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## DFA REBUKES OMBUDSMAN REMULLA, ASSERTS AUTHORITY TO ISSUE VISAS




MANILA – The Department of Foreign Affairs (DFA) on Sunday strongly rejected anew Ombudsman Jesus Crispin Remulla's claims questioning its legal authority to issue Philippine visas, insisting that its mandate is expressly provided by law and cannot be transferred to a private entity.

In a strongly worded statement, the DFA pushed back against remarks made during the Office of the Ombudsman's radio program on Saturday, which it described as erroneous and accompanied by unfounded insinuations about its passport services.

"The DFA's visa-issuance authority is founded on law. It is neither derived from nor dependent upon delegation by the DOJ (Department of Justice)," the DFA said.

The DFA cited Section 21(3), Chapter 7, Title I, Book IV of Executive Order No. 292, or the Administrative Code of 1987, which recognizes visa issuance as a statutory function of Philippine consular offices. It also invoked the Vienna Convention on Consular Relations, which identifies visa issuance as a consular function.

The DFA opposed Remulla's proposal to transfer visa processing to a third-party service provider, stressing that private firms may provide administrative

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## NCRPO ORDERS STRICT ACCESS CONTROLS FOR ASEAN SUMMIT SECURITY

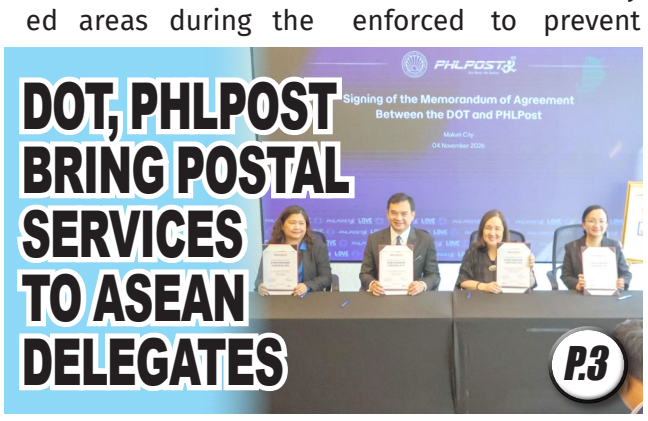


MANILA – The National Capital Region Police Office (NCRPO) on Sunday ordered the strict enforcement of security perimeter protocols to ensure that only authorized individuals and vehicles can enter restricted areas during the 49th ASEAN Summit and Related Summits on Nov. 15 to 17.

NCRPO acting chief Brig. Gen. Christopher Abrahano said security checkpoints, exclusion zones and identification procedures must be consistently enforced to prevent unauthorized entry, detect suspicious activities and protect foreign delegates, summit participants and the public.

He directed police officers to verify identification documents, credentials and vehi-

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## DOT, PHLPOST BRING POSTAL SERVICES TO ASEAN DELEGATES

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## DBM PUSHES ASEAN PROCUREMENT REFORMS TO BOOST GROWTH, INVESTMENTS

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~ SOUL FOOD ~

*"Your word is a lamp for my feet, a light on my path."*

- Psalm 119:105 -

# *Farmers get long-awaited land titles, debt relief under President Marcos' administration*

For many Filipino farmers, receiving a land title is more than just obtaining a legal document. It means finally owning the land they have cultivated for decades, having greater security for their families, and gaining opportunities to improve their livelihoods.

The Department of Agrarian Reform (DAR) said many agrarian reform beneficiaries (ARBs) have waited 15 to 30 years to receive their Certificates of Land Ownership Award (CLOAs), which serve as legal proof of ownership of lands awarded under the agrarian reform program. (1)

Under President Ferdinand R. Marcos Jr.'s administration, the distribution of these long-awaited titles gives farmers legal ownership of the agricultural lands they have cultivated, ending decades of uncertainty and providing greater security for their families.

Beyond securing ownership, the titles can also help farmers access agricultural loans and other financial assistance, allowing them to invest in their farms and increase productivity.

Under President Marcos' administration, DAR reported that a total of 460,307 land titles covering 648,166 hectares have been distributed to 432,842 agrarian reform beneficiaries (ARBs) from July 2022 to October 2026, based on DAR's Land Titles Cumulative Distribution Accomplishment under the agency's Support to Parcelization of Lands for Individual Titling (Project SPLIT) and Land Acquisition and Distribution (LAD) as of October 31, 2026.

SPLIT is DAR's flagship program designed to subdivide collective land titles into individual electronic land titles for farmers

Under DAR's Cumulative Distribution Accomplishment, a total of 21,876 land titles with 25,159 hectares with 24,804 ARBs from July 2022 to December 2022; a total of 69,897 land titles with 84,043 hectares with 73,399 ARBs in 2023, a total of 102,536 land titles with 120,772 hectares with 88,310ARBs in 2024, a total of 199,838 land titles with 302,540 hectares with 176,202 ARBs in 2025, and a total of 66,160 land titles with 115,652 hectares, with 70,127 ARBs from January 2026 to October 31, 2026.

***Regional distribution***

In its report to the President, the Bureau of Land Acquisition and Distribution (BLAD), DAR's attached agency, provided some of the details of the distribution of land titles, with five regions–Negros Island Region (Region 18), SOCCSKSARGEN (South Cotabato, Cotabato, Sultan Kudarat, Sarangani, and General Santos City) Region 12, Northern Mindanao (Region 10), and Cordillera Autonomous Region (CAR) topping the list.

DAR records show the Negros Island Region (NIR) had the highest number of titles distributed, with 25,048 benefiting 18,839 ARBs and a total land coverage of 12,720 hectares.

SOCCSKSARGEN Region 12 followed, with 8,550 distributed land titles benefiting 12,398 ARBs and covering 14,803 hectares of land.

Region 10 recorded the third-highest number of land titles distributed by the government, with 7,516 titles benefiting 10,400 ARBs and covering 8,860 hectares.

Land title distribution in other regions include those handed over in CAR – 2,584 titles, 2,206 ARBs, 1,166 hectares; Ilocos Region (Region 1) -970 titles, 889 ARBs, 491 hectares; Cagayan Valley Region -2,802 titles, 2,622 ARBs, 3,974 hectares; Central Luzon (Region III) – 7,154 titles, 6,009 ARBs, 5,401 hectares; Calabarzon (Region 4A) – 3,506 titles, 3,422 ARBs, 3,180 hectares; Mimaropa (Mindoro, Marinduque, Romblon, and Palawan) (Region 4B)– 2,197 titles, 4,445 ARBs, 8,042 hectares; and Bicol Region (RegionV) – 5,878 titles, 5,919 ARBs, 9,075 hectares.

Other areas include Western Visayas (Region VI)- 5,978 titles, 5,733 ARBs, 5,576 hectares; Central Visayas (Region VII) – 3,731 titles, 4,022 ARBs, 3,515 hectares; Eastern Visayas (Region VIII) – 3,507 titles, 2,461 ARBs, 3,364 hectares; Zamboanga Peninsula – 3,674 titles, 3,585 ARBs, 5,308 hectares; Davao Region (Region XI)- 1,238 titles, 1,314 ARBs, 1,348 hectares; and CARAGA Region – 3,125 titles, 3,196 ARBs, and 4,293 hectares.

In 2022, during the first six months of President Marcos' administration, some 26,000 land titles were distributed; more than 70,000 in 2023; more than 125,000 in 2024; and more than 299,000 in 2025.

Across the country, the distribution of land titles is intended to provide more farmers with the opportunity to exercise their rights as landowners and make long-term plans for their farms and families.

President Marcos has urged agrarian reform beneficiaries to make productive use of their newly awarded lands, emphasizing that responsible land ownership can contribute to the welfare of their families and communities. (2)

***PhP54.7 billion in farmers' debts condoned***

For farmers who have long carried the burden of unpaid land amortizations, the government's debt-condonation program provides another opportunity to move forward.



Under Republic Act No. 11953, or the New Agrarian Emancipation Act, qualified agrarian reform beneficiaries are freed from their outstanding agrarian debts, including interest and penalties.

As of October 27, 2026, the DAR reported that 703,047 Certificates of Condonation with Release of Mortgage (COCROMs) had been distributed, covering 901,246 hectares of agricultural land. (3)

The total amount of condoned agrarian debt reached PhP54.70 billion, allowing beneficiaries to redirect resources toward improving their farms, sustaining agricultural production, and supporting their families.

The government distributed 230,372 COCROMs in 2024, covering 252,940 hectares and representing PhP10.86 billion in condoned debts.

In 2025, the distribution increased to 252,953 COCROMs covering 290,088 hectares, with PhP35.69 billion in condoned obligations.

From January to October 27, 2026, another 219,722 COCROMs covering 358,218 hectares were recorded, representing PhP8.15 billion in condoned debts.

The DAR also reported that PhP3.06 billion remained for distribution, covering 283,387 hectares in 2026, out of the total PhP57.76 billion coverage under RA 11953.

***A more secure future for farming families***

President Marcos has recognized the important contribution of farmers and farmworkers, whose hard work helps ensure that food reaches Filipino families.

During the awarding of land patents and titles, together with the Department of Environment and Natural Resources (DENR), at the "Handog ng Pangulo: Financial Assistance to Farm Laborers and Distribution of Titles" held at the Bren Z. Guiao Convention Center in San Fernando City, Pampanga, the President expressed his gratitude to the country's agricultural workers. (4)

"Nais kong iparating ang taos-puso kong pasasalamat sa inyong lahat—sa ating mga magsasaka at manggagawa na patuloy na nagsusumikap para sa isang masaganang bukas," President Marcos said.

He also assured farmers that the government would continue providing financial support, equipment, and supplies to help address their needs.

"Sa araw-araw ninyong hirap at pagod sa pagsasaka, pagtatrabaho, at pagtataguyod sa inyong mga pamilya, nandito ang gobyerno para suportahan at alalayan kayo," the President said. (4)

President Marcos encouraged beneficiaries to use their awarded lands responsibly and productively, not only for their families but also for their communities and the country.

"Gawin ninyong produktibo ang inyong lupain. Gamitin ito nang tama para sa bawat pamilyang Pilipino, para sa ating mga komunidad, at para sa kinabukasan ng ating minamahal na Pilipinas. Ang responsableng paggamit ng lupa ay magbubunga ng masaganang pamumuhay para sa ating lahat," the President said. (4)

For farmers who have waited decades to receive proof of ownership, a land title represents more than the fulfillment of a long-pending government commitment. It provides a foundation for greater security, access to financial opportunities, and a more stable future for their families.

Together with the condonation of agrarian debts, the government hopes to help farmers focus less on past financial obligations and more on making their land productive. ***(PND)***

# SANCTUARY CENTER MARKS MENTAL HEALTH MONTH WITH INITIATIVES PROMOTING POSITIVITY AND WELL-BEING

Sanctuary Center in Mandaluyong City concluded its month-long celebration of Mental Health Month on October 29 (Thursday), hosting a series of activities designed to foster mental health awareness, emotional resilience, and positive engagement among both service users and staff.

Throughout October, the center introduced a variety of events aimed at enhancing cognitive function, emotional expression, social interaction, and mindfulness. Key program activities included Brain Freeze and Sensory Fun Games, a Mindfulness Walk, a Handling Emotions Activity, psychoeducation sessions, board games, and online self-care games.



As part of the educational push, registered psychometrician Ms. Polyanna Manalo, RPm, led a lecture on Psychological First Aid, offering practical strategies for crisis response and emotional support.

The center also prioritized staff well-being and community connection through tailored initiatives. Personnel participated in "Take What You Need" and "KAPESitive: Brewing Positivity Together," a program designed to boost camaraderie, while service users engaged in "MentaLift" to build positive peer relationships.

Sanctuary Center representatives emphasized that mental health care must remain an ongoing priority long after the October observances end. By highlighting empathy and everyday acts of kindness, the center reaffirmed its mission to cultivate a continuous culture of compassion, support, and mental health advocacy across its community. ***(DSWD-NCR)***

# GOVERNMENT FORGES PUBLIC-PRIVATE ALLIANCE TO EXPAND COMMUNITY CLIMATE RESILIENCE, FOOD SECURITY INITIATIVES




QUEZON CITY (PIA) — In a major push to strengthen community resilience against climate shocks, the government is deepening its engagement with private sector partners through a landmark multi-agency, multi-sectoral agreement to scale up climate adaptation and food security programs nationwide.

The Office of the Presidential Adviser for Sustainable and Resilient Communities (OPASRC) and the Department of Social Welfare and Development (DSWD) formally sealed their expanded partnership on Thursday, November 5, marking a critical milestone in the country's proactive stance against climate risks and food insecurity.

The agreement establishes the Project LAWA at BINHI PLUS framework, aiming to rally private sector and development partners to help bring reliable water and food supplies to remote and disadvantaged communities before prolonged dry spells threaten their livelihoods and survival amid the looming effects of El Niño.

***Expanding reach and impact through public-private collaboration***

The newly formalized Project LAWA at BINHI PLUS framework builds upon the foundation of the DSWD's flagship initiative, Project LAWA at BINHI (Local Adaptation to Water Access and Breaking Insufficiency through Nutritious Harvest for the Impoverished). Since its inception in 2023, the program has grown significantly, reaching over 180,000 partner beneficiaries in Luzon by 2025 across 3,246 barangays and 343 municipalities.

Through its signature 20-day Cash-for-Training-and-Work program, the initiative has provided temporary income while equipping vulnerable populations with vital skills in disaster preparedness, water management, and sustainable agriculture.

