the Office of the Division Clerk of the Regional Trial Court, Branch 135 in Civil Case No. R-MKT-16-0355-CV is REVERSED and SET ASIDE.</p> <p><b>FOR THESE REASONS, the petition is GRANTED. 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The Decision dated June 17, 2019 of the Regional Trial Court, Branch 135 in Civil Case No. R-MKT-16-0355-CV is REVERSED and SET ASIDE.</b></p> <p><b>SO ORDERED.</b></p> <p><i>[Signature]</i> Associate Justice</p>	<p><b>ANNEX C-2</b></p> <p>Republic of the Philippines Department of Finance PRIVATIZATION AND MANAGEMENT OFFICE</p> <p><b>ENTRY OF JUDGMENT</b></p> <p>This is to certify that on September 9, 2022, a decision rendered in the above-entitled case was filed in the Office of the Division Clerk of the Regional Trial Court, Branch 135 in Civil Case No. R-MKT-16-0355-CV is REVERSED and SET ASIDE.</p> <p><b>FOR THESE REASONS, the petition is GRANTED. The Decision dated June 17, 2019 of the Regional Trial Court, Branch 135 in Civil Case No. R-MKT-16-0355-CV is REVERSED and SET ASIDE.</b></p> <p><b>SO ORDERED.</b></p> <p><i>[Signature]</i> Associate Justice</p>		
























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<p>JUDICIAL AFFIDAVIT - ALFREDO F. LARDIZABAL JR. PMO v. Mariano A. Nocum, Jr., et al. Civil Case No. _____</p> <p>5. <b>Q: What were your functions as a Market Specialist III?</b></p> <p>A: I handled several accounts which were transferred from Board of Liquidators (BOL) to PMO, for disposition. As the accounts officer, I handled, possessed, and maintained all records related to the said account. One of the accounts I handled was the REPACOM Building which is the subject of this case.</p> <p>6. <b>Q: Can you explain what you mean by accounts?</b></p> <p>A: Accounts refer to assets handled by the PMO for disposition. They can be that of a defunct entity which was endorsed to the PMO for disposition such as the REPACOM Building.</p> <p>An account may also refer to assets which are from existing and active entity, but some of its assets were turned over to the PMO for disposition.</p> <p>7. <b>Q: How long have you held this position?</b></p> <p>A: 5 years. I entered PMO as Market Specialist II on July 16, 2019. On August 16, 2024, I was promoted to Accounts Liquidations Officer III.</p> <p>8. <b>Q: Mr. Witness, you mentioned that you handled the PMO Account for the REPACOM Building, can you tell this court what documents relevant to this case did you handle?</b></p> <p>A: Several documents related to the asset. I have with me a Contract of Lease dated January 12, 1990 between Board of Liquidators and Mariano A. Nocum.</p> <p>Also, I have with me a Decision in Civil Case No. 96-78631, with an attached Compromise Agreement dated January 20, 1998 and an</p>	<p>JUDICIAL AFFIDAVIT - ALFREDO F. LARDIZABAL JR. PMO v. Mariano A. Nocum, Jr., et al. Civil Case No. _____</p> <p>Amended Contract of Lease dated October 18, 1991. The Decision stems from a case between PMO and Mariano A. Nocum over the REPACOM Building entitled Mariano A. Nocum.</p> <p>I also have in my possession case files involving a different and more recent case between the parties before the Supreme Court entitled <i>Privatization and Management Office v. Mariano A. Nocum, substituted by Mariano T. Nocum, Jr., Marcelino Manlito, Hermoso Albert all surnamed Nocum and Caroline N. Ng</i>, with docket number G.R. No. 250477. The documents I have in relation to this case, are the Decision and the Entry of Judgment.</p> <p>I also have on file the Final Demand to Vacate and to Pay Arrears and Fair Rent in relation to the REPACOM Building which I also served to defendants.</p> <p>9. <b>Q: Mr. Witness you mentioned several documents between BOL and Mariano A. Nocum specifically a Contract of Lease dated January 12, 1990. I am presenting you with a Contract of Lease also dated January 12, 1990, is this the same document you are referring to?</b></p> <p>A: Yes, this is the Contract of Lease I am referring to.</p> <p>[<i>Lawyer's Manifestation:</i> Your Honor, it is respectfully moved that the Contract of Lease dated January 12, 1990 be marked as our <b>EXHIBIT "E"</b>.]</p> <p>10. <b>Q: Mr. Witness you also mentioned documents in Civil Case No. 96-78631, I am presenting you with a Decision dated February 13, 1998, a Compromise Agreement dated January 20, 1998, and an Amended Contract of Lease dated October 18, 1991, are these the same documents you mentioned?</b></p>	<p>JUDICIAL AFFIDAVIT - ALFREDO F. LARDIZABAL JR. PMO v. Mariano A. Nocum, Jr., et al. Civil Case No. _____</p> <p>A: Yes. These are the documents I am referring to.</p> <p>[<i>Lawyer's Manifestation:</i> Your Honor, it is respectfully moved that the Amended Contract of Lease dated October 18, 1991 be marked as our <b>EXHIBIT "F"</b> and the RTC Manila Branch 22 Decision in Civil Case No. 96-78631 dated February 13, 1998 with the attached Compromise Agreement dated January 20, 1998 be marked as our <b>EXHIBITS "G"</b> and <b>"G-1,"</b> respectively.]</p> <p>11. <b>Q: You also mentioned another case but involving the successors-in-interest PMO and defendants Nocum in this case before the Supreme Court. I am presenting you with a Decision from the Supreme Court with docket number G.R. No. 250477 dated November 9, 2020, and an Entry of Judgment dated March 30, 2022 also with docket number G.R. No. 250477, are these the same documents you are referring to?</b></p> <p>A: Yes, these are the Decision and Entry of Judgment I am referring to.</p> <p>[<i>Lawyer's Manifestation:</i> Your Honor, it is respectfully moved that the Decision and Entry of Judgment in Privatization and Management Office v. Mariano A. Nocum, substituted by Mariano T. Nocum, Jr., Marcelino Manlito, Hermoso Albert all surnamed Nocum and Caroline N. Ng, with docket number G.R. No. 250477 dated November 9, 2020, be marked as our <b>EXHIBITS "A"</b> and <b>"B,"</b> respectively.]</p> <p>12. <b>Q: You also mentioned that you have with you a demand to vacate and pay rent for the REPACOM Building, I am presenting you with a Final Demand to Vacate and to Pay Arrears and Fair Rent in the amount of One Hundred Three Million Twenty Thousand Thirty Pesos</b></p>	<p>JUDICIAL AFFIDAVIT - ALFREDO F. LARDIZABAL JR. PMO v. Mariano A. Nocum, Jr., et al. Civil Case No. _____</p> <p>and 23/100 (Php103,020,030.23) for the REPACOM Building, is this the document you are referring to?</p> <p>A: Yes, that is the same document I was referring to.</p> <p>[<i>Lawyer's Manifestation:</i> It is moved that the Final Demand to Vacate and to Pay Arrears and Fair Rent in the amount of One Hundred Three Million Twenty Thousand Thirty Pesos and 23/100 (Php103,020,030.23) for the REPACOM Building dated March 12, 2024 be marked as our <b>EXHIBIT "C-1."</b>]</p> <p>13. <b>Q: Mr. Witness, do have any documents or matters to add?</b></p> <p>A: None at the moment.</p> <p> ALFREDO F. LARDIZABAL JR. Affiant</p> <p><b>SUBSCRIBED AND SWORN</b> to before me, this 10<sup>th</sup> day of March 2025 in Makati City, City affiant personally exhibiting to me his <b>PHID ID No. 249</b> as competent proof of his identity.</p> <p> JOHN DALE A. BALLINAN Senior State Solicitor</p>
<p>JUDICIAL AFFIDAVIT - ALFREDO F. LARDIZABAL JR. PMO v. Mariano A. Nocum, Jr., et al. Civil Case No. _____</p> <p><b>SWORN ATTESTATION</b></p> <p>I, State Solicitor Elvira Joselee R. Castro, of the Office of the Solicitor General, after being sworn in accordance with law, hereby depose and state that:</p> <p>1. I faithfully recorded or caused to be recorded the questions asked and the corresponding answers that the affiant/witness gave; and</p> <p>2. No person was present, assisting, or coaching the witness regarding the latter's answers.</p> <p> ELVIRA JOSELEE R. CASTRO State Solicitor</p> <p><b>SUBSCRIBED AND SWORN</b> TO before me this 10<sup>th</sup> day of March 2025 in Makati City, affiant personally exhibiting to me her OSG ID No. 2012-03001, as competent proof of her identity.</p> <p>I hereby certify that I have personally examined the affiant and that I am satisfied that she personally executed the foregoing ATTESTATION and that she fully understood the same.</p> <p> JOHN DALE A. BALLINAN Senior State Solicitor</p>	<p>Republic of the Philippines Department of Justice PRIVATIZATION AND MANAGEMENT OFFICE 134 Amorsolo Street, Legaspi Village, Makati City</p> <p></p> <p>269 ID NO. ALFREDO F. LARDIZABAL JR. NAME  SIGNATURE</p> <p>HOME ADDRESS: 2310 Flor Towers South Reliance III, Highway 11B, Mandaluyong City</p> <p>TELEPHONE NO. 0915-2891330</p> <p>IN CASE OF EMERGENCY, Please Notify: Alex Jones Lardizabal</p> <p>ADDRESS AND CONTACT NO. same as above/ 0996-7567438</p> <p>IN: 449-334716</p> <p>OSG POUCH NO. _____</p> <p>BLOODTYPE _____</p> <p>DATE OF ISSUE July 16, 2019</p> <p> ELLEN H. RONDAAL DEPUTY PRIVATIZATION OFFICER</p>	<p>ANNEX "I"</p> <p>REPUBLIC OF THE PHILIPPINES METROPOLITAN TRIAL COURT NATIONAL CAPITAL JUDICIAL REGION MANILA, Branch _____</p> <p>PRIVATIZATION AND MANAGEMENT OFFICE, Plaintiff,</p> <p>- versus -</p> <p>Civil Case No. _____ For: Ejectment and Damages</p> <p>MARIANO T. NOCUM, JR., MARCELINO NOCUM, MANOLITO NOCUM, HERMOSO T. NOCUM, ALBERT NOCUM, and CAROLINE N. NG, Defendants.</p> <p><b>JUDICIAL AFFIDAVIT</b></p> <p>RONIE V. REYES Property Appraiser III Disposition Support Services Division Privatization and Management Office</p> <p><b>OFFER OF TESTIMONY:</b></p> <p>This Judicial Affidavit of RONIE V. REYES is executed and being submitted to serve as his direct testimony in the instant case. This Judicial Affidavit is offered to prove that:</p> <p>1. He is a licensed Property Appraiser with expertise in appraising real property with more than 9 years of experience.</p> <p>2. He has handled around 40 properties, ranging from agricultural lands to commercial properties.</p>	<p>JUDICIAL AFFIDAVIT - RONIE V. REYES PMO v. Mariano A. Nocum, Jr., et al. Civil Case No. _____</p> <p>3. Among the properties assigned to him by PMO is the REPACOM Building, which is the subject of this case.</p> <p>4. He appraised and assessed the reasonable rent of the REPACOM Building based on data from other comparable rental properties and recognized methods in appraising real property.</p> <p>5. The reasonable rent of the REPACOM Building is Php1,100,000.00 net per month for the net leasable area of 2,401 square meters or Php13,200,000.00 per year.</p> <p>6. The reasonable rent of the REPACOM Building for the whole building, with a gross area of 3,618 square meters is Php13,700,000.00 per year.</p> <p>7. He will also identify relevant documents.</p> <p>This Judicial Affidavit was taken at the Office of the Solicitor General, 134 Amorsolo Street, Legaspi Village, Makati City.</p> <p>Questions were propounded by STATE SOLICITOR ELVIRA JOSELEE REYES CASTRO, in English, which the affiant fully understands, and these questions are numbered consecutively, and each question is followed by the answer of the witness.</p> <p>1. <b>Q: Do you swear to tell the truth and nothing but the truth?</b></p> <p>A: Yes, I do.</p> <p>2. <b>Q: Are you aware that you may face criminal liability for false testimony or perjury if you will not tell the truth?</b></p> <p>A: Yes, I am aware.</p>
<p>JUDICIAL AFFIDAVIT - RONIE V. REYES PMO v. Mariano A. Nocum, Jr., et al. Civil Case No. _____</p> <p>3. <b>Q: Please state your name, age, and address.</b></p> <p>A: Ronie V. Reyes, Filipino, 44 years old, married, with office address at 114 Gambosa Street, Legaspi Village, Makati City 1229, Philippines.</p> <p>4. <b>Q: What is your current employment?</b></p> <p>A: Currently, I am a Property Appraiser III, under the Disposition Support Services Division (DSSD) of the Privatization and Management Office (PMO).</p> <p>5. <b>Q: What are your functions as a Property Appraiser III?</b></p> <p>A: I do due diligence and valuation requirements of the different properties of the government that are situated in different parts of the country.</p> <p>6. <b>Q: What do you mean when you say you do due diligence and valuation requirements?</b></p> <p>A: Due diligence is the process where I collect, verify and analyze information pertaining to the subject property being appraised to arrive at the needed value. In this case, fair rental value.</p> <p>While valuation requirements mean the required pertinent information needed to come up with a valuation required by the office or a client.</p> <p>7. <b>Q: How long have you held this position?</b></p> <p>A: I have been with PMO since 2022, but I have been a property appraiser since 2015.</p> <p>8. <b>Q: You mentioned that you have been a property appraiser since 2015, where else have you worked?</b></p>	<p>JUDICIAL AFFIDAVIT - RONIE V. REYES PMO v. Mariano A. Nocum, Jr., et al. Civil Case No. _____</p> <p>A: After passing my PRC licensure examination, I engaged in private practice. In 2018, I worked as a Technical Project Manager under a startup company in Mandaluyong City. In 2022, I applied for my current position in PMO.</p> <p>9. <b>Q: Do you have a license to practice as an appraiser?