To date, the program has built 1,650 small farm reservoirs and repaired 831 community irrigation systems, and established 3,875 communal gardens that have yielded over 8 million kilos of vegetables.

With the introduction of Project LAWA at BINHI PLUS, the government seeks to bridge resource gaps that often limit the long-term sustainability of community interventions. Under this multi-sectoral alliance, OPASRC will spearhead stakeholder engagement and resource mobilization, while DSWD oversees implementation.

***A whole-of-society approach***

The landmark signing ceremony also brought together key institutional allies, including the National Resilience Council Foundation (NRCF) and ARISE Philippines, a premier network engaging businesses in disaster risk reduction.

By uniting government agencies, non-government organizations, and private sector leaders such as SM Prime Holdings, Inc., the partnership creates a robust framework to pool financial, technical, and material assistance. These contributions will directly fund water-harvesting facilities, agricultural inputs, and capacity-building programs.

Ultimately, the partnership highlights a whole-of-society approach championed by President Ferdinand R. Marcos Jr.'s administration. Through shared responsibility and institutional cooperation, the initiative ensures remote and disadvantaged communities are well equipped to adapt, recover, and thrive amid escalating climate challenges. ***(JMP/PIA-NCR)***

# GOOD NEWS! LIBRENG SAKAY

## A 10-day free transport for Metro Manila commuters




The Department of Tourism and the Department of Transportation have jointly launched a 10-day free transport initiative for Metro Manila commuters to provide complimentary rides in the lead-up to the 49th ASEAN Summit this November.

This initiative reflects the administration's commitment to ensuring that major international events deliver direct, tangible benefits to everyday Filipinos.

**#DOT #DOTrPH #Libreng-Sakay #ASEAN2026t**

# *DOT, PHLPost bring postal services to ASEAN delegates*




***Photo and caption courtesy of DOT - - From left: Assistant Postmaster General for Management Support and Services Atty. Marigold Libuit-Arroyo, Postmaster General and CEO Maximo C. Sta. Maria III, DOT Secretary Dita Angara-Mathay, and DOT Undersecretary Atty. Maria Dionesia A. Rivera-Guillermo during the signing of the Memorandum of Agreement (MOA) between the Department of Tourism (DOT) and the Philippine Postal Corporation (PHLPost) on Wednesday, November 4, 2026, in Makati City***

QUEZON CITY (PIA) — The Department of Tourism (DOT) and the Philippine Postal Corporation (PHLPost) will bring postal services closer to the delegates of the 49th Association of Southeast Asian Nations (ASEAN) Summit and Related Meetings this November, as delegates can send mail and buy Philippine-themed postcards and ASEAN commemorative stamps at the International Media Center (IMC) in the World Trade Center, Pasay City.

Tourism Secretary Dita Angara-Mathay and PHLPost Postmaster General and CEO Maximo C. Sta. Maria III signed the agreement on Wednesday, which places PHLPost's essential services inside the IMC and reinforces the whole-of-government approach to the Philippines' ASEAN Chairship.

"Through our official postal operator, we will bring the Philippines closer to the world through something as simple yet meaningful as postcards, stamps, and mailing services, available to all delegates at the International Media Center," Angara-Mathay said.

She added that the postcards and stamps share not only the beauty of the Philippines but also its rich stories and traditions.

"These postcards and stamps are our invitation to the world. We hope to share not only the beauty of our destinations but also the stories, traditions, and cultural identity that make the Philippines truly loved by many."

The delegates can choose from specially selected postcards showcasing the country's tangible and intangible cultural heritage. Featured stamp collections include the Philippines' ASEAN Chairship 2026 stamp, a commemorative stamp marking the 50th anniversary of the Treaty of Amity and Cooperation in Southeast Asia, and the ASEAN Fruits series, among others.

Meanwhile, PHLPost said the initiative is a chance to reintroduce the relevance of postal services in an increasingly digital world.

"Postcards and stamps tell stories, capture experiences, and connect people, places, and cultures. More importantly, they give our international guests something tangible to remember their time in the Philippines," Sta. Maria said. ***(PIA-NCR)***

# DBM pushes ASEAN procurement reforms to boost growth, investments




Budget Secretary Kim Robert de Leon on Wednesday underscored the importance of procurement reforms in boosting regional competitiveness, attracting investments and promoting economic growth across Southeast Asia.

Speaking at a high-level dialogue, Secretary de Leon urged members of the Association of Southeast Asian Nations (ASEAN) to streamline procurement procedures, expand business opportunities and strengthen accountability to ensure public spending translates into better services and economic growth.

"We should never have to choose between doing things quickly and doing things correctly. Our people deserve both."

Secretary de Leon proposed three areas for regional cooperation: strengthening digital procurement and open contracting, encouraging greater participation of micro, small and medium enterprises (MSMEs); and expanding capacity-building and technical exchanges among procurement professionals

He said simplifying procurement requirements, improving access to procurement information and promoting fair competition would allow more businesses, particularly MSMEs, to participate in government projects.

Secretary de Leon stressed that procurement efficiency should be measured not simply by reduced spending but by the quality and impact of government-funded projects.

"For me, efficiency is not simply about spending less. It is about delivering more with the resources entrusted to us," he said.

Citing the Philippines' procurement reforms, Secretary De Leon highlighted Republic Act 12009, or the New Government Procurement Act, signed by President Ferdinand R. Marcos Jr. in 2024.

The law modernizes the country's two-decade-old procurement system by promoting value for money, digitalization, open contracting, public participation, and more efficient processes.

The Budget Chief also said digital procurement initiatives have generated more than P1 billion in savings, potentially freeing up resources for education, healthcare, infrastructure and other essential services.

He also cited the Department of Budget and Management's (DBM) Centralized Open Monitoring Platform for Appropriations and Spending Statistics (COMPASS), which aims to improve public access to information on budget allocations, fund releases and government spending.

The DBM is also exploring the platform's integration with the government's e-Gov application to allow citizens to verify reported project accomplishments and provide feedback, he added.

"We call it COMPASS for a reason. Public funds must have a clear direction, and our citizens deserve to know where those funds are going," Secretary De Leon said.

He also cited the Philippines recognition at the 2025 Open Government Partnership Global Summit in Spain, where the country received the Asia and the Pacific Regional Award and the Open Contracting Thematic Award.

Secretary de Leon said procurement reforms should be measured through shorter processing times, greater competition, savings and improved public service delivery.

"A government contract may end with a signature, but our responsibility begins with delivery," he said.

The high-level ASEAN dialogue, held in support of the Philippines 2026 ASEAN Chairship, was organized by the Procurement Service-DBM, with funding from the European Union and technical assistance from the United Nations Development Programme Philippines.

It brought together ASEAN government officials, development partners, business representatives, and civil society organizations to discuss ways to make public procurement a driver of investment, competitiveness, and inclusive growth. ***(PTV NEWS-DAC)***

## DFA rebukes Ombudsman Remulla... (From P.1)

assistance but cannot exercise the government's authority to assess, approve or deny visa applications.

"The authority to assess, approve or deny Philippine visas is a sovereign governmental function that cannot be transferred to a private entity through an outsourcing arrangement," the DFA said.

The latest exchange comes amid Remulla's opposition to extending the 14-day visa-free entry pilot program for Chinese nationals, which began in January 2026 and is set to expire in January 2027.

The Ombudsman earlier raised concerns over overstaying and called for visa processing to be outsourced. Remulla claimed that a vast majority of Chinese tourists who entered the Philippines under visa-free policies did not return home, citing overstay issues.

He also alleged that visa processing involving China had become a "business" managed through travel agency quotas and questioned the DFA's ability to properly screen foreign nationals.

The DFA said the visa-free arrangement was implemented pursuant to a presidential directive to facilitate trade, investments, tourism and people-to-people exchanges between the Philippines and China.

The privilege is limited to tourism or business purposes, allows a maximum stay of 14 days, and is non-extendible and non-convertible, the department said.

It added that reported cases of misuse should be investigated by law enforcement agencies but do not establish impropriety on its part or prove that the arrangement was unlawful.

For Chinese nationals applying for a Section 9(a-1) business visa, the DFA said standard processing takes five working days from the submission of complete requirements, provided there is no derogatory information.

The DFA rejected allegations that it issues "fake" passports or deliberately imposes burdensome documentary requirements, saying these are prescribed under Republic Act 11983, or the New Philippine Passport Act, and its implementing rules and regulations.

It likewise denied treating passports and visas as commercial undertakings, saying fees are collected under the government's prescribed schedule of fees and form part of government revenue.

"The DFA categorically rejects the assertions made during the program that disregard its express statutory authority and attribute institutional impropriety to the Department without specific and verifiable evidence," it said. ***(PNA)***

**NOTICE OF DISSOLUTION**

Notice is hereby given that **SPLITMEDIALABS PHILIPPINES INC.** (the "Corporation"), a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with principal office at **86 Eulogio Rodriguez Jr. Avenue, C5 Barangay Ugong Norte, Quezon City**, has shortened its corporate term to **30 November 2026** and is in the process of closing its business and dissolving the Corporation, subject to the approval of the Securities and Exchange Commission and the completion of the necessary requirements with all relevant government authorities.

The foregoing action was approved by the Corporation's Board of Directors and Stockholders at their Joint Meeting held on **15 September 2026**, pursuant to which the Corporation was authorized to amend its Articles of Incorporation to shorten its corporate term and to undertake all necessary acts for its closure and dissolution.

This announcement serves as notice to all concerned of the business closure and dissolution of the Corporation.

**(Sgd.)**
**MICHAEL BACHMANN**
President

**THE SENTINEL POST**
November 10, 17 and 24, 2026

**EXTRAJUDICIAL SETTLEMENT OF ESTATE OF FELIPE F. CASTRO WITH ABSOLUTE SALE OF REAL PROPERTY**

NOTICE is hereby given that the estate of **FELIPE F. CASTRO**, who died intestate on June 6, 2023, in Quezon City, Philippines, was extrajudicially settled by his surviving heirs, namely: (1) AVELINA JUAN CASTRO, surviving spouse; (2) MARIE HAZEL CASTRO ALCAIDE, daughter; (3) HAIDEE CASTRO DOMINGO, daughter; and (4) JOEBERT JUAN CASTRO, son, all of legal age and Filipinos, pursuant to an Extrajudicial Settlement of Estate with Absolute Sale executed on October 2, 2026, in Quezon City, Metro Manila, Philippines, under the following terms:

I. The deceased left no will and testament, and, to the knowledge of the heirs, no other compulsory or intestate heirs entitled to participate in the estate.

II. The estate includes a parcel of land located at **718 Del Mundo Avenue, Barangay 167, Llano, Caloocan City**, covered by Transfer Certificate of Title No. **(C-392841) 001-2022003644**, with an area of **THREE HUNDRED (300) SQUARE METERS, MORE OR LESS.**

III. The heirs adjudicated the estate among themselves and sold, ceded, transferred, and conveyed the above-described property to **AILA MARIE ZUÑIGA FRANCISCO**, of legal age, Filipino, and single, for the total consideration of **TWO MILLION NINE HUNDRED THIRTY-FOUR THOUSAND SIX HUNDRED SIXTY-SIX PESOS AND SIXTY-SEVEN CENTAVOS (₱2,934,666.67)**, Philippine currency, receipt of which was acknowledged in full.

IV. The parties agreed that the applicable taxes, fees, and expenses arising from the transaction shall be borne by the buyer, subject to the terms of the instrument and applicable law.

The instrument was acknowledged before **ATTY. STANLEY FERNANDEZ**, Notary Public for Quezon City, Metro Manila, and entered in his notarial register as **Doc. No. 94; Page No. 19; Book No. V; Series of 2026**.

**THE SENTINEL POST**
October 27, November 3 and 10, 2026

Republic of the Philippines
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IN THE MATTER OF PARTIAL JUDICIAL SETTLEMENT OF ESTATE OF THE LATE SPOUSES VICTORIANO B. RICAFORT AND ADELA ALCABAO RICAFORT and ISSUANCE OF LETTERS OF ADMINISTRATION INVOLVING THE REAL PROPERTY COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 45154 REGISTERED WITH THE REGISTRY OF DEEDS OF THE CITY OF MANILA.

MARIA LOURDES RICAFORT PACHECO and MANUEL A. RICAFORT,
Petitioners.

-versus-

CECILIA RICAFORT MENESES,
Respondent.
x - - - - - - - - - - - - - - - - - - - - - - - - x

**O R D E R**

Before this Court is the verified Amended Petition filed on August 17, 2026 praying for the partial settlement of the estate of the late spouses Victoriano B. Ricafort and Adela A. Ricafort, who died intestate in California, U.S.A. on June 27, 1999 and March 8, 2007, respectively, involving the real property located in the City of Manila covered by Transfer Certificate of Title No. 45154, with a value of ₱12,500,000.00 as indicated in its latest Tax Declarations.

The Amended Petition identifies the lawful heirs of spouses Ricafort, all of whom are alleged to be their children, as follows: (1) petitioner Maria Lourdes Ricafort-Pacheco, with permanent Philippine residence at No. 3 Christian Street, Kingsville Subdivision, Antipolo City; (2) petitioner Manuel A. Ricafort, likewise with permanent Philippine residence at No. 3 Christian Street, Kingsville Subdivision, Antipolo City; (3) respondent Cecilia Ricafort-Meneses, residing at No. 1310 F. Yuseco Street, Barangay 362, Santa Cruz, Manila; (4) the late Victor A. Ricafort; and (5) the late Ramon A. Ricafort.