</b></p> <p>A: Yes. I have my PRC REA License No. 008202. It was issued in 2015, and I have renewed the same for 2022 to expire in 2025. [Witness presents his ID, a photocopy of the same was made and will be submitted with this Judicial Affidavit.]</p> <p>[<i>Lawyer's Manifestation:</i> It is respectfully moved that the photocopy of the PRC License ID of Witness Ronie V. Reyes be marked as our <b>EXHIBIT "I-1."</b>]</p> <p>10. <b>Q: Mr. Witness since starting work with PMO in 2022 what properties have you handled or appraised?</b></p> <p>A: In 2 years' time of being with the PMO, I have handled around 40 properties, ranging from agricultural lands to commercial properties. The REPACOM Building is one of the properties assigned to me directly by my division chief.</p> <p>With the REPACOM Building I was tasked to conduct due diligence and valuation and to prepare a Fair Rental Value Report.</p> <p>11. <b>Q: Mr. Witness, you mentioned a Fair Rental Value Report, I am presenting you with a document dated August 3, 2022 and with the same title, how is this related to the document you just mentioned?</b></p>	<p>JUDICIAL AFFIDAVIT - RONIE V. REYES PMO v. Mariano A. Nocum, Jr., et al. Civil Case No. _____</p> <p>A: This is the Fair Rental Value Report that I prepared. My Certification and signature are on the next page. [Witness turns the page and points to his signature].</p> <p>[<i>Lawyer's Manifestation:</i> Your Honor it is respectfully moved that the Fair Rental Value Report of the Reparatons Commission (REPACOM) Property dated August 3, 2022, be marked as our <b>EXHIBIT "D"</b> and the signature of witness Ronie V. Reyes be sub-marked as our <b>EXHIBIT "D-1."</b>]</p> <p>12. <b>Q: Based on your evaluation what is the fair rental value for the REPACOM Property?</b></p> <p>A: Based on my evaluation, the Fair Rental Value for the net leasable area of the REPACOM property is Php 1,100,000.00 net per month.</p> <p>13. <b>Q: What is your basis for the Fair Rental Value of Php1,100,000.00 net per month?</b></p> <p>A: The basis is the information I gathered from the other rental properties what we call "comparables." These are primarily the rental rates per month from the other rental properties near and around the REPACOM Building. The information was gathered by either inquiry through phone, online or site visit.</p> <p>I arrived at the fair rental value using the Market Approach. It is one of the 3 standards of methodology to arrive at an opinion of value.</p> <p>14. <b>Q: Can you explain the Market Approach you used in appraising the fair rental value for the REPACOM Building?</b></p> <p>Market Approach means that we gather other pertinent information from nearby properties. For example, in determining fair rent, we will gather</p>	<p>JUDICIAL AFFIDAVIT - RONIE V. REYES PMO v. Mariano A. Nocum, Jr., et al. Civil Case No. _____</p> <p>Information from nearby and comparable properties, which we call "comparables," to the subject property and from there we will arrive at the Fair Rental Value.</p> <p>The closest thing here to supporting documents is the information gathered from the other rental properties that were asked for. In the appraisal report, the information from the contacts from the other rental properties are available.</p> <p>15. <b>Q: In this case Mr. Witness what are the specific "comparables" that you used as basis for the Fair Rental Market Value of REPACOM Building?</b></p> <p>A: The specific findings on this can be found beginning of the 6<sup>th</sup> page of the Fair Rental Value Report.</p> <p>The comparable properties I shortlisted are the Delgado Building, Champ Building, CBK Building II, and Marshala Tower. These buildings were chosen considering their location, classification of use, and current building condition.</p> <p>The buildings had rental prices for 2022 of Php500.00 per square meter for Delgado Building, Php567.00 per square meter for Champ Building, Php495.00 per square meter for CBK Building II, and Php400.00 per square meter for Marshala Tower.</p> <p>16. <b>Q: With respect to the REPACOM Building, how did you arrive at the Fair Rental Value using the data from the comparables?</b></p> <p>First, I determined the net leasable area of the REPACOM Building. I determined that the total floor area of the REPACOM Building according to its Tax Declaration is 3,618 square meters while the estimated total net leasable area is 2,401 square meters.</p>
<p>JUDICIAL AFFIDAVIT - RONIE V. REYES PMO v. Mariano A. Nocum, Jr., et al. Civil Case No. _____</p> <p>In this case, to arrive at the most likely Fair Rental Value of the property, I used different Elements of Comparison to compare the subject property up against the gathered comparables, such as size and shape.</p> <p>If the subject property is bigger than a comparable, I will allocate a positive value on it. As for shape, if the comparable is more regular than the subject property, I will allocate a negative value on it. The same thing is applied to the other elements of comparison and to the other comparables.</p> <p>I will then calculate the Total Adjustment per comparable. Total Adjustment is the percentage based on the allocative values based on the differences between the comparables and the subject property. This Total Adjustment will then be multiplied to the original rental rate for each comparable. The product is the Adjusted Value for each comparable. I will then assign a weight to each Adjusted Value where the lesser the adjustment the higher the weight. The Adjusted Value and Weight of each comparable will then be multiplied to get the Weighted Value for each comparable. These will then be added to get the Total Value, rounding to the nearest whole number. Then, the sum will be multiplied to the Net Usable Area to get the Fair Rental Value per month.</p> <p>Using these figures and adjustments, I was able to derive the Fair Rental Value of Php469.00 or 450.00 per square meter for 2022.</p> <p>The amount Php450.00 is then multiplied to the net leasable area of 2,401 square meters which then results in the amount of Php1,080,450.00 per month or rounded to Php1,100,000.00 per month. I rounded up so the value will be a whole</p>	<p>JUDICIAL AFFIDAVIT - RONIE V. REYES PMO v. Mariano A. Nocum, Jr., et al. Civil Case No. _____</p> <p>number. Rounding up is allowed as long as it is marginal or not more than 5%. Considering that there are 12 months in a year, I multiply this monthly value with twelve which results in the gross annual rent is Php13,200,000.00 per year. This amount does not include the common areas which are 1,217 square meters. Common areas are common spaces which include hallways, lobbies, etc. that are usually used by the public for access and other possible human activities.</p> <p>For the common areas, I use the rate Php50.00 per square meter. This rate is based on one of the comparables, the Delgado building. The Delgado building was chosen because in terms of its building condition it is very similar to the REPACOM Building.</p> <p>Using the Php50.00 per square meter rate I multiplied it to the common areas of 1,217 square meters which results in the lease rate of Php6,850.00 per month. I added this to the monthly rental rate of the leasable area, and I get a sum of rent Php1,141,300.00 for the entire building or Php13,695,000.00 per year rounded up to Php13,700,000.00 per year.</p> <p>My computation can be found on the 9<sup>th</sup> page of the Fair Rental Value Report. While the conclusion on the value is on the 10<sup>th</sup> page of the Fair Rental Value Report.</p> <p>17. <b>Q: Considering this rate was determined to be for 2022, is this still applicable today?</b></p> <p>A: No. Rental rate is not stagnant. It changes. Hence, I also determined the Average Annual Growth Rate of the rental rate.</p> <p>I used the Php450.00 square meter rental rate for 2022 and the Php230.00 square meter previous rental rate in 2016 and I was able to calculate that the actual annual growth rental rate is around 10.3% per year.</p>	<p>JUDICIAL AFFIDAVIT - RONIE V. REYES PMO v. Mariano A. Nocum, Jr., et al. Civil Case No. _____</p> <p>The formula for the Annual Growth Rate is as follows:</p> $r = \frac{(Vt/Vo) \times 1/n - 1}{(1.8) \times 1/6 - 1}$ $r = 0.1033 \text{ or } 10.33\%$ <p>where: Vo = starting value Vt = final value n = number of years</p> <p>My computation for the Average Annual Growth Rate is on the 9<sup>th</sup> page of the Fair Rental Value Report.</p> <p>18. <b>Q: Mr. Witness, do have anything else to add?</b></p> <p>A: None at the moment.</p> <p> RONIE V. REYES Affiant</p> <p><b>SUBSCRIBED AND SWORN</b> to before me, this 12<sup>th</sup> day of March 2025 in Makati City, affiant personally exhibiting to me his <b>OSG ID No. 249</b> as competent proof of his identity.</p> <p> JOHN DOMINIC S. OBIAS State Solicitor</p>	<p>JUDICIAL AFFIDAVIT - RONIE V. REYES PMO v. Mariano A. Nocum, Jr., et al. Civil Case No. _____</p> <p><b>SWORN ATTESTATION</b></p> <p>I, State Solicitor Elvira Joselee R. Castro, of the Office of the Solicitor General, after being sworn in accordance with law, hereby depose and state that:</p> <p>1. I faithfully recorded or caused to be recorded the questions asked and the corresponding answers that the affiant/witness gave; and</p> <p>2. No person was present, assisting, or coaching the witness regarding the latter's answers.</p> <p> ELVIRA JOSELEE R. CASTRO State Solicitor</p> <p><b>SUBSCRIBED AND SWORN</b> TO before me this 12<sup>th</sup> day of March 2025 in Makati City, affiant personally exhibiting to me her OSG ID No. 2012-03001, as competent proof of her identity.</p> <p>I hereby certify that I have personally examined the affiant and that I am satisfied that she personally executed the foregoing ATTESTATION and that she fully understood the same.</p> <p> JOHN DOMINIC S. OBIAS State Solicitor</p>
<p>Republic of the Philippines Department of Justice PRIVATIZATION AND MANAGEMENT OFFICE 134 Amorsolo Street, Legaspi Village, Makati City</p> <p></p> <p>269 ID NO. RONIE V. REYES SIGNATURE</p> <p>HOME ADDRESS: 305 Infante Street, Barangay Little Baguio, San Juan City</p> <p>TELEPHONE NO. 0915-5284433</p> <p>IN CASE OF EMERGENCY, Please Notify: Ligaya Reyes</p> <p>ADDRESS AND CONTACT NO. Same as above/ 0943-500644</p> <p>IN: 248-082-972-000</p> <p>OSG POUCH NO. _____</p> <p>BLOODTYPE: B+</p> <p>DATE OF ISSUE: April 7, 2022</p> <p> ELLEN H. RONDAAL DEPUTY PRIVATIZATION OFFICER</p>	<p>Republic of the Philippines Office of the Solicitor General 134 Amorsolo Street, Legaspi Village, Makati City</p> <p></p> <p>CASTRO, ELVIRA JOSELEE R. State Solicitor</p> <p> MENARDO T. GUEVARRA Solicitor General</p>	<p>ANNEX "J"</p> <p>PROFESSIONAL REGULATION COMMISSION PROFESSIONAL REGULATION DIVISION</p> <p></p> <p>REAL ESTATE APPRAISER</p> <p></p> <p>CERTIFICATION</p> <p>1. I am a duly licensed and registered Professional Real Estate Appraiser under the Professional Regulation Commission (PRC) with PRC ID No. 008202.</p> <p>2. I have been duly licensed and registered as a Professional Real Estate Appraiser under the Professional Regulation Commission (PRC) with PRC ID No. 008202.</p> <p>3. I have been duly licensed and registered as a Professional Real Estate Appraiser under the Professional Regulation Commission (PRC) with PRC ID No. 008202.</p> <p>4. I have been duly licensed and registered as a Professional Real Estate Appraiser under the Professional Regulation Commission (PRC) with PRC ID No. 008202.</p> <p>5. I have been duly licensed and registered as a Professional Real Estate Appraiser under the Professional Regulation Commission (PRC) with PRC ID No. 008202.</p> <p>6. I have been duly licensed and registered as a Professional Real Estate Appraiser under the Professional Regulation Commission (PRC) with PRC ID No. 008202.</p> <p>7. 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# LEARN BY PARADOX

BY: PASTOR PETER JOHN F. CO

## A WARM CONSTANT MENTIONING

### 1 Thessalonians 1:1-2

Paul’s opening salutation is obviously different from his other epistles. There is no assertion of his apostolic authority probably because of the warm relationship between Paul and the Thessalonian church. And how glad the Thessalonians must be to read the first line that Paul and Silas who had to escape their city was doing well. These men, along with Timothy, were greatly loved by the Thessalonian believers that reading this opening salutation must have greatly uplifted their spirits.

See Paul’s joyful affection in v2 “We give thanks to God always for all of you, constantly mentioning you in our prayers,”

We should not take Paul’s thanksgiving as empty, as though for formality alone. Paul will give thanks but will withdraw it if it’s not applicable (Check Galatians). Paul’s thanksgiving is sincere and heartfelt, directed not at the Thessalonians’ achievements but at God, who caused the church to flourish and strive. Why directed towards God? The same with the church in Corinth, Paul, or any servants of the Lord may plant the seed but it is God who causes the church to grow and live.

Paul thanked God always for all of them, whom He constantly mention in his prayers. “Constantly mentioning” is in the Greek present tense which conveys that this is a regular habit of Paul and his companions. It is in the middle voice which means that they themselves are invested in praying. Imagine how the Thessalonians’ heart must be, almost bursting out because they were never forgotten by those who began with them.

Whenever you hear that you are being prayed for, it always gives you a sense of gratefulness that you are being remembered. It is one of the purest expressions of love anyone can give. To spend time praying for a person. Question is, how about us toward others? Are we cultivating a habit of praying for one another? It is difficult but as we develop a habit of praying it becomes like breathing. And it is definitely rewarding not only you become closer to the Lord, but it fosters a sense of community and mutual support among fellow believers. So, pray constantly with thanksgiving to the Lord that He indeed listens and watches over His church.

## PHILHEALTH TO PROVIDE 75 FREE MEDS UNDER GAMOT STARTING AUG. 21

MANILA – Filipinos will soon have access to 75 types of medicines for free at select clinics and pharmacies, with a limit of PHP20,000 per year, under the Philippine Health Insurance Corp.’s (PhilHealth) new Guaranteed and Accessible Medications for Outpatient Treatment (GAMOT) package.

During its launch on Thursday, PhilHealth President and Chief Executive Officer Edwin Mercado said it is part of the Yaman ng Kalusugan Program para mailayo sa sakit ang bawat Pilipino (YAKAP) program.

“Dun po sa ating datos ang isa sa malaking out-of-pocket spending ng ating mga kababayan ay doon sa tinatawag nating medical goods (Based on our data, one of the biggest out-of-pocket expenses of our fellow Filipinos is for what we call medical goods),” he said in his speech.

“Kumbaga mga gamot, mga gamit na ginagastusan natin paglabas ng hospital (In other words, medicines and medical supplies that we spend on after being discharged from the hospital).”

The GAMOT package expands on the initial 21 free medicines under the Konsultasyong Sulit Tama or Konsulta benefits package with an additional 54, and will take effect on Aug. 21, based on PhilHealth Circular 2025-0013.

These medicines include “common treatments” for a wide range of conditions, such as infections, asthma, chronic obstructive pulmonary disease, diabetes, high cholesterol, high blood pressure, heart conditions, nervous system disorders, and other supportive therapies.

The entire list of free medicines is included in the PhilHealth circular.

To avail of the new Gamot package, register as a beneficiary of the PhilHealth’s YAKAP program.

The registration can be done through the eGovPH app, the PhilHealth member online portal, at PhilHealth offices, or through other channels.

Beneficiaries must then get a prescription from a YAKAP or PhilHealth-accredited physician before they can avail of the free medicines at any Gamot facility.

Any government-issued ID and the doctor’s prescription must be presented at the clinic.

Mercado noted there are 4,300 GAMOT partner clinics where PhilHealth members may avail of the new benefit.

For those in Metro Manila, they may also avail of the new benefit in GAMOT partner pharmacies.

He explained that the GAMOT pharmacies are only available in Metro Manila, but more will be added in the coming days. (PNA)

JUDICIAL AFFIDAVIT - NICA GRACE C. TAGABI  
PMD v. Mariano A. Nocom, Jr., et al.  
Civil Case No. \_\_\_\_\_

This Judicial Affidavit was taken at the Office of the Solicitor General, 134 Amoroso Street, Legaspi Village, Makati City.

Questions were propounded by STATE SOLICITOR ELVIRA JOSELLE REYES CASTRO, in English, which the affiant fully understands, and these questions are numbered consecutively, and each question is followed by the answer of the witness.

1. Q: Do you swear to tell the truth and nothing but the truth?

A: I do.

2. Q: Are you aware that you may face criminal liability for false testimony or perjury if you will not tell the truth?

A: Yes, I am aware.

3. Q: Please state your name, age, and address.

A: Nica Grace C. Tagabi, Filipino, 27 years old, single, with office address at 104 Gamboa Street, Legaspi Village, Makati City 1229, Philippines.

4. Q: What is your current employment?

A: I currently hold the position of Legal Assistant II with the Privatization and Management Office (PMO).

5. Q: What are your functions as a Legal Assistant II?

A: I assist the PMO lawyers in the preparation of case briefers, in the filing of pleadings, as well as the transmittal of letters, among other related work.

JUDICIAL AFFIDAVIT - NICA GRACE C. TAGABI  
PMD v. Mariano A. Nocom, Jr., et al.  
Civil Case No. \_\_\_\_\_

6. Q: How long have you been in this position?

A: I have held this position for 2 years.

7. Q: In assisting the PMO lawyers have you handled documents related to this case?

A: Yes, I prepared and sent through registered mail letters of “DEMAND TO VACATE AND TO PAY ARREARS AND FAIR RENT FOR THE REPACOM BUILDING” in the amount of One Hundred Eleven Million One Hundred Seventy Thousand Four Hundred Seventy-Four Pesos and 80/100 (P111,170,474.80) to Mariano T. Nocom, Jr., as EXHIBIT “C-2-a,” to Albert Nocom as EXHIBIT “C-2-b,” to Caroline N. Ng as EXHIBIT “C-2-c,” to Hermoso Nocom as EXHIBIT “C-2-d,” Marcelino Nocom as EXHIBIT “C-2-e,” Heirs of Marcelino Nocom as EXHIBIT “C-2-f,” and Manolito T. Nocom, be marked as EXHIBIT “C-2-h.”

8. Q: When did you send these letters?

A: I sent individual Letters to Mariano T. Nocom, Jr., Albert Nocom, Caroline N. Ng, Hermoso Nocom, and Marcelino Nocom via registered mail on September 18, 2024. As for the letter to Manolito Nocom, it was sent on October 2, 2024.

9. Q: What is your proof of having prepared these demand letters?

A: I have with me copies of the letters.

[Lawyer’s Manifestation: Your Honor, it is respectfully moved that the “DEMAND TO VACATE AND TO PAY ARREARS AND FAIR RENT FOR THE REPACOM BUILDING” in the amount of One Hundred Eleven Million One Hundred Seventy Thousand Four Hundred Seventy-Four Pesos and 80/100 (P111,170,474.80) to Mariano T. Nocom, Jr., as EXHIBIT “C-2-a,” to Albert Nocom as EXHIBIT “C-2-b,” to Caroline N. Ng as EXHIBIT “C-2-c,” to Hermoso Nocom as EXHIBIT “C-2-d,” Marcelino Nocom as EXHIBIT “C-2-e,” Heirs of Marcelino Nocom as EXHIBIT “C-2-f,” and Manolito T. Nocom, be marked as EXHIBIT “C-2-h.”]

JUDICIAL AFFIDAVIT - NICA GRACE C. TAGABI  
PMD v. Mariano A. Nocom, Jr., et al.  
Civil Case No. \_\_\_\_\_

10. Q: How about the mailing of these demand letters, what is your proof?

A: I have with me the proof of mailing from the Makati Central Post Office with the respective tracking numbers for each letter.

[Lawyer’s Manifestation: Your Honor, it is respectfully moved that the proof of mailing from the Makati Central Post Office for the Final Demand Letters sent to Mariano T. Nocom, Jr., Albert Nocom, Caroline N. Ng, Hermoso Nocom, and Marcelino Nocom be marked as EXHIBIT “C-2-g.” It is also prayed that the proof of mailing of the Final Demand Letters for Manolito Nocom be marked as EXHIBIT “C-2-g.”]

11. Q: Mr. Witness, do have anything else to add?

A: None at the moment.

NICA GRACE C. TAGABI  
Affiant

SUBSCRIBED AND SWORN to before me, this 10<sup>th</sup> day of March 2025 in Makati, City affiant personally exhibiting to me her 10 oaths, as competent proof of her identity.

JOHN DALE A. BALLINAN  
Senior State Solicitor

### SWORN ATTESTATION

I, State Solicitor Elvira Josele R. Castro, of the Office of the Solicitor General, after being sworn in accordance with law, hereby depose and state that:

1. I faithfully recorded or caused to be recorded the questions asked and the corresponding answers that the affiant/witness gave; and

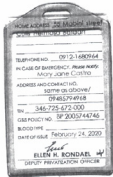
2. No person was present, assisting, or coaching the witness regarding the latter’s answers.