The Amended Petition further alleges that Ramon A. Ricafort died on December 6, 2022 in the United States of America, unmarried and without a child, while Victor A. Ricafort died intestate on January 5, 2025 in Los Angeles, California, U.S.A., divorced and with no known descendant, whether legitimate, illegitimate, or legally adopted. It likewise alleges that during his lifetime Victor A. Ricafort had executed an Affidavit of Waiver of Rights over his hereditary share in favor of petitioners Maria Lourdes Ricafort-Pacheco and Manuel A. Ricafort.

The petitioners pray for the appointment of petitioner Maria Lourdes Ricafort-Pacheco as administrator of the subject property and for the issuance in her favor of Letters of Administration pending the actual division and distribution of the shares of the lawful heirs of the late spouses Victoriano B. Ricafort and Adela A. Ricafort.

Upon examination of the Amended Petition and its supporting documents, the Court finds that the jurisdictional facts and the matters required under Section 2, Rule 79 are sufficiently alleged to warrant the continuation of the proceeding and the setting thereof for hearing. The questions concerning the proper administrator, the respective interests of the heirs, the circumstances pertaining to the deceased heirs, and the legal effect of the alleged waiver remain matters for proof and determination at the proper hearing. Rule 79, Section 2 requires the petition to state the jurisdictional facts, the heirs and creditors, the probable value and character of the estate, and the person for whom letters of administration are prayed.

Considering the material amendments introduced, particularly those affecting the identity and interests of the heirs, the Court finds it proper to require publication anew so that all persons who may have an interest in the estate are apprised of the proceeding as presently constituted.

Finding the Amended Petition sufficient in substance and form, set the initial hearing of this case on **December 10, 2026 at 8:30 in the morning,** at which date and time all persons interested and concerned may appear and show cause, if any, why the Amended Petition should not be granted.

Let a copy of this Order be published once a week for three (3) consecutive weeks before the date of hearing in a newspaper of general circulation at the expense of the petitioners. The petitioners are further directed to furnish a copy of this Order to the known heirs and creditors of the decedents, and to any other person believed to have an interest in the estate, in the manner provided in Sections 3 and 4 of Rule 76.

**SO ORDERED.**

City of Manila, September 30, 2026.

(Sgd.)
**DANILO D. LEYVA**
Presiding Judge

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**THE SENTINEL POST**
**Nov 3, 10 and 17, 2026**

# *DOST trains Cagayan residents in food processing to boost livelihood opportunities*

GATTARAN, Cagayan — Residents of Barangay Tanglagan in Gattaran, Cagayan are gaining new opportunities to turn locally available agricultural products into potential sources of income through science and technology-based livelihood interventions provided by the Department of Science and Technology (DOST) Region II. Through its Provincial Science and Technology Office (PSTO)-Cagayan, DOST awarded Grants-in-Aid (GIA) projects and conducted a training on Fruit Processing and Preservation to equip community members with practical skills in developing value-added food products.

In partnership with the Cagayan State University (CSU)-Carig Campus, the training gathered members of the Rural Improvement Club (RIC) and barangay officials for discussions and hands-on demonstrations on preparing banana chips, banana bread, and peanut butter.

Regional Director Virginia Bilgera said participants learned various food processing and preservation techniques that could help extend the usefulness and value of locally available agricultural products, particularly saba bananas and peanuts.

She said that by transforming these raw materials into processed and marketable goods, residents can explore opportunities to generate additional household income and potentially establish community-based enterprises.

She also said the activity provided an opportunity for participants to learn how simple food processing technologies can help maximize local agricultural resources while encouraging product development and entrepreneurship at the community level.

Barangay Captain Carmelo Aquino supported the initiative and helped facilitate its implementation. Personnel from the 2nd Cagayan Provincial Mobile Force Company also provided security and coordination assistance during the activity.



Through these interventions, PSTO-Cagayan continues to promote the use of science and technology as tools for livelihood development, focusing on strengthening community members' technical capabilities, encouraging local product innovation, and supporting sustainable income-generating activities.

Aquino said the initiative also underscores the importance of collaboration among government agencies, academic institutions, and local communities in bringing practical technologies and skills training closer to the grassroots.

By equipping residents with knowledge and skills to process their own agricultural products, Bilgera said the DOST hopes to help communities unlock the economic potential of local resources and create more inclusive livelihood opportunities. ***(OTB/MJR/PIA Cagayan/with reports and photos from DOST Region 02)***

**REPUBLIC OF THE PHILIPPINES**
**NATIONAL CAPITAL JUDICIAL REGION**
**METROPOLITAN TRIAL COURT**
**BRANCH 17, MANILA**
*4th Floor, Parkview Plaza, Trida Building (formerly Masagana Building)*
*984 Taft Avenue corner T.M. Kalaw Street, Ermita, Manila*
*E-mail address: metc1mnl017@judiciary.gov.ph*
*Mobile No.: 0977-491-7019*

**MS FLORENDO AND SONS, INC.**
**as represented by MARY JOYCE FLORENDO-SELIM,**
***Plaintiff,***

- versus -

**GLORIA TORRES, AILEEN AQUINO,**
**and all other persons claiming rights under them and occupying the premises located at 635 Reten Street, Sampaloc, Manila,**
***Defendants.***
X = = = = = = = = = = = = = = = = = X

**Civil Case No.:**
**M-MNL-26-06965-SC**

**For: EJECTMENT**

**ORDER**

Before this Court is a *Manifestation and Compliance with Motion To Allow Service of Summons By Publication (Re Order dated 14 September 2026)* filed by plaintiff through counsel, Atty. Alberto L. Sales of Sales Sta. Ana & Rondaris Law Office, on October 15, 2026.

The Court NOTES the *Manifestation* and resolves to **GRANT** the same.

Pursuant to *Section 16, Rule 14 of the 2019 Amendments to the 1997 Rules of Civil Procedure, it provides:*

> ***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.*
>
> *Any order granting such leave shall specify a reasonable time, which shall not be less than sixty (60) calendar days after notice, within which the defendant must answer.*

Let summons by publication be issued. The plaintiff is hereby **AUTHORIZED** to serve the summons on **defendant GLORIA TORRES** through publication in a ***newspaper of general circulation in the Philippines (nationwide circulation), to be determined by raffle, once a week for three (3) consecutive weeks, at the expense of the plaintiff,*** in accordance with Section 16, Rule 14 of the Rules of Court, as amended by A.M. No. 19-10-20-SC. Defendant **GLORIA TORRES** is **GIVEN** a period of sixty (60) days within which to file her Answer.

The plaintiff is **DIRECTED** to submit proof of service by publication within ten (10) days from the said publication. The plaintiff is likewise **REMINDED** that any misrepresentation that the defendant was served with the summons through publication, but if later proven that no publication was made, shall be a ground for the dismissal of the case with prejudice and the plaintiff shall be declared in indirect contempt under Rule 71 of the *Rules of Court.*

The plaintiff is further **DIRECTED** to obtain the summons by publication and the *Complaint* from the Court within **five (5) days from receipt of this Order.**

Let the Office of the Clerk of Court, Metropolitan Trial Court of Manila be furnished with a copy of this Order for raffle by publication.

SO ORDERED.
October 19, 2026, Manila, Philippines.

(Sgd.)
**HON. MICHELLE GUTLAY DIVINA-DELFIN**
Executive Judge
Metropolitan Trial Court (MeTC), Manila

*Copy furnished:*

***Atty. Alberto L. Sales of Sales Sta. Ana & Rondaris Law Office (counsel for plaintiff)*** – Unit 1006, 10th Floor, *Citystate Centre, 709 Shaw Boulevard, Pasig City; ssrlaw2005@yahoo.com*

***MS Florendo and Sons, Inc. Represented by Mary Joyce Florendo-Selim (plaintiff)*** *- 667 Gastambide Street, Sampaloc, Manila*

***Gloria Torres, Aileen Aquino, and all other persons claiming rights under them and occupying the premises located at 635 Reten St., Sampaloc Manila (defendants)*** *- all at 635 Reten St., Sampaloc Manila*

**REPUBLIC OF THE PHILIPPINES**
**NATIONAL CAPITAL JUDICIAL REGION**
**METROPOLITAN TRIAL COURT**
**BRANCH 17, MANILA**
*4th Floor, Parkview Plaza, Trida Building (formerly Masagana Building)*
*984 Taft Avenue corner T.M. Kalaw Street, Ermita, Manila*
*E-mail address: metc1mnl017@judiciary.gov.ph*
*Mobile No.: 0977-491-7019*

**MS FLORENDO AND SONS, INC.**
**as represented by MARY JOYCE FLORENDO-SELIM,**
***Plaintiff,***

**- versus -**

**GLORIA TORRES, AILEEN AQUINO,**
**and all other persons claiming rights under them and occupying the premises located at 635 Reten Street, Sampaloc, Manila,**
***Defendants.***
X = = = = = = = = = = = = = = = = = X

**Civil Case No.:**
**M-MNL-26-06965-SC**

**For: EJECTMENT**

**SUMMONS BY PUBLICATION**
(Regular Procedure)

TO: **GLORIA TORRES**
- *635 Reten Street, Sampaloc Manila*

WHEREAS, in the Order dated October 19, 2026, this Court granted that the Summons issue to be effected, upon the defendant Gloria Torres, by publication in a newspaper of general circulation, once a week for three (3) consecutive weeks at the expense of the plaintiff;

WHEREAS, quoted below is plaintiff's complaint, to wit:

Plaintiff, by counsel, complains against defendants and for causes of action respectfully states:

1. Plaintiff MS Florendo and Sons, Inc. is a corporation duly organized and existing under and by virtue of Philippine laws, with principal office address at 667 Gastambide Street, Sampaloc, Manila.

It is represented in this case by Mary Joyce Florendo Selim by virtue of a board resolution which is embodied in a Secretary's Certificate, a copy of which is hereto attached and made an integral part of this Complaint as **Annex A.**

2. Defendants Gloria Torres and Aileen Aquino (hereinafter referred to as Defendants) are both of legal age, Filipinos, and with known address at 635 Reten Street, Sampaloc, Manila where they may be served summons and other processes of this Honorable Court.

All other persons claiming rights under Defendants and also occupying the premises located at 635 Reten Street, Sampaloc, Manila are likewise impleaded as parties -defendants.

3. Sometime on April 26, 2019 plaintiff and defendant Gloria Torres entered into a Contract of Lease whereby plaintiff leased to said defendant a residential apartment unit located at 635 Reten Street, Sampaloc, Manila at a monthly rental rate of Seven Thousand Four Hundred Ninety Pesos (PhP7,490.00).

A copy of the Contract of Lease is hereto attached and made an integral part of this Complaint as **Annex B.**

4. Defendant Gloria Torres defaulted on her monthly rental payments and failed to update the same despite repeated demands from plaintiff.

5. In addition, defendant Gloria Torres, without the knowledge and consent of plaintiff, sub-leased the leased premises or portions thereof to other parties, including defendants Aileen Aquino and Maria Juvy Abenir.

6. After the stipulated lease period expired, the parties did not execute a new lease contract. However, Defendants and Maria Juvy Abenir continued to occupy the leased premises on a month-to-month basis but without paying plaintiff the monthly rental.

7. On 12 May 2026, plaintiff through counsel wrote Defendants Gloria Torres, Aileen Aquino and all other persons claiming rights under them and demanded that the latter pay their unpaid rentals and vacate the premises located at 635 Reten Street, Sampaloc, Manila, both within a period of fifteen days from Defendants' receipt of the letter. In the same letter, plaintiff terminated the month-to-month lease of the parties.

A copy of the letter dated 12 May 2026 is hereto attached and made an integral part hereof as **Annex C.**

Copies of the LBC Express Invoice No. 1274 6070 8485, and the LBC Track and Trace Report dated 15 May 2026 evidencing Defendants' receipt of the demand letter through Althea Aquino, are hereto attached and made integral parts hereof as **Annexes D and E.**

8. However, despite the receipt of the demand letter, Defendants and Maria Juvy Abenir failed and refused, and to date continues to fail and refuse to update their rental payments and vacate the leased premises as demanded. As of 5 August 2026, defendants' rental arrears amounted to One Hundred Twenty

Thousand Pesos (PhP120,000.00).

A copy of the latest Statement of Account is hereto attached and made an integral part hereof as **Annex F.**

9. The Contract of Lease, Annex A, provides that:

> Should the LESSEE foil to pay the rent or utility bills, or if a default or breach is committed by the LESSEE upon any of the terms and conditions herein contained, the LESSOR may terminate and cancel the lease immediately upon notice posted on the premises or delivered to any person residing thereat. The LESSOR shall have the right to extra-judicially eject the LESSEE from the premises and to collect and recover from the LESSEE all accrued rentals, penalty interest, and damages resulting from such breach. XXX

10. As a result of Defendants' unjustified refusal to pay their rental arrearages and to vacate the premises, plaintiff was constrained to engage the services of counsel and will consequently incur expenses of at least One Hundred Thousand Pesos (PhP100,000.00) by way of attorney's fees and other litigation expenses.

11. Plaintiff intends to present Julie Jean Binueza as its principal witness but reserves the right to present additional corroborative witness(es) as may be necessary.

Ms. Binueza, whose Judicial Affidavit is hereto attached and made an integral part hereof as Annex G, will testify to prove the material allegations of the Complaint including, but not limited to, the lessor-lessee relationship between the parties; the terms and conditions of the lease contract; the breach by Defendants of such terms and conditions; the damages suffered by plaintiff as a result of such breach; the demand made by plaintiff upon Defendants, and other related matters.