ELVIRA JOSELLE R. CASTRO  
State Solicitor

SUBSCRIBED AND SWORN to before me this 10<sup>th</sup> day of March 2025 in Makati City, affiant personally exhibiting to me her OSG ID No. 2012-03001, as competent proof of her identity.

I hereby certify that I have personally examined the affiant and that I am satisfied that she personally executed the foregoing ATTESTATION and that she fully understood the same.

JOHN DALE A. BALLINAN  
Senior State Solicitor



REPUBLIC OF THE PHILIPPINES)  
CITY OF MAKATI

### AFFIDAVIT

I, Rejelyn D. Turila, Filipino, of legal age, with office address at 104 Gamboa Street, Legaspi Village, Makati City 1229, after having been sworn in accordance with law hereby depose and state that:

1. I am under Contract of Service with the Privatization Management Office (PMO);

2. I was tasked to locate the address of defendant Hermoso Nocom;

3. I searched for his address through inquiries with the sublessee of the REPACOM Property, but they are not aware of his address. I also conducted a search on the internet of his address or place of work and businesses. However, despite the foregoing good faith effort and diligent search, I, for PMO, could not locate the address of defendant Hermoso Nocom;

4. I am executing this affidavit to attest to the truth of the foregoing statements in support of PMO’s Motion for Leave of Court to Serve Summons by Publication on Hermoso Nocom.

IN WITNESS WHEREOF, I have set my hand and affixed my signature this 4<sup>th</sup> day of June 2025, in the City of Makati, Philippines.

REJELYN D. TURILA  
Affiant

SUBSCRIBED AND SWORN to before me this 4<sup>th</sup> day of June 2025 in City of Makati, affiant being personally known to me, who is the same person who personally signed before me the foregoing Affidavit.

JOHN DALE A. BALLINAN  
Senior State Solicitor  
Person Administering Oath

THE SENTINEL POST  
August 19 and 26, 2025



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The National Commission of Senior Citizens (NCSC) and the Department of Information and Communications Technology (DICT) officially launched the digital National Senior Citizens ID (NSCID) through the eGovPH App on 15 August 2025, marking a major step toward inclusive digital governance in the country.

By activating digital NSCID, senior citizens can now easily access their government benefits, discounts, and health services without the need for physical documents.

This initiative aligns with the government’s 8-Point Socioeconomic Agenda of President Ferdinand Marcos, Jr., focusing on digital transformation, improved service delivery, and expanded social protection.

“This launch is more than a digital innovation—it is a declaration that our senior citizens deserve convenience and empowerment in the digital age,” said NCSC Chairperson and CEO Dr. Mary Jean P. Loreche.

Dr. Loreche emphasized that this significant event will ensure that no Filipino senior citizen is left behind in a dynamic digital society.

With the introduction of this platform, senior citizens will no longer have to wait in long lines when applying for or accessing government services.

“Tanda ito ng malasakit ng gobyer-

no. Kasama dapat ang senior citizens sa digital age,” shared DICT Secretary Henry R. Aguda.

Also present during the launch were Rep. Rodolfo “Ompong” Orduña and Rep. Milagros Aquino-Magsaysay, both advocates for the welfare of senior citizens and authors of relevant legislation in Congress.

According to the Philippine Statistics Authority (PSA), there are over 9 million total population of senior citizens as of 2020.

As of July 2025, 8.4 million senior citizens are registered in the Philippine Identification System (PhilSys), and 1.2 million have already activated their accounts on the eGovPH App.

To assist those unable to register online, the NCSC will work closely with regional offices, LGUs, and partner organizations to provide on-the-ground support and digital onboarding.

Senior citizens who already have a national ID and an eGovPH account will have their digital NSCIDs automatically activated.

This historic initiative is part of the broader vision of Bagong Pilipinas of a citizen-first, compassionate, and digitally empowered government.

The NCSC and DICT reaffirm their pledge to ensure Filipino senior citizens will enjoy their golden years on the journey toward digital transformation. **(NCSC WEBSITE)**

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REGIONAL TRIAL COURT  
NATIONAL CAPITAL JUDICIAL REGION  
CITY OF PARAÑAQUE  
  
OFFICE OF THE CLERK OF COURT AND  
EX- OFFICIO SHERIFF  
  
BDO UNIBANK INC.,  
  
-versus-  
  
Mortgagee,  
  
Foreclosure No. 2025-119  
  
EXTRAJUDICIAL FORECLOSURE  
OF REAL ESTATE MORTGAGE  
UNDER ACT 3135 AS AMENDED  
BY ACT 4118  
  
SPS. WILBERT S. ONG  
AND MILLET C. ONG,  
  
Debtor/Mortgagor,  
  
x ----- x  
  
NOTICE OF SHERIFF’S SALE  
  
Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118, filed by mortgagee/s BDO UNIBANK INC., against debtors/mortgagors, SPS. WILBERT S. ONG AND MILLET C. ONG to satisfy the mortgage indebtedness which as of July 11, 2025 amounts to THREE MILLION SIX HUNDRED SEVENTY EIGHT THOUSAND SIX HUNDRED SEVENTY SEVEN PESOS and 14/100 (Php3,678,677.14) inclusive of interest and penalties, the undersigned or his duly authorized deputy will sell at public auction on September 23, 2025 at 10:00 AM or soon thereafter at the Lobby, Ground Floor, Main Entrance, City Hall, Parañaque City, M.M., to the highest bidder, for cash or Managers Check and in Philippine currency, the following property/ies with all its improvements, to wit:  
  
CONDOMINIUM CERTIFICATE OF TITLE NO. 010-2024000080  
  
“IT IS HEREBY CERTIFIED that the unit identified and described as:  
  
ONE AEROPOLIS PHASE 2  
REFERENCE UNIT: 10  
FLOOR: 3  
UNIT: J  
DESCRIPTION: STUDIO A  
RESIDENTIAL AREA: 20  
DRYING CAGE AREA: 1.2  
TOTAL (AREA SQ. M.): 21.2  
  
in the diagrammatic floor plan appended to the enabling of master deed of the condominium project annotated on TRANSFER CERTIFICATE OF TITLE 156209-10/T-782 which embraces and describes the land located at BRGY. SAN DIONISIO, PARANAQUE CITY with an area of TWENTY TWO THOUSAND SEVEN HUNDRED FORTY EIGHT (22,748) Square Meter, is registered in the name of:  
  
Owner: SPS.WILBERT SEE ONG AND MILLET CAISIP ONG, BOTH OF LEGAL AGE, FILIPINO CITIZENS.  
  
All sealed bids must be submitted to the undersigned on the above-stated time and date. SEALED BIDS WILL BE PUBLICLY OPENED BEFORE 4:00 PM AT THE VENUE OF THE AUCTION SALE.  
  
In the event the public auction should not take place on the said date, it shall be held on September 30, 2025 without further notice.  
  
Interested parties are hereby enjoined to investigate for themselves the title and condition of the said real property/ies and the encumbrance thereon.  
City of Parañaque, M.M., Philippines, August 12, 2025.  
  
(Sgd.)  
PAULO JOSE N. CUSI  
Assisting Deputy Sheriff  
  
(Original Signed)  
ATTY. HECTOR C. SIVLA  
Clerk of Court VI & E-Oficio Sheriff  
  
PUBLICATION: THE SENTINEL POST  
DATE OF PUBLICATION: August 19, 26, & September 2, 2025  
  
Copy Furnished:  
All parties concerned notified by registered mail with return cards.  
  
THE SENTINEL POST  
August 19, 26 and September 2, 2025

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“FILIPINO INVENTORS WINS 3 GOLDS AT THE SILICON VALLEY INTERNATIONAL INVENTION FESTIVAL”

Filipino Inventors shine bright in the recently concluded 4th Silicon Valley International Inventions Festival, held from August 8 to 10, 2025, at the Silicon Valley Convention Center in Santa Clara, California.

Awardees are as follows:

- \* Unsinkable PortaBoat – Inv Ronald Pagsanghan, Ph.D
  - \* Sambacur Plus – Inv. Richard Gomez, CNP and Inv. Rigel Gomez, CNP
  - \* Sultana Digital Rice Vendo Machine – Jefferson Ong
- Team morale was boosted with the visit of Philippine Consul Rowena Daquipin.

The Silicon Valley International Inventions Festival is organized under the auspices of the International Federation of Inventors' Associations and attracts participants from around the world.

SAMBACUR PLUS Wins Gold at the Silicon Valley International Inventions Festival

Philippine-made SAMBACUR PLUS earned a Gold Award at the 4th Silicon Valley International Inventions Festival, held from August 8 to 10, 2025, at the Silicon Valley Convention Center in Santa Clara, California.

Formulated with premium Philippine-grown herbs, SAMBACUR PLUS has helped thousands of individuals combat Chronic Kidney Disease (CKD) by supporting kidney function. Healthy kidneys help regulate essential compounds in the blood, contributing to improved wellness. Many users have



reported significant recovery from CKD and, in some cases, even from dialysis.

The product is manufactured by Bauertek Pharmaceutical Technologies and distributed through Kaibigan sa Kalusugan.

The Silicon Valley International Inventions Festival is organized under the auspices of the International Federation of Inventors' Associations and attracts participants from around the world.

INDUSTRY-BASED LEARNING AT THE CORE: NEW BATANGAS STATE UNIVERSITY CAMPUS IN LIMA ESTATE REIMAGINES FUTURE-READY EDUCATION

BATANGAS CITY—A new chapter in Philippine engineering education is unfolding as Batangas State University, The National Engineering University (BatStateU The NEU), partners with Aboitiz InfraCapital Economic Estates to establish a new campus within the LIMA Estate—a purpose-built, industry-integrated learning hub located in CALABARZON's thriving industrial corridor.

The milestone was formalized on August 12 in Makati City, where BatStateU The NEU and Aboitiz InfraCapital Economic Estates signed a Memorandum of Agreement (MOA). Earlier, on June 19, 2025, through Board Resolution No. 74, s. 2025, the BatStateU Board of Regents approved the establishment of the BatStateU Aboitiz LIMA Campus, formally laying the foundation for what will become a national hub for industry-based education. This partnership will give rise to a pioneering academic-industrial campus in the heart of CALABARZON's premier economic zone, purpose-built to integrate Industry-Based Learning (IBL) at the core of BatStateU's engineering and technology programs. It aims to bridge the country's widening skills gap and produce future-ready graduates equipped to meet the demands of a rapidly evolving global economy.

"This is a strategic engine for innovation in talent development," said Dr. Tirso A. Ronquillo, President of BatStateU The NEU. "By situating the campus within a thriving industrial hub, we ensure that our students gain not only academic knowledge but also the practical, future-ready skills needed to lead in an increasingly dynamic industry."

Situated within the 1000-hectare LIMA Estate in Lipa and Malvar, Batangas — one of the country's most industrialized regions—the new campus places students in direct proximity to over 185 local and global industry leaders across dynamic manufacturing, technology, and business ecosystems. Its location within major economic zones and industrial clusters allows education to align in real-time with the industries that power national growth.

"It is a collaboration that delivers an impact on everyone, creating opportunities for students, driving innovation for businesses, strengthening investor confidence, and fueling regional growth," shared



BATANGAS STATE UNIVERSITY  
The National Engineering University



Economic  
Estates



Mr. Rafael Fernandez De Mesa, President and CEO of Aboitiz Land, Inc. and Head of Aboitiz InfraCapital Economic Estates. "So together with Batangas State University, we're not only building careers, we're shaping a workforce that will help create a stronger and more competitive economy," he added.

Scheduled to begin operations in AY 2026-2027, the new campus will feature state-of-the-art engineering laboratories, modern classrooms, and collaborative learning spaces, all integrated into a green and future-ready campus design. Incorporating renewable energy systems, sustainable building materials, and digital-ready infrastructure, the campus reflects BatStateU's commitment to environmental stewardship and 21st-century education.

Aboitiz InfraCapital Economic Estates is Asia's leading developer and operator of smart, sustainable industrial-anchored townships, with a 2,000-hectare footprint, 250 locators, and 100,000 jobs generated across Southern Luzon and Central Visayas, and expansions into Central Luzon. Its portfolio includes the 1,000-hectare LIMA Estate in Batangas, 63-hectare Mactan Economic Zone 2 Estate in Cebu, 540-hectare West Cebu Estate in Balamban, and 384-hectare TARI Estate in Tarlac. Supported

by AboitizPower, Aboitiz Construction, and other Aboitiz businesses, these multi-awarded estates offer a complete ecosystem of infrastructure and services.

Through this landmark partnership, the new campus within the LIMA Estate is set to redefine how the Philippines nurtures engineering and technology talent—where education is immersed in real industry settings, innovation thrives, and learning fuels national progress.

Batangas State University (BatStateU), the Philippines' National Engineering University under Republic Act No. 11694, is the country's largest engineering institution and a recognized leader in engineering and technology education. It is the first state university with programs in BS Chemical Engineering, BS Civil Engineering, BS Computer Engineering, BS Electrical Engineering, BS Electronics Engineering, BS Industrial Engineering, BS Mechanical Engineering, and BS Sanitary Engineering accredited by the Engineering Accreditation Commission (EAC) of the Accreditation Board for Engineering and Technology (ABET), <https://www.abet.org> under the commission's General Criteria and Program Criteria for Engineering and Philippine Technological Council's Accreditation and Certification Board for Engineering and Technology (PTC-ACBET). Moreover, BatStateU Alangilan's BS Computer Science Program is accredited by the Computing Accreditation Commission of ABET, <https://www.abet.org> under the commission's General Criteria and Program Criteria for Computer Science and Similarly Named Computing Programs. Similarly, BatStateU Alangilan's BS Information Technology Program is accredited by the Computing Accreditation Commission of ABET, <https://www.abet.org> under the commission's General Criteria and Program Criteria for Information Technology and Similarly Named Computing Programs. Globally recognized for its innovation and sustainability initiatives, BatStateU ranks 401–600 in the 2025 Times Higher Education Impact Rankings, 111th in the 2025 World University Rankings for Innovation (WURI), and 304th in the 2024 UI GreenMetric World University Rankings. The University remains committed to advancing transformative, industry-aligned education that produces globally competitive graduates and drives national development.

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AVAILABLE FOR AS LOW AS PHP1/DAY**



**Budget-friendly dengue protection.** This rainy season, let BDO Insure help you find the most affordable dengue insurance plan to protect you and your family.

The rainy season may bring a welcome break from the scorching summer, but it also comes with its own set of challenges. From worsening traffic to flu season to higher incidence of dengue.

Peak season for dengue infection is reported to be from June to November each year. That's because dengue-carrying mosquitoes, like *Aedes aegypti*, tend to have higher populations during the rainy season. However, due to the potential for year-round transmission, dengue has become an ongoing threat, even outside of the peak months.

The Department of Health recently reported that in January and February 2025, dengue infection rose as much as 40% compared to the same period last year. The dengue scare is very real and because it can be transmitted, it is a public health concern across the country.

### ***Php1 a day for year-round protection***

Dengue fever isn't just a sickness; it's a stressful, costly ordeal that can impact your entire family. Imagine the worry, the medical bills, and the lost income. BDO Insure helps you find an affordable dengue insurance plan that offers peace of mind without breaking the bank.

For just Php350 a year, you'll receive Php10,000 cash assistance if diagnosed with dengue. For Php700 a year, you'll get Php20,000 in cash assistance which can help cover medical expenses, recovery costs, or even lost wages, easing the financial strain that dengue can bring.

**Protect everyone you love**

You can purchase dengue insurance for yourself, your children, parents, spouse or partner, or even a friend. It's a simple yet powerful way to show you care. Each individual can have a maximum of one policy.

As part of BDO Group, BDO Insure is your insurance helpline when choosing the right products for personal and business insurance and making claims. From insuring your car, or businesses, to protecting your own medical needs, even your pets, BDO Insure can recommend the right coverage for you.

Reach out to BDO Insure today at [www.bdo.com.ph/bdo-insure](http://www.bdo.com.ph/bdo-insure).

**PAGBATI SA MGA NAGSITAPOS SA MGA  
PROGRAMA SA ILALIM NG PASIG CITY  
SKILLS DEVELOPMENT OFFICE**



Nasa 2,746 graduates mula sa mga Pasig City Skills Development Office, partikular mula sa Pasig Community Training Center (Livelihood Programs at Barangay Computer Literacy Programs) at Pasig City Institute of Science and Technology, na sumailalim sa pagsasanay mula ikalawang semester ng 2024 hanggang unang semester ng 2025, ang nagsipagtapos sa ginanap na Certification Day noong Huwebes, August 14, 2025, sa Ynares Sports Arena.

Dumalo sa programa sina Mayor Vico Sotto, Vice Mayor Dodot Jaworski, Jr., Congressman Roman Romulo, at ilang miyembro ng 12th Sangguniang Panlungsod na sina Councilor Angelu de Leon, Councilor Warren Inocencio, Councilor Boyie Raymundo, Councilor Paul Senogat, at Councilor Simon Tantoco. Present din si Ms. Maria Gerty Pamaran, District Director ng Technical Education and Skills Development Authority-PAMAMARISAN. Pinangunahan ng mga nabanggit ang pamamahagi ng certificates sa mga graduate bilang pagkilala sa kanilang pagsisikap at dedikasyon.