12. Plaintiff intends to present and offer the following documents in evidence:

| Exhibit | Document | Purpose |
|---|---|---|
| A | Contract of Lease dated April 26, 2019 | To prove the lessor-lessee relationship of the parties, and the terms and conditions of the lease contract. |
| B | Demand letter dated May 12, 2026 | To prove that plaintiff through counsel issued a demand letter to defendants and all persons claiming rights under them, to pay the rental arrears and to vacate the leased premises, and to prove the grounds for ejectment. |
| C | LBC Express Invoice with Bar Code No. 1274 6070 8485 | To prove that the demand letter, Exhibit B, was transmitted to defendants at the leased premises/ address of defendants. |
| C-1 | LBC Express Track and Trace Report dated May 15, 2026 | To prove that the demand letter, Exhibit B, duly delivered to, and duly received at, the leased premises/ address of defendant. |
| D | Statement of Account dated August 5, 2026 | To prove the amount of the unpaid rentals of defendants as of August 2026 |

**PRAYER**

WHEREFORE, plaintiff respectfully prays that after summary proceedings, the Honorable Court render judgment:

1. Ordering Defendants Gloria Torres, Aileen Aquino, Maria Juvy Abenir, their agents, successors-in-interest and all other persons acting on their behalf or claiming rights under them, to vacate and surrender possession of the leased premises to plaintiff;

2. Ordering Defendants Gloria Torres, Aileen Aquino and Maria Juvy Abenir to pay plaintiff the following sums:

2.1. One Hundred Twenty Thousand Pesos (PhP120,000.00) representing Defendants' outstanding obligation by way of rental arrearages as of August 2026;

2.2. The prevailing rental rate of Ten Thousand Pesos (PhP10,000.00) per month or reasonable value of Defendants' occupation of the leased premises and interest accruing thereon after August 2026 until Defendants vacate the leased premises, surrender possession thereof to plaintiff and effect full payment of their obligation; and

2.3. One Hundred Thousand Pesos (PhP100,000.00) by way of attorney's fees and other expenses of litigation.

Plaintiff likewise prays for cost of suit and such other relief as may be deemed just and equitable in the premises.

Pasig City for Manila; 17 August 2026.

NOW THEREFORE, you are hereby required to electronically file with this Court through its email address *(metc1mnl017@judiciary.gov.ph)* and electronically serve on the plaintiff your ANSWER within THIRTY (30) calendar days after service of this SUMMONS., in compliance with A.M. No. 19-10-20-SC (Amending Rule 13 of the 2019 Amendments to the 1997 Rules of Civil Procedure) issued by the Supreme Court on November 26, 2024. Non-compliance with the Rules on electronic filing shall cause the Answer to be deemed not filed and an Answer not emailed to the party, or their counsel shall be deemed not served.

The RULES ON EXPEDITED PROCEDURES IN THE FIRST LEVEL COURTS (A.M. No. 08-8-7-SC) shall apply in this case and you are prohibited from filing: (1) motions to dismiss (except on the ground of lack of jurisdiction over the subject matter or failure to comply with the barangay conciliation requirement), (2) motion for a bill of particulars, (3) motion for extension of time to file pleadings, or any similar dilatory motions.

Should you fail to file your ANSWER within the reglementary period and through electronic means, 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 its attachments, and limited to what is prayed therein, except as to the amount of damages, which this Court may reduce in its discretion.

Witness my hand under the seal of this Court, this 19th day of October 2026, at the City of Manila, Philippines.

(Sgd.)
**MARIAN P. LAGASCA**
*Branch Clerk of Court*

REPUBLIC OF THE PHILIPPINES
**METROPOLITAN TRIAL COURT**
NATIONAL CAPITAL JUDICIAL REGION
MANILA, BRANCH 17

**MS FLORENDO AND SONS, INC.,**
represented by Mary Joyce
Florendo-Selim,
Plaintiff,

-versus- **Civil Case No. M-MNL-26-06965-SC**
For: Ejectment

**GLORIA TORRES, AILEEN AQUINO,**
and all other persons claiming rights
under them and occupying the
premises located at 635 Reten Street,
Sampaloc, Manila,
Defendants.

**x - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - x**

**C O M P L A I N T**

Plaintiff, by counsel, complains against defendants and for causes of action respectfully states:

1. Plaintiff MS Florendo and Sons, Inc. is a corporation duly organized and existing under and by virtue of Philippine laws, with principal office address at 667 Gastambide Street, Sampaloc, Manila.

It is represented in this case by Mary Joyce Florendo- Selim by virtue of a board resolution which is embodied in a Secretary's Certificate, a copy of which is hereto attached and made an integral part of this Complaint as **Annex A.**

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10. As a result of Defendants' unjustified refusal to pay their rental arrearages and to vacate the premises, plaintiff was constrained to engage the services of counsel and will consequently incur expenses of at least One Hundred Thousand Pesos (PhP100,000.00) by way of attorney's fees and other litigation expenses.

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Ms. Binueza, whose Judicial Affidavit is hereto attached and made an integral part hereof as **Annex G,** will testify to prove the material allegations of the Complaint including, but not limited to, the lessor-lessee relationship between the parties; the terms and conditions of the lease contract; the breach by Defendants of such terms and conditions; the damages suffered by plaintiff as a result of such breach; the demand made by plaintiff upon Defendants, and other related matters.

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## PRAYER

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2. Ordering Defendants Gloria Torres, Aileen Aquino and Maria Juvy Abenir to pay plaintiff the following sums:

2.1 One Hundred Twenty Thousand Pesos (PhP120,000.00) representing Defendants' outstanding obligation by way of rental arrearages as of August 2026;

2.2 The prevailing rental rate of Ten Thousand Pesos (PhP10,000.00) per month or reasonable value of Defendants' occupation of the leased premises and interest accruing thereon after August 2026 until Defendants vacate the leased premises, surrender possession thereof to plaintiff and effect full payment of their obligation; and

2.3 One Hundred Thousand Pesos (PhP100,000.00) by way of attorney's fees and other expenses of litigation.

Plaintiff likewise prays for cost of suit and such other relief as may be deemed just and equitable in the premises.

Pasig City for Manila; 17 August 2026.

**SALES STA. ANA & RONDARIS**
**LAW OFFICE**
Counsel for Plaintiff
MS Florendo and Sons, Inc.
Unit 1006, 10th Floor, Citystate Centre
709 Shaw Boulevard, Pasig City
Tel. Nos. (02) 8637. 48 28 or (02) 7747. 47 11
Email: ssrlaw2005@yahoo.com

By:

(Sgd.)
**ALBERTO L. SALES**
PTR No. 3985756; 01.06.2026; Pasig City
IBP No. 536596; 01.06.2026; RSM
Roll of Attorneys No. 36047
MCLE Compliance No. VIII-0027787; 04-15-2025

## VERIFICATION AND CERTIFICATION OF NON-FORUM SHOPPING

I, **Mary Joyce Florendo-Selim,** of legal age, a Filipino citizen, married and with address at 667 Gastambide Street, Sampaloc, Manila, after having been sworn in accordance with law, depose and state:

1. I am the duly authorized representative of MS Florendo and Sons, Inc., the plaintiff in the above-captioned case;

2. By authority granted by the Board of Directors of plaintiff corporation, I have caused the preparation and filing of the foregoing Complaint;

3. I have read the Complaint, and the allegations therein are true and correct based on my own personal knowledge, or based on authentic documents;

4. The Complaint is not filed to harass, cause unnecessary delay, or needlessly increase the cost of litigation; and

5. The factual allegations therein have evidentiary support or, if specifically so identified, will likewise have evidentiary support after a reasonable opportunity for discovery.

6. I further certify that:

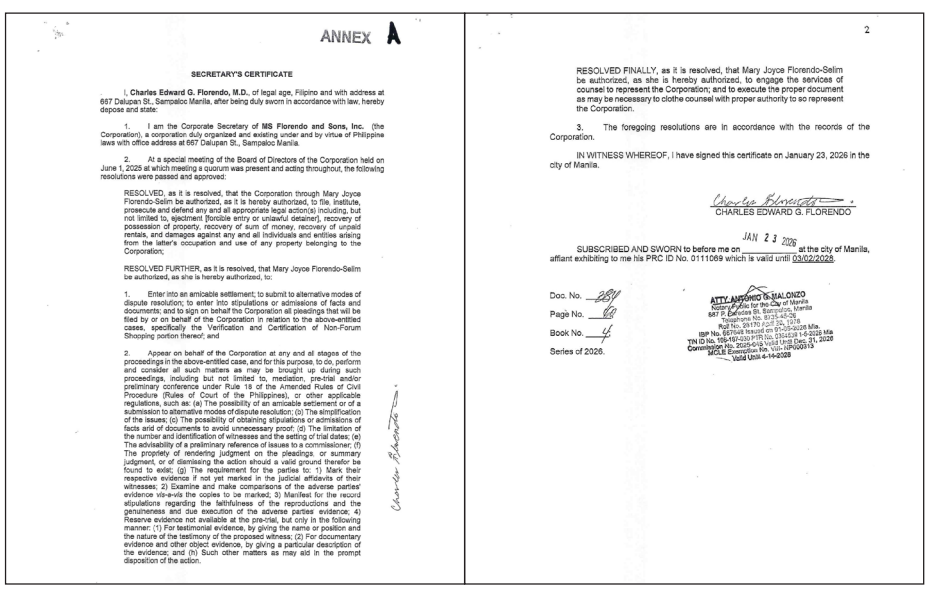
6.1 The plaintiff has not theretofore commenced any action or filed any claim involving the same issues in any court, tribunal or quasi-judicial agency and, to the best of my and plaintiff's knowledge, no such other action or claim is pending therein;

6.2 If I should thereafter learn that the same or similar action or claim has been filed or is pending, I shall report that fact within five (5) calendar days therefrom to the Honorable Court.

(Sgd.)
**Mary Joyce Florendo-Selim**
Affiant

SUBSCRIBED AND SWORN to before on AUG 26 2026, at PASIG CITY, affiant exhibiting to me her Driver's License bearing No. N04-95-345823 which is valid until 16 December 2032.

Doc. No. 23;
Book No. 43;
Page No. 24;
Series of 2026.



ANNEX A

SECRETARY'S CERTIFICATE

I, **Charles Edward G. Florendo, M.D.,** of legal age, Filipino and with address at 667 Dalupan St., Sampaloc Manila, after being duly sworn in accordance with law, hereby depose and state:

1. I am the Corporate Secretary of **MS Florendo and Sons, Inc.** (the Corporation), a corporation duly organized and existing under and by virtue of Philippine laws with office address at 667 Dalupan St., Sampaloc Manila.

2. At a special meeting of the Board of Directors of the Corporation held on June 1, 2025 at which meeting a quorum was present and acting throughout, the following resolutions were passed and approved:

RESOLVED, as it is resolved, that the Corporation through Mary Joyce Florendo-Selim be authorized, as it is hereby authorized, to file, institute, prosecute and defend any and all appropriate legal action(s) including, but not limited to, ejectment (forcible entry or unlawful detainer), recovery of possession of property, recovery of sum of money, recovery of unpaid rentals, and damages against any and all individuals and entities arising from the latter's occupation and use of any property belonging to the Corporation;

RESOLVED FURTHER, as it is resolved, that Mary Joyce Florendo-Selim be authorized, as she is hereby authorized, to:

1. Enter into an amicable settlement; to submit to alternative modes of dispute resolution; to enter into stipulations or admissions of facts and documents; and to sign on behalf the Corporation all pleadings that will be filed by or on behalf of the Corporation in relation to the above-entitled cases, specifically the Verification and Certification of Non-Forum Shopping portion thereof; and

2. Appear on behalf of the Corporation at any and al stages of the proceedings in the above-entitled case, and for this purpose, to do, perform and consider all such matters as may be brought up during such proceedings, including but not limited to, mediation, pre-trial and/or preliminary conference under Rule 18 of the Amended Rules of Civil Procedure (Rules of Court of the Philippines), or other applicable regulations, such as: (a) The possibility of an amicable settlement or of a submission to alternative modes of dispute resolution; (b) The simplification of the issues; (c) The possibility of obtaining stipulations or admissions of facts arid of documents to avoid unnecessary proof; (d) The limitation of the number and identification of witnesses and the setting of trial dates; (e) The advisability of a preliminary reference of issues to a commissioner; (f) The propriety of rendering judgment on the pleadings or summary judgment, or of dismissing the action should a valid ground therefor be found to exist; (g) The requirement for the parties to: 1) Mark their respective evidence if not yet marked in the judicial affidavits of their witnesses; 2) Examine and make comparisons of the adverse parties' evidence vis-a-vis the copies to be marked; 3) Manifest for the record stipulations regarding the faithfulness of the reproductions and the genuineness and due execution of the adverse parties evidence; 4) Reserve evidence not available at the pre-trial, but only in the following manner: (1) For testimonial evidence, by giving the name or position and the nature of the testimony of the proposed witness; (2) For documentary evidence and other object evidence, by giving a particular description of the evidence; and (h) Such other matters as may aid in the prompt disposition of the action.

2

RESOLVED FINALLY, as it is resolved, that Mary Joyce Florendo-Selim be authorized, as she is hereby authorized, to engage the services of counsel to represent the Corporation; and to execute the proper document as may be necessary to clothe counsel with proper authority to so represent the Corporation.

3. The foregoing resolutions are in accordance with the records of the Corporation.

IN WITNESS WHEREOF, I have signed this certificate on January 23, 2026 in the city of Manila.

CHARLES EDWARD G. FLORENDO

SUBSCRIBED AND SWORN to before me on JAN 23 2026 at the city of Manila, affiant exhibiting to me his PRC ID No. 0111069 which is valid until 03/02/2028.