Bukod sa certificate, makatanggap din ang mga nagsipagtapos ng “Starter Fund” na nagkakahalagang PHP 4,000.00. Ang halagang ito ay magsisilbing tulong pinansyal mula sa lokal na pamahalaan para

sa mga graduate upang makapagsimula ng maliit na negosyo o makapaghanap ng trabaho gamit ang mga kaalamang natutunan sa kanilang pagsasanay.

Sa kanyang mensahe, binigyang-diin ni Mayor Vico na ang pangunahing layunin ng Pamahalaang Lungsod ng Pasig sa paglulunsad ng mga programa gaya ng livelihood programs, computer literacy programs, at iba pang technical-vocational courses ay hindi lamang para makapagbigay ng panandaliang benepisyo para sa mga Pasigueño. Bagkus, layunin ng mga programang ito na malinang ang kanilang kaalaman at kakayahan na magagamit sa pagsisimula ng munting negosyo o sa paghahanap ng trabaho.

Ang patuloy na paglulunsad ng mga ganitong programa ay patunay ng dedikasyon ng lokal na pamahalaan na bigyan ang mga Pasigueño ng pagkakataong mapaunlad ang kanilang kaalaman at kakayahan na magagamit nila upang higit ding mapabuti ang kanilang pamumuhay.

Mula sa Pamahalaang Lungsod ng Pasig, mabuhay ang mga nagsipagtapos!

I-check ang post ni Mayor Vico Sotto tungkol sa nasasabing pagtatapos sa link na ito: [https://bit.ly/PCSDO\\_2025\\_CertificationDay](https://bit.ly/PCSDO_2025_CertificationDay)  
**(PASIG CITY PIO)**

## CALOOCAN CITY: FREE SKILLS TRAINING COURSES



**CALOOCAN**

CALOOCAN CITY MANPOWER AND TRAINING CENTER **SOUTH**

# FREE SKILLS TRAINING

## FOUR-MONTH COURSES

### INFORMATION TECHNOLOGY

- Advanced Computer Operations
- Basic Computer Operations
- Computer Repair & Maintenance  
Computer Systems Servicing NCII
- Animation
- Visual Graphic Design

### SOFT TRADE

- Basic Dressmaking  
Dressmaking NCII
- Housekeeping  
Housekeeping NCII
- Cosmetology  
Beauty Care NCII
- Culinary  
Cookery NCII
- Fashion Apparel  
Fashion Design (Apparel) NCII
- Hair Science Technology  
Hairdressing NCII
- Massage Treatment  
Massage Therapy NCII
- Therapeutic Massage  
Hilot Wellness Massage NCII

### HARD TRADE

- Automotive Mechanics  
Automotive NCII
- Basic Welding  
Shield Metal Arc Welding NCII
- Small Appliance Repair  
Electronic Product Assembly & Servicing NCII
- Electrical Wiring Installation  
Electrical Installation & Maintenance NCII
- RAC Repair & Maintenance  
Refrigeration & Air-Conditioning Servicing NCII

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5310-1461 or 8332-6682  
<https://www.facebook.com/PESO.CCMTC>



**CALOOCAN**

CALOOCAN CITY MANPOWER AND TRAINING CENTER **NORTH**

# FREE SKILLS TRAINING

## FOUR-MONTH COURSES

### INFORMATION TECHNOLOGY

- Advanced Computer Operations
- Basic Computer Operations
- Computer Repair & Maintenance  
Computer Systems Servicing NCII
- Animation
- Visual Graphic Design

### SOFT TRADE

- Basic Dressmaking  
Dressmaking NCII
- Housekeeping  
Housekeeping NCII
- Cosmetology  
Beauty Care NCII
- Culinary  
Cookery NCII
- Fashion Apparel  
Fashion Design (Apparel) NCII
- Hair Science Technology  
Hairdressing NCII
- Massage Treatment  
Massage Therapy NCII
- Therapeutic Massage  
Hilot Wellness Massage NCII

### HARD TRADE

- Automotive Mechanics  
Automotive NCII
- Basic Welding  
Shield Metal Arc Welding NCII
- Consumer Electronics Servicing  
Electronic Product Assembly & Servicing NCII
- Electrical Wiring Installation  
Electrical Installation & Maintenance NCII
- Motorcycle Repair & Maintenance  
Small Engine Servicing NCII
- RAC Repair & Maintenance  
Refrigeration & Air-Conditioning Servicing NCII

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**CALOOCAN**

CALOOCAN CITY MANPOWER AND TRAINING CENTER

# FREE SKILLS TRAINING

## FOUR-MONTH COURSES

### REQUIREMENTS:

- High school card or Diploma/  
College diploma
- Birth certificate
- Barangay clearance
- Any valid ID
- Voter's ID (enrollee or guardian)
- Marriage certificate  
(for married female only)
- Cedula
- 1x1 ID picture - 2 pcs.
- Long brown envelope

### QUALIFICATIONS:

- Caloocan City resident
- 17 years old and above
- Out-of-school youth
- High school graduate
- High school level
- Unemployed



TSP SHOWBIZ ROUND-UP

LEON BARRETTO  
THANKED HIS SISTER JULIA  
AS HE GRADUATES



Images courtesy of Instagram: juliabarretto, theleonbarretto

NIÑA JOSE  
GIVES BIRTH TO SECOND BABY



Images courtesy of Instagram: therealninajosequiambao

EA GUZMAN AND SHAIRA DIAZ  
FINALLY TIED THE KNOT  
AFTER 12 YEARS



Images courtesy of facebook: Nice/Print/Photography



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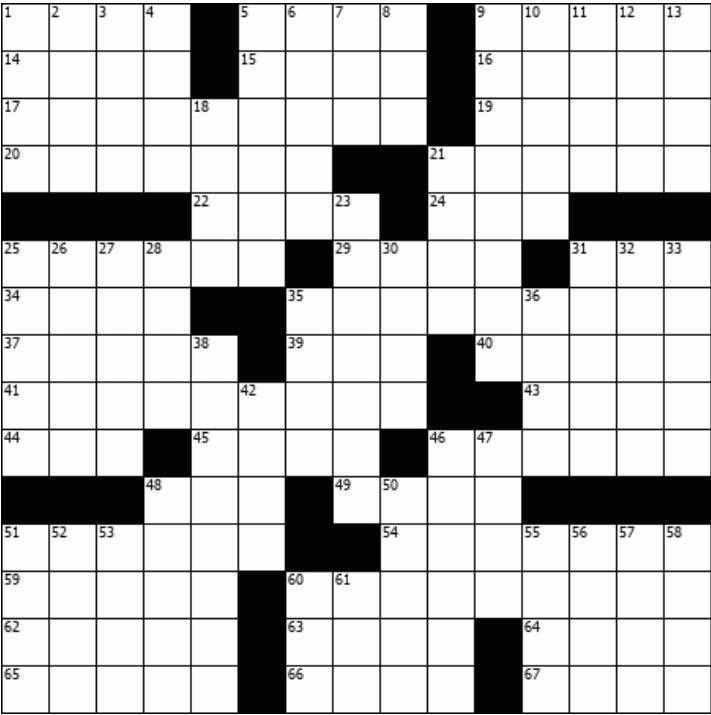
CROSSWORD PUZZLE

Across

- 1. Shakespeare, e.g.
- 5. Group of players
- 9. Stroke a guitar
- 14. Froster
- 15. \_\_\_\_\_ Fitzgerald
- 16. Certain parasite
- 17. Mediate
- 19. Artist's tripod
- 20. Harbor
- 21. Gobi, for one
- 22. Enemies
- 24. Fitting
- 25. Playwright \_\_\_\_\_ Miller
- 29. Mahjong piece
- 31. Nov. preceder
- 34. Undercooked
- 35. Worth having
- 37. "Phantom of the \_\_\_\_\_"
- 39. Snaky swimmer
- 40. Yarn unit
- 41. Unhappy
- 43. Contradictive contraction
- 44. Radio spots
- 45. Ceremonial act
- 46. Religious beliefs
- 48. Beet's color
- 49. Genuine
- 51. Be against
- 54. Quick tempo
- 59. Minimum
- 60. Listen in
- 62. Mysterious
- 63. Level
- 64. Donate
- 65. Made a choice
- 66. Take it easy
- 67. Adam's abode

Down

- 1. Prejudice
- 2. Farm measure
- 3. Musician \_\_\_\_\_ McEntire
- 4. Plumber's problem
- 5. Fright
- 6. Make joyful
- 7. Bottom-row key
- 8. Hollywood's \_\_\_\_\_ West
- 9. Dozing ones
- 10. Breakfast bread
- 11. Pretense
- 12. Consumer
- 13. Dissolve
- 18. Healthy food
- 21. Surrealist painter Salvador \_\_\_\_\_
- 23. Pittsburgh footballer
- 25. Smell
- 26. Fast
- 27. Ringlet
- 28. Not there
- 30. \_\_\_\_\_ of Capri
- 31. Fat
- 32. Actor/Director \_\_\_\_\_ Eastwood
- 33. Camp shelters
- 35. Money owed
- 36. Similar
- 38. Took into custody
- 42. Staff member
- 46. Skill
- 47. Building wings
- 48. Comic \_\_\_\_\_ O'Donnell
- 50. Roof edges
- 51. Toast spread
- 52. Quick look
- 53. Role
- 55. Rim
- 56. Crossword diagram
- 57. Wander
- 58. Shop sign
- 60. Eternally, in verse
- 61. Wide street (abbr.)



LAST WEEK'S ANSWER:

S	T	I	R		S	I	N	S		R	A	T	E	D	
N	I	C	E		T	R	E	E		E	M	I	L	Y	
O	N	E	S		E	A	V	E		R	E	E	S	E	
B	A	R	O	M	E	T	E	R		E	N	D	E	D	
			R	I	P	E	R			P	A	D			
P	A	S	T	A				S	I	D	E	C	A	R	
H	I	T		M	A	N	I	L	A			D	I	M	E
A	D	E		I	R	O	N	I	N	G			D	O	W
S	E	A	L		S	E	C	T	O	R			E	R	E
E	S	K	I	M	O	S				E	R	R	E	D	
			B	O	N			R	O	D	E	O			
L	O	S	E	R			P	A	L	A	T	A	B	L	E
A	V	E	R	T			E	D	I	T		S	L	I	D
M	A	N	I	A			S	A	V	E		T	I	M	E
A	L	T	A	R			O	R	E	S		S	P	A	N

SUDOKU

TODAY'S PUZZLE:

	8	3	4		1			
	5		6	7		8		3
		7				6		
3	6		1	8			2	7
	2	1		4		5	3	
5	4			3	7		6	1
		2				1		
4		5		1	3		8	
			8		2	3	4	

LAST WEEK'S ANSWER:

7	1	4	3	2	5	8	6	9
5	6	3	1	9	8	2	7	4
9	2	8	7	4	6	5	1	3
3	8	6	4	7	2	9	5	1
1	5	2	9	6	3	7	4	8
4	7	9	8	5	1	6	3	2
6	3	1	2	8	7	4	9	5
8	4	5	6	3	9	1	2	7
2	9	7	5	1	4	3	8	6



# HOOPS REPUBLIC

## OPISYAL NA PAGBUBUKAS NG PASIGLAKAS 2025



Opisyal nang sinimulan ang PASIGLAKAS 2025: City Government Employees' Sports Fest ngayong Sabado, August 16, 2025, sa Rizal High School Oval, na may temang PASIGLAKAS: Sigla at Lakas ng Pasig mula sa mga Empleyadong Masi-gasig!

Bumida sa pagbubukas ang Parade of Offices na nilahukan ng iba't ibang tanggapan ng Pamahalaang Lungsod at ilang national government agencies.

Bilang simbolo ng opisyal na pagbubukas ng sports fest, pinangunahan ng tatlong kabataang Pasigueño athletes na sina Rey Buenaventura Jr., Francine Jane Ramos, Rizehl Norrayne Noceto ang pagsindi sa sports cauldron. Samantala, pinangunahan naman ni Juan Paulo Arcinas mula sa Tri-cycle Operation and Regulatory Office, PasigLakas 2024 MVP, ang pagbasa ng Oath of Sportsmanship.

Dumalo ang mga opisyal ng Pamahalaang Lungsod ng Pasig sa Opening Ceremony kabilang sina Mayor Vico Sotto, Congressman Roman Romulo, at Vice Dodot Jaworski, Jr. Sa mensahe ni Mayor Vico Sotto, nagpaabot siya ng pasasalamat at pagbati sa lahat ng kalahok. Binanggit niya na higit pa sa panalo o pagkatalo, ang mahalaga ay ang kasiyahan, pagkakaisa, at tunay na diwa ng sportsmanship. Nagbigay din ng mensahe para sa mga kalahok ang mga miyembro ng 12th Sangguniang Panlungsod.

Isa sa mga tampok ng seremonya ang awarding ng mga muse, kung saan itinanghal na panalo si Fiel Nicole Sarmiento mula sa Pasig City General Hospital. Nagsilbing hurado sina Mutya ng Pasig 2024 1st Runner-up Aliana Katrine Pineda, Mutya ng Pasig 2024 Mary Endika Araya, at singer-performer Jero Von Bugarin, na pumili batay sa kagandahan, kasuotan, kumpiyansa, at personalidad ng mga kalahok.

Matapos ang programa, sinimulan ang mga Palarong Pinoy na nagbigay-sigla at kasiyahan sa lahat ng kalahok. Nagkaroon din ng booths, freebies, at services mula sa event partners, na kinilala rin bilang parte ng programa.

Kasabay nito, nagsimula na rin ang basketball at volleyball tournaments, habang magpapatuloy ang iba pang laro gaya ng badminton, bowling, chess, darts, at Mobile Legends hanggang katapusan ng Setyembre 2025.

Gustong balikan ang Opening Ceremony? Mapapanuod ang FB Live ng PASIGLAKAS 2025 Opening Ceremony sa link na ito: [https://bit.ly/PASIGLAKAS2025\\_Opening-Ceremony](https://bit.ly/PASIGLAKAS2025_Opening-Ceremony)

Para sa kumpletong schedule at updates, i-check ang official Facebook Page ng Pasig City HRDO.

Naging posible ang matagumpay na pagbubukas ng PASIGLAKAS sa pangunguna ng Human Resource Development Office, katuwang ang iba't ibang tanggapan ng Pamahalaang Lungsod ng Pasig at event partners.

Bukod sa PASIGLAKAS, inanunsyo rin na ang Lungsod ng Pasig ang magiging host ng kauna-unahang FIFA Futsal Women's World Cup 2025, kung saan may pagkakataon ang mga Pasigueño na makasaysayang event na ito.

Ang PASIGLAKAS Sports Fest ay hindi lamang tagisan ng husay at lakas, kundi isa ring mahalagang hakbang para sa pagpapalakas ng kalusugan, pagkakaibigan, at matibay na samahan ng mga kawani.

Mga kawani ng Pamahalaang Lungsod, maghanda na sa mga susunod na laban! Sa loob at labas ng court, ipakita natin ang tunay na diwa ng sportsmanship at teamwork—dahil dito sa Pasig, mas malakas, mas masaya, at mas panalo tayo kapag sama-sama! **(Pasig City PIO)**



# TSP

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THE SENTINEL POST

19 - 25 AUGUST 2025

## Seniors pro-am golf tourney set at Intramuros on Sept. 21



**GOLF TOURNAMENT.** Pilipinas Senior Golf Tour Organization (PSPGTO) chairman Mario Manubay (2nd from left) announces the staging of a Pro-Am tournament on Sept. 21 at the Intramuros Golf Club during the Tabloids Organization in Philippine Sports, Inc. (TOPS) 'Usapang Sports' forum at the Philippine Sports Commission (PSC) Conference Room on Thursday (Aug. 14, 2025). With him are (from left) secretary Orlan Sumcad, tournament commissioner Darren Evangelista, treasurer Wendy Superal, and president Marciano Pucay. (Contributed photo)

MANILA – Professional golfers who are now senior citizens have banded together to organize tournaments and mentor the young ones.

"Seniors are no longer given much attention in regular tours, and it's harder for us to win against younger players. So we thought of having our own program," said multi-titled Mars Pucay, president of the newly-formed Pilipinas Senior Golf Tour Organization (PSPGTO) in a press statement Friday.

He said that aside from giving senior golfers a fair and competitive environment, their group wants to provide opportunities to mentor younger players.

Guesting in Thursday's Tabloids Organization in Philippine Sports, Inc. (TOPS) 'Usapang Sports' forum, Pucay announced the staging of a Pro-Am tournament on September 21 at the Intramuros Golf Club.

Manila Mayor Isko Moreno is supporting the event, which is open to all senior players, regardless of membership status. The categories are 50 above, 55 above, 60 above, 65 above and a ladies divi-

sion—using the Stableford scoring format.

A total of PHP150,000 in cash prizes will be awarded to senior winners, while amateur partners will receive special gifts.

Joining Pucay in the weekly session were PSPGTO chairperson Mario Manubay, secretary Orlan Sumcad, treasurer Wendy Superal, event chairman Robert Pactolerin, and tournament commissioner Darren Evangelista.

"If the teaching is wrong from the begin-

ning, the results will be wrong for the players," said Manubay, adding that their group will accredit legitimate senior players as teaching professionals to improve grassroots golf instruction.

The PSPGTO also bared plans to hold more events, including a Night Golf competition in October.

"This is just the beginning. We thank our sponsors and welcome everyone who wants to help develop the sport," said Evangelista. **(PNA)**



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