Doc. No. 284
Page No. 60
Book No. 4
Series of 2026.

ATTY. ANTONIO N. MALONZO
Notary Public for the City of Manila
667 P. Gastambide St., Sampaloc, Manila
Telephone No. 8125-45-38
Roll No. 69170 until Dec. 31, 2018
IBP No. 667048 issued on 01-03-2025 Mla
TIN ID No. 156-161-230 PTR No. 0111069 1-6-2026 Mla
Commission No. 2025-013 Valid Until Dec. 31, 2026
MCLE Exemption No. VIII-0029313
Valid Until 4-14-2028

ANNEX B

CONTRACT OF LEASE

This Contract executed this ____ day of _____, 2019 in Manila, by and between:

M.S. FLORENDO & SONS, INC., a corporation duly organized and existing in accordance with the laws of the Philippines, with principal address at 667 Dalupan St., Sampaloc, Manila, represented in this act by its Vice President, EDUARDO A. FLORENDO, M.D., hereinafter referred to as the LESSOR;

-and-

Gloria Torres, Filipino, single/married, of legal age, with postal address at 635 Reten St./ Sampaloc, Manila, hereinafter referred to as the LESSEE or tenant;

1. LOCATION: 635 Reten St. /Sampaloc, Manila
2. TERM: 12 months -May-l, 2019 to April 30, 2020
3. RENTAL: Seven Thousand Four Hundred Ninety Pesos (₱ 7,490.00 ) Per Month
4. RENEWAL. The term of this lease shall be renewable upon mutual agreement and written contract. In the event that this contract is not renewed in writing, but the LESSEE continues to occupy the leased premises, the parties agree that all the terms and provisions of this contract shall continue to apply to both parties.
5. PAYMENT OF RENTAL/The monthly rent shall payable within the first five (5) days of each month without need of any demand from the LESSOR. In case of default, a penalty of 5% per month will be added to the agreed monthly rental, w/o prejudice to the LESSOR's rights under this contract. Rental may be paid through post dated checks, which will be deposited on the date specified on the check; except if the LESSEE gives prior written notice to the LESSOR to hold the check, together with P500.00 administrative fee.
6. NOTICE: Notice to the LESSEE delivered, mailed or posted at the leased premises shall be considered as sufficient for all purposes herein mentioned.
7. DEPOSIT: Upon execution of this contract, the LESSEE shall deposit with the LESSOR an amount equivalent to two months rental which shall answer for the faithful compliance of the LESSEE of all its obligations under this contract. The deposit shall not earn interest nor be the limit of the damages that the LESSOR may collect arising from this lease. The LESSOR shall have the right to deduct from the deposit any amounts or damages for which the LESSEE may be liable for under this agreement, including unpaid utility charges. In which case, the LESSEE shall make an additional deposit within 5 days from demand, in order to maintain the deposit at an amount equal to one (1) month rent. The deposit balance, after deduction of all amounts due on the LESSOR, shall be refundable to the LESSEE upon surrender of the premises, after presentation of the deposit receipt and proof of payment of all utilities.
8. UTILITY SERVICE: All charges for utility services, such as electricity, water, telephone, etc. used in or connected with the leased premises shall be borne by the LESSEE. Should the LESSEE fail to pay the bills when due or allow any illegal connection to be installed or used on the leased premises, the LESSOR shall have the right to have the services disconnected immediately without any liability to the LESSEE.
9. USE OF LEASED PREMISES: The LESSEE undertakes to use the leased premises for commercial and residential purposes only. The premises shall not be used for any illegal activities.
10. CARE OF LEASED PREMISES, ALTERATIONS, ADDITIONS & IMPROVEMENTS: The LESSEE warrants that it has inspected the premises and found the same in good and tenantable condition. The LESSEE shall at its expense, maintain the leased premises in a good, clean and tenantable condition, and comply with all government requirements for the proper operation/maintenance of the premises. All expenses for the repair, improvement, maintenance and development of the area shall be for the LESSEE'S account. However, the LESSEE shall not commence with any alterations, additions or improvements without the prior written approval of the LESSOR. Upon termination of this contract, said improvements, additions, or alterations shall automatically become property of the LESSOR without reimbursement of its value. The LESSEE shall not cause or allow to be stored or deposited in the leased premises any prohibited, illegal, flammable or explosive goods, materials or articles and shall not cause or allow any practice which may expose the leased premises to fire or increase the fire hazard of the leased premises. Corridors, alleys and driveways are common areas and are not to be used as storage space for personal items. The LESSOR shall have the right to remove any items which are left on the corridors/alley/driveway, without any liability to the owners of the items left on such common areas.
11. INSPECTION OF PREMISES. The LESSOR or its representative shall have the right to enter the leased premises at reasonable hours to examine the same for such purpose, as it may deem necessary for the operation or maintenance of the leased premises.
12. ASSIGNMENT AND SUB-LEASE: The LESSEE shall not let, assign or sub-lease any part of the leased premises without the prior written consent of the LESSOR. Any unauthorized sublease or assignment entered into by the LESSEE shall automatically nullify this contract. The LESSOR shall have the right to contract directly with the sublessee, assignee, or any factual occupants of the premises and transfer all rights of the LESSEE under this contract to the factual occupant of the premises.
13. RESPONSIBILITY OF THE LESSEE: It is further agreed that the LESSEE shall be responsible for all the acts and omissions of his family, agents, guests and all other persons allowed access by him to be the leased premises. The LESSEE likewise assumes full responsibility for any damage which may be caused to the person or property of third persons which remaining in any part of the premises leased to the LESSEE and further binds himself to hold the LESSOR free from such claims for injury and damages. The LESSEE undertakes that he will not offer any service or product which would be in direct competition to the existing tenants in the same building.
14. BREACH OF CONTRACT. Should the LESSEE fail to pay the rent or utility bills, or if a default or breach is committed by the LESSEE upon any of the terms and conditions herein contained, the LESSOR may terminate and cancel the lease immediately upon notice posted on the premises or delivered to any person residing thereat. The LESSOR shall have the right to extra-judicially eject the LESSEE from the premises and to collect and recover from the LESSEE all accrued rentals, penalty interest, and damages resulting from such breach. The LESSEE appoints the LESSOR, its authorized agents or representatives as his duly authorized ATTORNEY-IN-FACT, with full power and authority to open, enter, padlock, secure, enclose, fence, and otherwise take full and complete possession and control of the premises without resorting to court action. In such case, the LESSOR shall have a lien upon all property left in the premises as security for the payment of the LESSEE's obligations under the lease contract. In no case however, will the LESSOR be liable for any property left by the LESSEE in the premises should the LESSEE fail to promptly claim the same and settle his unpaid obligations within seven (7) days. The LESSEE acknowledges the right of the LESSOR to shut off or cause the interruption of utilities and facilities in case of failure to pay utility charges, rental or other charges collectibles under the lease agreement after due notice of non-payment. In which event, the LESSEE shall hold the LESSOR free from any liability. Any unpaid rentals at the expiration of the term of this lease shall be subject to rate adjustment based on the prevailing rental rates at the time of actual payment.
15. ABANDONMENT OR DISPOSITION OR TERMINATION BEFORE END OF TERM/D. In case the leased premises shall be abandoned, deserted, vacated and/or otherwise left unoccupied by the LESSEE or any human being for a period longer than seven (7) days, without grace 60 days written notice to the LESSOR, it is agreed that any deposit shall be automatically forfeited in favor of the LESSOR by way of damages and the LESSOR may exercise all the rights and remedies provided under this contract for breach of contract.
16. TERMINATION: Either party may terminate this lease even before the expiration of the period stated herein provided that the termination is for a lawful and valid cause and provided further that the party seeking termination shall give at least sixty (60) days prior written notice to the other party.
17. SURRENDER OF LEASED PREMISES. At the termination of the lease, the LESSEE shall peacefully surrender the leased premises to the LESSOR, with all the fixtures in as good condition as they were actually found at the beginning of the lease, ordinary wear and tear excepted. In the event of damage or injury to the premises, repair and restoration to render the premises in good condition shall be for the account of the LESSEE.
18. NON WAIVER. Failure of the LESSOR to insist upon a strict performance of any of the terms and conditions hereof, shall not be construed as a relinquishment or waiver of any right or remedy that it may have, nor as a waiver of any subsequent breach thereof.
19. JUDICIAL ACTION. That should the LESSOR be compelled to take judicial action against LESSEE, the latter should in addition to the damages mentioned herein pay an amount equivalent to 25% of the amount claimed in the complaint as attorney's fees and the cost of the suit, but in no case shall be less than Twenty Thousand Pesos (P20,000.00). Any suit arising out of this lease contract shall be brought exclusively before the courts of Manila or Pasay, to the exclusion of all other venues.

IN WITNESS THEREOF, the parties have hereunto signed these presents on this ____ day of _____ 201__ in Sampaloc, Manila.

M.S. FLORENDO & SONS, INC. — LESSOR
By:
EDUARDO A. FLORENDO — GLORIA G. TORRES

Sworn to and subscribed before me on this ____ day of _____, 201__, the parties with their respective government issued I. D., to wit:
EDUARDO A. FLORENDO — SSS ID No. 03-1668108-7 — Manila
GLORIA G. TORRES — POLICE CLEARANCE ID No. MPD0700143 — Manila

WITNESS MY HAND AND SEAL, at the place and on the date first above written.

Doc No. 624
Page No. 126
Book No. IV
Series of 2019

ATTY. ANTHONY D. MALINDO
NOTARY PUBLIC
UNTIL DECEMBER 31, 2019
PTR NO. 7239189 / 01-02-2019 / MANILA
IBP NO. 073889 / 01-02-2019 / MANILA
ROLL NO. 58389
MCLE COMPLIANCE NO. VI-0023927

ANNEX C

SALES STA. ANA & RONDARIS
LAW OFFICE
Unit 1006, 10/F Citystate Centre, 709 Shaw Boulevard, 1600 Pasig City
Tel. Nos. (632) 8637-4828; (632) 7747-4711; (632) 8633.9537
Email: srlaw2005@yahoo.com

12 May 2026

**Ms. Gloria Torres**
**Ms. Aileen Aquino**
and all persons claiming rights under them
635 Reten Street, Sampaloc, Manila

Re: Demand to Pay and Vacate

Dear Ms. Torres and Ms Aquino:

We write on behalf of our client MS Florendo and Sons, Inc. regarding your failure and refusal to pay rental or the reasonable value of your occupation of the premises located at 635 Reten Street, Sampaloc, Manila.

According to our client, your rental arrears as of April 2026[1 has amounted to One Hundred Twenty Thousand Pesos (PhP120,000.00). Despite having been given sufficient time to update your payments, you failed and refused to do the same, to the damage and prejudice of our client.

In addition, you no longer have any existing lease contract with our client and have been occupying the premises on a month-to-month lease basis. Our client is hereby terminating your lease effective immediately.

In view of the foregoing and conformably with our client's instruction, final demand is made upon you and all persons claiming rights under you (a) to pay our client the amount of PhP120,000.00 and (b) to vacate the premises located at 635 Reten Street, Sampaloc, Manila, both within a period of fifteen [15] days from receipt of this letter; otherwise, our client will take all the appropriate legal actions against you without any further notice.

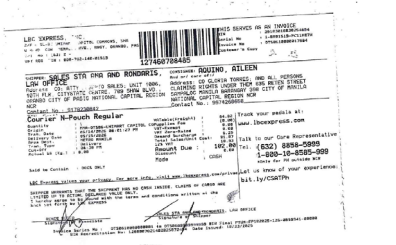
We trust you will give this matter your preferential attention.

Very truly yours,

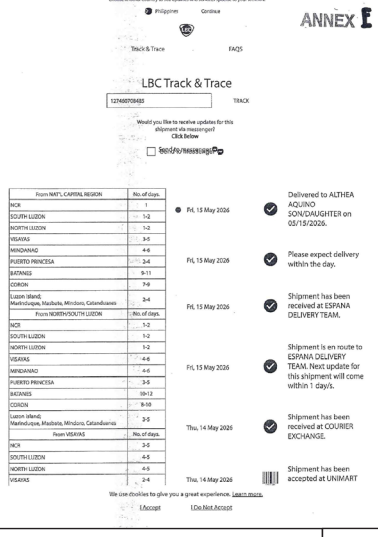
**Alberto L. Sales**

[1 For the period from May 2026 to April 2026

ANNEX D




ANNEX E




ANNEX F

M. S. FLORENDO & SONS, INC.
667 P.T. Dalupan St. Sampaloc Manila 1008
Tel. no. 8735-5341 to 45

August 5, 2026

STATEMENT OF ACCOUNT

MS. GLORIA TORRES
**Actual Occupants: AILEEN AQUINO / MARIA JUVY ABENIR**
635 RETEN ST.
SAMPALOC MANILA

| YEAR | MONTH | UNPAID RENT |
|---|---|---|
| 2025 | SEPTEMBER | 10,000.00 |
| | OCTOBER | 10,000.00 |
| | NOVEMBER | 10,000.00 |
| | DECEMBER | 10,000.00 |
| 2026 | JANUARY | 10,000.00 |
| | FEBRUARY | 10,000.00 |
| | MARCH | 10,000.00 |
| | APRIL | 10,000.00 |
| | MAY | 10,000.00 |
| | JUNE | 10,000.00 |
| | JULY | 10,000.00 |
| | AUGUST | 10,000.00 |
| | TOTAL | ₱120,000.00 |

ANNEX G

REPUBLIC OF THE PHILIPPINES
**METROPOLITAN TRIAL COURT**
NATIONAL CAPITAL JUDICIAL REGION
MANILA, BRANCH ___

**MS FLORENDO AND SONS, INC.**,
represented by Mary Joyce Florendo-Selim,
Plaintiff,

-versus- **Civil Case No.** _____
For: Ejectment

**GLORIA TORRES, AILEEN AQUINO**, and all other persons claiming rights under them and occupying the premises located at 635 Reten Street, Sampaloc, Manila,
Defendants.
x----------x

**JUDICIAL AFFIDAVIT**

I, **Julie Jean Binueza,** of legal age, Filipino and a resident of Manila, after having been sworn in accordance with law, depose and state that:

I am executing this Judicial Affidavit to attest to the truth of the following statements which I made before Atty. Alberto L. Sales at Unit 1006 Citystate Centre, 709 Shaw Boulevard, Pasig City, and I answered the questions asked of me fully conscious that I did so under oath, and that I am aware that I may face criminal liability for false testimony or perjury.

OFFER OF TESTIMONY

The testimony of witness Julie Jean Binueza (Binueza) is being offered to prove the material allegations of the Complaint and plaintiff's cause of action against defendants, specifically:

1. Binueza's position in Plaintiff Company and her primary duties and responsibilities;

2. The contract of lease previously entered into by the parties covering the premises located at 635 Reten Street, Sampaloc, Manila;

2

3. The subsequent expiration of the contract and the non-renewal and non-extension thereof;

4. The non-payment by defendants of the stipulated monthly rental, the amount of the arrears as of August 2026 as well as the other contractual violations of defendants;

5. The demands made by plaintiff upon defendants and the latter's non-compliance therewith;

6. The damages suffered by plaintiff as a result of defendants' breach of the contract of lease and non-compliance with plaintiff's demands; and

7. Other related matters.

The witness will likewise identify documents forming part of her testimony.

DIRECT EXAMINATION

1. Question (Atty. Alberto L. Sales): Are you familiar with the plaintiff in this case, MS Florendo and Sons, Inc.?

Answer (Julie Jean Binueza): Yes sir.

2. Q: Why are you familiar with this company?

A: It is my employer and the owner of the leased premises subject matter of this case, sir.

3. Q: What is the nature of plaintiff's business?

A: It is engaged in the realty business sir, including the leasing out of both residential and commercial units to various tenants.

4. Q: What is your position in plaintiff company?

A: I am the Collections Officer, sir.

5. Q: What are your primary duties and responsibilities as Collections Officer?

A: I collect the rental payments of tenants; monitor the timeliness of these payments; report to the management any delay in payments and other violations committed by tenants;

3

make demands upon tenants to comply with the terms and conditions of their lease contract with plaintiff; and assist in the prosecution of cases against tenants who are in breach of their contracts, sir.

6. Q: Are you familiar with defendants Gloria Torres and Aileen Aquino?

A: Yes sir, I am familiar with them, they are the lessees/occupants of the apartment unit of plaintiff located at 635 Reten Street, Sampaloc, Manila.

7. Q: What is your proof of this lease?

A: Sometime on April 26, 2019, plaintiff and defendant Gloria Torres entered into a Contract of Lease over a residential apartment unit located at 635 Reten Street, Sampaloc, Manila, sir.

8. Q: I am showing you a copy of Contract of Lease dated April 26, 2019; what relation, if any, has this document to the contract of lease you referred to earlier in your statement?

A: This is the contract of lease I referred to, sir.

Atty. Sales: Your Honor, we respectfully request that the Contract of Lease dated April 26, 2019 be marked as **Exhibit A** for the plaintiff.

Court: Mark the document as requested.

9. Q: What happened after the execution of this contract?

A: Initially, defendant Gloria Torres was compliant with the terms and conditions of the contract, specifically the payment of the monthly rental. However, she subsequently defaulted on her monthly rental payments, sir.

10. Q: What is the status of the initial contract of lease between the parties?

A: It has expired and was not renewed or extended by the parties, sir.

11. Q: What did defendant Gloria Torres do after the expiration of the contract?

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A: Defendant Gloria Torres continued with her occupation and use of the leased premises on a month-to-month basis and upon the mere tolerance of plaintiff, sir. In addition, without the knowledge and consent of plaintiff, she sub-leased the leased premises or portions thereof to other parties, including defendants Aileen Aquino and Maria Juvy Abenir. However, defendants continued with the non-payment of the monthly rental.

12. Q: What action, if any, did plaintiff take with regard to the non-payment of the monthly rental?

A: We referred the matter to our legal counsel who issued a letter to defendants with a demand for them to pay the rental arrears and to vacate the leased premises within fifteen days from their receipt of the demand letter. Defendants were also advised of plaintiff's termination of the month-to-month lease.

13. Q: I am showing you a copy of the demand letter dated 12 May 2026; what relation, if any, has this document to the demand letter that you said was issued by your counsel?

A: This is a copy of the demand letter, sir.

Atty. Sales: Your Honor, we respectfully request that the demand letter dated 12 May 2026 be marked as **Exhibit B** for the plaintiff.

Court: Mark the document as requested.

14. Q: What is your proof that the demand letter was sent to and received in the premises leased or occupied by the defendants?

A: We have a copy of the Invoice and Track and Trace report of LBC Express showing that the letter was sent and received on 15 May 2026 by Althea Aquino, sir.

15. Q: I am showing you copies of the LBC Express Invoice No. 1274 6070 8485 and the LBC Track and Trace Report dated 15 May 2026; what relation, if any, have these documents to the invoice and report you mentioned?

A: These are copies of the receipt and report, sir.

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Atty. Sales: Your Honor, we respectfully request that the Invoice be marked as **Exhibit C,** while the Track and Trace report be marked as **Exhibit C-1** for the plaintiff.

Court: Mark the documents as requested.

16. Q: How did defendants respond to your counsel's written demand to pay and to vacate?

A: Defendants failed and refused to pay their rental arrears and to vacate the leased premises, sir.

17. Q: What, if any, did plaintiff do after defendants did not settle their arrears in full and continued occupying and using the leased premises despite plaintiff's final demand to pay and vacate?

A: The management of plaintiff resolved to file a complaint for ejectment against defendants and all other persons claiming rights under them and occupying the leased premises, sir.

18. Q: What effect, if any, did defendants' breach of contract and failure to heed plaintiff's demands to pay and to vacate have on plaintiff?

A: First, plaintiff suffered actual damages in the form of unpaid rentals; second, plaintiff suffered loss of income opportunity; and third, plaintiff has incurred and will continue to incur damages in the form of attorney's fees and litigation expenses.

19. Q: How much is defendants' rental arrears at the time of the filing of this Complaint?

A: Based on the latest statement of account, their rental arrears is One Hundred Twenty Thousand Pesos (PhP120,000.00), sir.

20. Q: I am showing you this statement of account dated August 5, 2026; what relation, if any, has this document to the statement of account indicating defendants' rental arrears?

A: This is the statement of account showing defendants' rental arrears at the time of the filing of the Complaint, sir.

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Atty. Sales: Your Honor, we respectfully request that the statement of account be marked as **Exhibit D** for the plaintiff.

Court: Mark the document as requested.

21. Q: How much damages in the form of attorney's fees and litigation expenses does plaintiff stand to suffer?

A: At least One Hundred Thousand Pesos (PhP100,000.00), sir.

Atty. Sales: No further questions, your Honor.

Wherefore, I hereunto set my hand on AUG 2 6 2026 at Pasig City.

**Julie Jean Binueza**
Witness/Affiant

SUBSCRIBED AND SWORN TO before me, on _____ at Pasig City, Metro Manila; affiant exhibiting to me her Unified Multi-Purpose ID bearing Number CRN - 0113-0654347-7.

Doc. No. 21;
Page No. 41;
Book No. IV;
Series of 2026.

GAUDENCIO A. BISOZA, JR.
NOTARY PUBLIC
Until 31 December 2026
PTR No. 10101244 / 01/02/2026 / Pasig City
IBP No. 534109 / 01/02/2026 / Pasig City
Roll No. 46629
MCLE Comp. No. VIII-0023927 / Until April 14, 2028
Unit 1006 Citystate Centre, 709 Shaw Blvd. Brgy. San Antonio, Pasig City
Appointment No. 39 (2025-2026)

REPUBLIC OF THE PHILIPPINES )
PASIG CITY ) S. S.

**ATTESTATION**

I, **Alberto L. Sales**, Filipino, of legal age, married and with office address at Unit 1006, Citystate Centre, 709 Shaw Boulevard, Pasig City, after being duly sworn, depose and state that:

1. I am the counsel for plaintiff in the above-entitled case.

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2. I was the one who conducted the examination of the witness at my office at the above-stated address.

3. I faithfully recorded or caused to be recorded the questions I asked and the corresponding answers that the witness gave.

4. I did not nor any other person then present thereat coached the witness regarding the latter's answers.

In witness whereof, I have hereunto set my hand on AUG 2 6 2026 at Pasig City, Metro Manila.

**Alberto L. Sales**
Affiant

SUBSCRIBED AND SWORN to before me on AUG 2 6 2026 at Pasig City, Metro Manila; affiant exhibiting to me his Philippine Driver's License bearing Number N04-90-137590 which was issued by the Land Transportation Office and will expire on 15 November 2031.

Doc. No. 41;
Page No. 41;
Book No. IV;
Series of 2026.

GAUDENCIO A. BISOZA, JR.
NOTARY PUBLIC
Until 31 December 2026
PTR No. 10101244 / 01/02/2026 / Pasig City
IBP No. 534109 / 01/02/2026 / Pasig City
Roll No. 46629
MCLE Comp. No. VIII-0023927 / Until April 14, 2028
Unit 1006 Citystate Centre, 709 Shaw Blvd. Brgy. San Antonio, Pasig City
Appointment No. 39 (2025-2026)

**THE SENTINEL POST**
**November 10, 17 and 24, 2026**

## NCRPO orders strict access controls... (From P.1)

cle authorizations, and coordinate closely with venue security teams and local government units.

Abrahano also ordered security units to promptly validate reports of suspicious persons, unusual activities or unattended items near summit venues and other designated security areas.

"Our security perimeter is there for a clear purpose: To prevent unauthorized access and keep potential threats away from our delegates, personnel, and the public. I expect our personnel to enforce every security protocol without exception, but always with professionalism, courtesy and respect for people's rights," he said in a statement.

Abrahano issued the directives after joining a high-level inter-agency coordinating meeting on synchronizing security deployments across strategic areas and ensuring operational readiness for the summit.

He also instructed police commanders to monitor public areas near restricted zones and maintain regular communication with district police stations to ensure that concerns involving delegates' accommodations are promptly addressed.

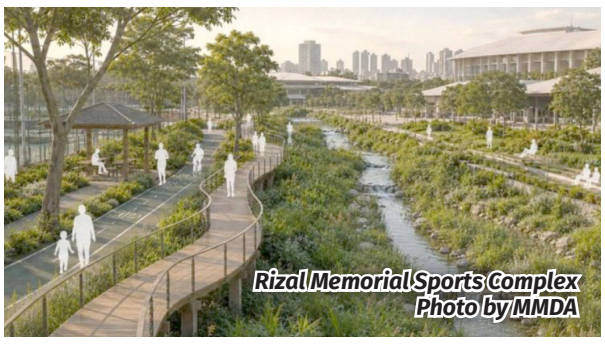
"Security restrictions are not meant to inconvenience the public but are necessary safeguards for the orderly and safe conduct of the international gathering," Abrahano said.

He urged establishments accommodating foreign delegates to remain vigilant and coordinate with police personnel.

Major activities of the 49th ASEAN Summit and Related Summits will be held at the Philippine International Convention Center in Pasay City.

Malacañang has declared Nov. 16 to 18 as special non-working days in Metro Manila to minimize public inconvenience and allow authorities to implement security measures for the international gathering. ***(Christopher Lloyd T. Caliwan/PNA)***

## MMDA eyes nature-based solutions vs. flooding


Rizal Memorial Sports Complex
Photo by MMDA

PASIG CITY (PIA) — The Metropolitan Manila Development Authority (MMDA) is pushing for the implementation of Nature-Based Solutions (NbS) and Blue-Green Infrastructure at the Rizal Memorial Sports Complex (RMSC) in Manila to help mitigate flooding and improve rainwater management in the area.

The proposed project includes the installation of bioretention areas, rain gardens, and bioretention ponds, which will serve as temporary storage for rainwater.

It also incorporates vegetated drainage corridors and permeable walkways to facilitate water absorption and filtration, as well as to regulate water flow before it reaches the surrounding drainage system.

These measures aim to reduce the accumulation of rainwater within the complex and enhance the site's capacity to capture and store water, especially during heavy rainfall.

Beyond flood management, MMDA also sees the development of open green spaces, shaded pedestrian areas, and other facilities, creating a greener and more pleasant environment for the public.

This initiative is part of the agency's "Metro Manila Sponge City Project," which seeks to improve rainwater management and help reduce flooding across Metro Manila through the use of infrastructure and Nature-Based Solutions. ***(MMDA/JEG/PIA-NCR)***

Republic of the Philippines
National Capital Judicial Region
**METROPOLITAN TRIAL COURT**
Branch 28, Manila
E-mail: metc1mnl028@judiciary.gov.ph
Contact Nos.: (+63) 927-270-7770 / (+63 2) 8293-15-77

**MS FLORENDO AND SONS INC.,**
**represented by**
**Mary Joyce Florendo-Selim**
*Plaintiff,*

versus

**M-MNL-26-06966-SC**
For: *Ejectment*

**ELENITA LUMANLAN,**
**and all other persons claiming rights under them and occupying the premises located at 633-B Int. Reten Street Barangay 400 Sampaloc Manila,**
*Defendant/s.*
x - - - - - - - - - - - - - - - - - - - - - - - - - - - x

**ORDER**

On 12 October 2026, plaintiff through counsel filed a Manifestation and Motion praying that the plaintiff be allowed, through a designated authorized representative to serve the summons upon the defendant through substituted service or by publication.

The Sheriff's Report dated 07 October 2026 states that summons was not served upon defendant despite four (4) attempts.

Considering that defendant **Elenita Lumanlan** could not be served with Summons per the Sheriff's Report dated 07 October 2026, the Manifestation and Motion dated 12 October 2026 is PARTIALLY GRANTED.

**ACCORDINGLY,** the Court allows the service of summons upon defendant **Elenita Lumanlan** by publication in a newspaper of general circulation in the Philippines within ninety (90) calendar days from the commencement of the action on 28 August 2026 or until 27 November 2026.

Plaintiff is DIRECTED to cause the publication of the Summons together with this Order, the Complaint and its attachments, in a newspaper of general circulation in the Philippines, once every week, for three (3) consecutive weeks. Plaintiff shall submit proof thereof within ten (10) calendar days from the completion of the publication.

Defendant is DIRECTED to file their Answer within a non-extendible period of sixty (60) calendar days after notice from the date of last publication.

Let a copy of the Summons, together with this Order, the Complaint and its attachments, be sent by registered mail to the last known address of the defendant.

**SO ORDERED.**
13 October 2026
City of Manila

(Sgd.)
**BERNADETTE A. EUGENIO-TUMACDER**
Presiding Judge

*BAET/mv*
Copy furnished:

(x) notified in open court
Instruction/s to Process Server: Also notify counsels and parties by electronic mail if e-mail address is available

**For personal service:** NONE
**For E-mail / Registered Mail:**
**ATTY. ALBERTO L. SALES** **( )**
**SALES STA. ANA & RONDARIS LAW OFFICE**
Plaintiff's Counsel
Address: Unit 1006 10th Floor Citystate Centre 709 Shaw Boulevard Pasig City
E-mail: ssrlaw2005@yahoo.com
Contact No.: (02) 8637 48 28 / (02) 7747 47 11

**MS FLORENDO AND SONS INC.,**
**represented by**
**Mary Joyce Florendo-Selim** **( )**
Plaintiff
Address: 667 Gastambide Street Sampaloc Manila

Republic of the Philippines
National Capital Judicial Region
**METROPOLITAN TRIAL COURT**
Branch 28, Manila
E-mail: metc1mnl028@judiciary.gov.ph
Contact Nos.: (+63) 927-270-7770 / (+63 2) 8293-15-77

**MS FLORENDO AND SONS, INC.,**
**Represented by Mary Joyce Florendo-Selim,**
*Plaintiff,*

versus

**M-MNL-26-06966-SC**
For: *Ejectment*

**ELENITA LUMANLAN, and all other persons claiming rights under them and occupying the premises located at 633-B Int. Reten Street, Barangay 400, Sampaloc, Manila,**
*Defendants.*
x - - - - - - - - - - - - - - - - - - - - - - - - - - - x

**SUMMONS**

TO: **ELENITA LUMANLAN, and all other persons claiming rights under them and occupying the premises located at 633-B Int. Reten Street, Barangay 400, Sampaloc, Manila** – 633-B Int. Reten Street, Barangay 400, Sampaloc, Manila

**JOHN/JANE DOE** - Unknown Address

G R E E T I N G S:

Pursuant to the Rules on Expedited Procedures in the First Level Courts, A.M. No. 08-8-7-SC, effective April 11, 2022, you are hereby directed to file your Answer to the Complaint, serving copy thereof to plaintiff, within thirty (30) days from service of this Summons, Complaint and annexes unless a different period is permitted by Court or the Rules.

For this purpose, you may secure the services of a private lawyer to assist you, and if you cannot afford the services of a lawyer, immediately proceed to the Public Attorney's Office at 4th Floor, Godino Building R. Villegas Street, Ermita, Manila for free legal assistance, subject to the guidelines of the Public Attorney's Office. In the preparation and filing of the Answer, the Rules on Expedited Procedures in the First Level Courts provides that:

> Sec. 6. Answer. – Within thirty (30) calendar days from service of summons, the defendant shall file an answer to the complaint and serve a copy thereof on the plaintiff. The answer shall state the following:
>
> (a) The names of the affiants whose judicial affidavits will be presented to prove the defendant's allegations. The judicial affidavits shall be attached to the answer and form an integral part thereof. Judicial affidavits not attached to the answer shall not be considered;
>
> (b) The summary of the statements in the judicial affidavits;
>
> (c) The documentary and other object evidence in support of the allegations in the answer; and
>
> (d) Whether the defendant consents to service by electronic means or facsimile and, if so, the defendant's e-mail addresses or facsimile numbers for such purpose.
>
> Affirmative defenses not pleaded in the answer shall be deemed waived, except for lack of jurisdiction over the subject matter, litis pendentia, res judicata, and prescription.
>
> Cross-claims and compulsory counterclaims not asserted in the answer shall be considered barred.
>
> Sec. 7. Counterclaims within the coverage of this Rule. – If at the time the action is commenced, the defendant possesses a claim against the plaintiff that (a) is within the coverage of this Rule, exclusive of interest and costs; (b) arises out of the same transaction or event that is the subject matter of the plaintiff's claim; (c) does not require for its adjudication the joinder of third parties; and (d) is not the subject of another pending action, the claim shall be filed as a counterclaim in the answer; otherwise, the defendant shall be barred from suing on such counterclaim.
>
> The defendant may also elect to file a counterclaim against the plaintiff that does not arise out of the same transaction or occurrence, provided that the amount and nature thereof are within the coverage of this Rule and the prescribed docket and other legal fees are paid.
>
> Any amount pleaded in a counterclaim in excess of Two Million Pesos (₱2,000,000.00), excluding interests and costs, shall be deemed waived.
>
> Sec. 8. Reply. – All new matters alleged in the answer shall be deemed controverted. The plaintiff may file a reply to a counterclaim only when an actionable document is attached to the answer. The reply shall be filed within ten (10) calendar days from receipt of the answer.
>
> Sec. 9. Effect of failure to answer. – Should the defendant fail to answer the complaint within the period provided, the court, on its own initiative, or upon manifestation by the plaintiff that the period for filing an answer has already lapsed, shall render judgment as may be warranted by the facts alleged in the complaint and its attachments, limited to what is prayed for therein. The court may reduce the amount of damages and attorney's fees claimed for being excessive or otherwise unconscionable.

**WITNESS,** BERNADETTE A. EUGENIO-TUMACDER, Presiding Judge of this Court this 13th day of October **2026.**

(Sgd.)
**MA. BLESILDA D. VELASCO**
*Clerk of Court III*

REPUBLIC OF THE PHILIPPINES
**METROPOLITAN TRIAL COURT**
NATIONAL CAPITAL JUDICIAL REGION
MANILA, BRANCH 28

**MS FLORENDO AND SONS, INC.,**
represented by Mary Joyce
Florendo-Selim,
Plaintiff,

-versus- **Civil Case No.** M-MNL-26-06966-SC
For: Ejectment

**ELENITA LUMANLAN,**
and all other persons claiming rights
under them and occupying the premises
located at 633-B Int. Reten Street,
Barangay 400, Sampaloc, Manila,
Defendants.
x - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - x

**C O M P L A I N T**

Plaintiff, by counsel, complains against defendants and for causes of action respectfully states:

1. Plaintiff MS Florendo and Sons, Inc. is a corporation duly organized and existing under and by virtue of Philippine laws, with principal office address at 667 Gastambide Street, Sampaloc, Manila.

It is represented in this case by Mary Joyce Florendo- Selim by virtue of a board resolution which is embodied in a Secretary's Certificate, a copy of which is hereto attached and made an integral part of this Complaint as **Annex A.**

2. Defendant Elenita Lumanlan (hereinafter referred to as Lumanlan) is of legal age, Filipino and with known address at 633-B Int. Reten Street, Barangay 400, Sampaloc, Manila where she may be served summons and other processes of this Honorable Court.

All other persons claiming rights under Lumanlan and also occupying the premises located at 633-B Int. Reten Street, Barangay 400, Sampaloc, Manila are likewise impleaded as parties-defendants.

3. Sometime on April 26, 2019 plaintiff and defendant Lumanlan entered into a Contract of Lease whereby plaintiff leased to Lumanlan a residential apartment unit located at 633-B Int. Reten Street, Barangay 400, Sampaloc, Manila at a monthly rental rate of Nine Thousand Three Hundred Pesos (PhP9,300.00).

A copy of the Contract of Lease is hereto attached and made an integral part of this Complaint as **Annex B.**

4. Lumanlan defaulted on her monthly rental payments and failed to update the same despite demands from plaintiff.

5. In addition, Lumanlan, without the knowledge and consent of plaintiff, sub-leased the leased premises or portions thereof to other parties, including defendant Ernesto Lu.

6. After the stipulated lease period expired, the parties did not execute a new lease contract. However, defendants Lumanlan and Ernesto Lu continued to occupy the leased premises on a month-to-month basis without paying plaintiff the monthly rental.

7. On 2 October 2025, plaintiff through counsel wrote defendant Lumanlan and all other persons claiming rights under her and demanded that they pay their unpaid rentals and vacate the premises located at 633-B Int. Reten Street, Barangay 400, Sampaloc, Manila, both within a period of fifteen days from Lumanlan's receipt of the letter. In the same letter, plaintiff terminated the month-to-month lease of the parties.

A copy of the letter dated 2 October 2025 is hereto attached and made an integral part hereof as **Annex C.**

Copies of the LBC Express Invoice No. 1274 1304 4310, and the LBC Track and Trace Report dated 11 October 2025 evidencing receipt of the demand letter, are hereto attached and made integral parts hereof as **Annexes D** and **E.**

8. However, despite the receipt of the demand letter, defendants Lumanlan and Ernesto Lu failed and refused, and to date continue to fail and refuse to update their rental payments and vacate the leased premises as demanded. As of August 2026, their unpaid rental already amounted to One Hundred Twenty Thousand Pesos (PhP120,000.00).

A copy of the latest Statement of Account is hereto attached and made an integral part hereof as **Annex F.**

9. The Contract of Lease, Annex A, provides that:

> Should the LESSEE foil to pay the rent or utility bills, or if a default or breach is committed by the LESSEE upon any of the terms and conditions herein contained, the LESSOR may terminate and cancel the lease immediately upon notice posted on the premises or delivered to any person residing thereat. The LESSOR shall have the right to extra-judicially eject the LESSEE from the premises and to collect and recover from the LESSEE all accrued rentals, penalty interest, and damages resulting from such breach.
> xxx

10. As a result of Defendants' unjustified refusal to pay their rental arrearages and to vacate the premises, plaintiff was constrained to engage the services of counsel and will consequently incur expenses of at least One Hundred Thousand Pesos (PhP100,000.00) by way of attorney's fees and other litigation expenses.

11. Plaintiff intends to present Julie Jean Binueza as its principal witness, but reserves the right to present additional corroborative witness(es) as may be necessary.

Ms. Binueza, whose Judicial Affidavit is hereto attached and made an integral part hereof as **Annex G,** will testify to prove the material allegations of the Complaint including, but not limited to, the lessor-lessee relationship between the parties; the terms and conditions of the lease contract; the breach by defendant of such terms and conditions; the damages suffered by plaintiff as a result of such breach; the demand made by plaintiff upon defendant, and other related matters.

12. Plaintiff intends to present and offer the following documents in evidence:

| Exhibit | Document | Purpose |
|---|---|---|
| A | Contract of Lease dated April 26, 2019 | To prove the lessor-lessee relationship of the parties, and the terms and conditions of the lease contract. |
| B | Demand letter dated October 2, 2025 | To prove that plaintiff through counsel issued a demand letter to defendant and all persons claiming rights under her, to pay the rental arrears and to vacate the leased premises, and to prove the grounds for ejectment |
| C | LBC Express Invoice with Bar Code No. 1274 1304 4310 | To prove that the demand letter, Exhibit B, was transmitted to defendant at the leased premises/address of defendants. |
| C-1 | LBC Express Track and Trace Report dated October 11, 2025 | To prove that the demand letter, Exhibit B, duly delivered to, and duly received at, the leased premises/address of defendants. |
| D | Statement of Account dated August 5, 2026 | To prove the amount of the unpaid rentals of defendants as of August 2026. |

**P R A Y E R**

WHEREFORE, plaintiff respectfully prays that after summary proceedings, the Honorable Court render judgment:

1. Ordering defendants Elenita Lumanlan, Ernesto Lu, their agents, successors-in-interest and all other persons acting on their behalf or claiming rights under them, to vacate and surrender possession of the leased premises to plaintiff;

2. Ordering defendants Elenita Lumanlan and Ernesto Lu to pay plaintiff the following sums:

2.1 One Hundred Twenty Thousand Pesos (PhP120,000.00) representing defendant's outstanding obligation by way of rental arrearages as of August 2026;

2.2 The prevailing rental rate of Ten Thousand Pesos (PhP10,000.00) per month or reasonable value of defendants' occupation of the leased premises and interest accruing thereon after August 2026 until defendants vacate the leased premises, surrender possession thereof to plaintiff and effect full payment of their obligation; and

2.3 One Hundred Thousand Pesos (PhP100,000.00) by way of attorney's fees and other expenses of litigation.

Plaintiff likewise prays for cost of suit and such other relief as may be deemed just and equitable in the premises.

Pasig City for Manila; 17 August 2026.

**SALES STA. ANA & RONDARIS**
**LAW OFFICE**
Counsel for Plaintiff
MS Florendo and Sons, Inc.
Unit 1006, 10th Floor, Citystate Centre
709 Shaw Boulevard, Pasig City
Tel. Nos. (02) 8637. 48 28 or (02) 7747. 47 11
Email: ssrlaw2005@yahoo.com

By:

(Sgd.)
**ALBERTO L. SALES**
PTR No. 3985756; 01.06.2026; Pasig City
IBP No. 536596; 01.06.2026; RSM
Roll of Attorneys No. 36047
MCLE Compliance No. VIII-0027787; 04-15-2025

**VERIFICATION AND CERTIFICATION**
**OF NON-FORUM SHOPPING**

I, **Mary Joyce Florendo-Selim,** of legal age, a Filipino citizen, married and with address at 667 Gastambide Street, Sampaloc, Manila, after having been sworn in

accordance with law, depose and state:

1. I am the duly authorized representative of MS Florendo and Sons, Inc., the plaintiff in the above-captioned case;

2. By authority granted by the Board of Directors of plaintiff corporation, I have caused the preparation and filing of the foregoing Complaint;

3. I have read the Complaint, and the allegations therein are true and correct based on my own personal knowledge, or based on authentic documents;

4. The Complaint is not filed to harass, cause unnecessary delay, or needlessly increase the cost of litigation; and

5. The factual allegations therein have evidentiary support or, if specifically so identified, will likewise have evidentiary support after a reasonable opportunity for discovery.

6. I further certify that:

6.1 The plaintiff has not theretofore commenced any action or filed any claim involving the same issues in any court, tribunal or quasi-judicial agency and, to the best of my and plaintiff's knowledge, no such other action or claim is pending therein;

6.2 If I should thereafter learn that the same or similar action or claim has been filed or is pending, I shall report that fact within five (5) calendar days therefrom to the Honorable Court.

(Sgd.)
**Mary Joyce Florendo-Selim**
Affiant

SUBSCRIBED AND SWORN to before on ____PASIG CITY_____, at _____AUG 26, 2026_____, affiant exhibiting to me her Driver's License bearing No. NO4-95-345823 which is valid until 16 December 2032.

Doc. No. 223 ;
Book No. 45 ;
Page No. 14 ;
Series of 2026.

ANNEX A

SECRETARY'S CERTIFICATE

I, **Charles Edward G. Florendo, M.D.**, of legal age, Filipino and with address at 667 Dalupan St., Sampaloc Manila, after being duly sworn in accordance with law, hereby depose and state:

1. I am the Corporate Secretary of **MS Florendo and Sons, Inc.**, (the Corporation), a corporation duly organized and existing under and by virtue of Philippine laws with office address at 667 Dalupan St., Sampaloc Manila.

2. At a special meeting of the Board of Directors of the Corporation held on June 1, 2025 at which meeting a quorum was present acting throughout, the following resolutions were passed and approved:

RESOLVED, as it is resolved, that the Corporation through Mary Joyce Florendo-Selim be authorized, as it is hereby authorized, to file, institute, prosecute and defend any and all appropriate legal action(s) including, but not limited to, ejectment (forcible entry or unlawful detainer), recovery of possession of property, recovery of sum of money, recovery of unpaid rentals, and damages against any and all individuals and entities arising from the latter's occupation and use of any property belonging to the Corporation;

RESOLVED FURTHER, as it is resolved, that Mary Joyce Florendo-Selim be authorized, as she is hereby authorized, to:

1. Enter into an amicable settlement; to submit to alternative modes of dispute resolution; to enter into stipulations or admissions of facts and documents; and to sign on behalf the Corporation all pleadings that will be filed by or on behalf of the Corporation in relation to the above-entitled cases, specifically the Verification and Certification of Non-Forum Shopping pursuant thereof; and

2. Appear on behalf of the Corporation at any and all stages of the proceedings in the above-entitled case, and for this purpose, to do, perform and consider all such matters as may be brought up during such proceedings, including but not limited to, mediation, pre-trial and/or preliminary conference under Rule 16 of the Amended Rules of Civil Procedure (Rules of Court of the Philippines), or other applicable regulations, such as: (a) The possibility of an amicable settlement or of a submission to alternative modes of dispute resolution; (b) The simplification of the issues; (c) The possibility of obtaining stipulations or admissions of facts and of documents to avoid unnecessary proof; (d) The limitation of the number and identification of witnesses and the setting of trial dates; (e) The advisability of a preliminary reference of issues to a commissioner; (f) The propriety of rendering judgment on the pleadings, or summary judgment, or of dismissing the action should a valid ground therefor be established; (g) The advisability or necessity of amendments; (h) Mark their respective evidence if not yet marked for the purpose of identity of their witnesses; 2) Examine and make comparisons of the adverse parties' evidence vis-a-vis the copies to be marked; (i) Manifest for the record the stipulations on the faithfulness of the reproductions and the genuineness and due execution of the adverse parties' evidence; 4) Reserve evidence not available at the pre-trial, but only in the following manner: (1) For testimonial evidence, by giving the name or position and the nature of the testimony of the proposed witness; (2) For documentary evidence and other object evidence, by giving a particular description of the evidence; and (h) Such other matters as may aid in the prompt disposition of the action.

RESOLVED FINALLY, as it is resolved, that Mary Joyce Florendo-Selim be authorized, as she is hereby authorized, to engage the services of counsel to represent the Corporation and to execute the proper document as may be necessary to clothe counsel with proper authority to so represent the Corporation.

3. The foregoing resolutions are in accordance with the records of the Corporation.

IN WITNESS WHEREOF, I have signed this certificate on January 23, 2026 in the city of Manila.

CHARLES EDWARD G. FLORENDO

JAN 23 2026

SUBSCRIBED AND SWORN to before me on _____ at the city of Manila, affiant exhibiting to me his PRC ID No. 0111069 which is valid until 03/20/2028.

Doc. No. 489
Page No. 46
Book No. 4
Series of 2026.

ATTY. ALBERTO L. BALOZO
NOTARY PUBLIC
Until December 31, 2026
PTR No. 10157812 / 01/02/2026 / Pasig City
IBP No. 524154 / 12/09/2025 / Lifetime Member
TIN No. 166-166-816-000
MCLE Compliance No. VII-0019763 / Until Dec. 6, 2028
Appointment No. 25 (2025-2026)
Valid Until 12/31/2026

ANNEX B

CONTRACT OF LEASE

APR 26 2019

This Contract executed this ____ day of _____, 2019, in Manila, by and between:

M.S. FLORENDO & SONS, INC., a corporation duly organized and existing in accordance with the laws of the Philippines, with principal address at 667 Gastambide St., Sampaloc, Manila, represented in this act by its Vice President EDUARDO A. FLORENDO, M.D., hereinafter referred to as the LESSOR;

-and-

Elenita Lumanlan, Filipino, single/married, of legal age, with postal address at 633-B Int. Reten St., Sampaloc, Manila, hereinafter referred to as the LESSEE.

1. LOCATION: 633-B Int. Reten St., Sampaloc, Manila
2. TERM: 12 months from May 5, 2019 to April 30, 2020.
3. RENTAL: Nine Thousand Three Hundred Pesos ( ₱ 9,300.00 ) / Per Month
4. RENEWAL: The term of this lease shall be renewable upon mutual agreement and written contract. In the event that this contract is not renewed in writing, but the LESSEE continues to occupy the leased premises, the parties agree that all the terms and provisions of this contract shall continue to apply to both parties.
5. PAYMENT OF RENTAL: The monthly rent shall payable within the first five (5) days of each month without need of any demand from the LESSOR. In case of default, a penalty of 2% per month will be added to the agreed monthly rental, w/o prejudice to the LESSOR's rights under this contract. Rental may be paid through post dated checks, which will be deposited on the date specified on the check; except if the LESSEE gives prior written notice to the LESSOR to hold the check, together with ₱500.00 administrative fee.
6. NOTICE: Notice to the LESSEE delivered, mailed or posted at the leased premises shall be considered as sufficient for all purposes herein mentioned.
7. DEPOSIT: Upon execution of this contract, the LESSEE shall deposit with the LESSOR an amount equivalent to two months rental which shall answer for the faithful compliance of the LESSEE of all its obligations under this contract. The deposit shall not earn interest nor be the first of the damages that the LESSOR may collect arising from this lease. The LESSOR shall have the right to deduct from the deposit any amounts or damages for which the LESSEE may be liable for under this agreement, including unpaid utility charges. In which case, the LESSEE shall make an additional deposit within 5 days from demand, in order to maintain the deposit at an amount equal to one (1) month rent. The deposit balance, after deduction of all amounts due to the LESSOR, shall be refundable to the LESSEE upon surrender of the premises, after presentation of the deposit receipt and proof of payment of all utilities.
8. UTILITY SERVICES: All charges for utility services, such as electricity, water, telephone, etc. used in or connected with the leased premises shall be borne by the LESSEE. Should the LESSEE fail to pay the bills when due or allow any illegal connection or beltinelled or used on the leased premises, the LESSOR shall have the right to have the services disconnected immediately, without any liability to the LESSEE.
9. USE OF LEASED PREMISES: The LESSEE undertakes to use the leased premises for commercial and residential purpose only. The premises shall not be used for any illegal activities.
10. CARE OF LEASED PREMISES, ALTERATIONS, ADDITIONS & IMPROVEMENTS: The LESSEE warrants that it has inspected the premises and found the same in good and tenantable condition. The LESSEE shall, at its expense, maintain the leased premises in a good, clean and habitable condition, and comply with all government requirements for the proper operation/maintenance of the premises. All expenses for the repair, improvement, maintenance and development of the area shall be for the LESSEE'S account. However, the LESSEE shall not commence with any alterations, additions or improvements without the prior written approval of the LESSOR. Upon termination of this contract, said improvements, additions, or alterations shall automatically become property of the LESSOR, without reimbursement of its value. The LESSEE shall not cause or allow to be stored or deposited in the leased premises any prohibited, illegal, flammable or explosive goods, materials or articles and shall not cause or allow any practice which may expose the leased premises to fire or increase the fire hazard of the leased premises. Corridors, alleys and driveways are common areas and are not to be used as storage space for personal items. The LESSOR shall have the right to remove any items which are left on the corridors/alley/driveway, without any liability to the owners of the items left on such common areas.
11. INSPECTION OF PREMISES: The LESSOR or its representative shall have the right to enter the leased premises at reasonable hours to examine the same for such purpose, as it may deem necessary for the operation or maintenance of the leased premises.
12. ASSIGNMENT AND SUB-LEASE: The LESSEE shall not let, assign or sub-lease any part of the leased premises without the prior written consent of the LESSOR. Any unauthorized sublease or assignment entered into by the LESSEE shall automatically terminate this contract. The LESSOR shall have the right to contract directly with the sublessee, former tenant of the actual occupants of the premises and transfer all rights of the LESSEE under this contract to the actual occupant of the premises.
13. RESPONSIBILITY OF THE LESSEE: It is further agreed that the LESSEE shall be responsible for all the acts and omissions of his family, servants, agents and all other persons allowed access by him to be the leased premises. The LESSEE likewise assumes full responsibility for any damage which may be caused to the person or property of third persons which remaining in any part of the premises leased to the LESSEE and further binds himself to hold the LESSOR free from such claims for injury and damages. The LESSEE undertakes that he will not offer any service or product which would be in direct competition to the existing tenants in the same building.
14. BREACH OF CONTRACT: Should the LESSEE fail to pay the rent or utility bills, or if a default or breach is committed by the LESSEE upon any of the norms and conditions herein contained, the LESSOR may terminate and cancel the lease immediately upon notice posted on the premises or delivered to any person residing thereat. The LESSOR shall have the right to extra-judicially eject the LESSEE from the premises and to collect and recover from the LESSEE all accrued rentals, penalty interest, and damages resulting from such breach. The LESSEE appoints the LESSOR, its authorized agents or representatives as his duly authorized ATTORNEY-IN-FACT, with full power and authority to open, enter, padlock, secure, enclose, fence, and otherwise take full and complete possession and control of the premises without resorting to court action. In such case, the LESSOR shall have a lien upon all property left in the premises as security for the payment of the LESSEE's obligations under the lease contract. In no case however, will the LESSOR be liable for any property left by the LESSEE in the premises, should the LESSEE fail to promptly claim the same and settle his unpaid obligations within seven (7) days. The LESSEE acknowledges the right of the LESSOR, to shut off or cause the interruption of utilities and facilities in case of failure to pay utility charges, rental or other charges collectible under the lease agreement after due notice of non-payment. In which event, the LESSEE shall hold the LESSOR free from any liability. Any unpaid rentals at the expiration of the term of this lease shall be subject to rate adjustment based on the prevailing rental rates at the time of actual payment.
15. ABANDONMENT OR DESERTION OR TERMINATION BEFORE END OF PERIOD: In case the leased premises shall be abandoned, deserted, vacated and/or otherwise left unoccupied by the LESSEE or any human being for a period longer than seven (7) days, without prior 60 days written notice to the LESSOR, it is agreed that any deposit shall be automatically forfeited in favor of the LESSOR by way of damages and the LESSOR may exercise all the rights and remedies provided under this contract for breach of contract.
16. TERMINATION: Either party may terminate this lease even before the expiration of the period stated herein provided that the termination is for a lawful and valid cause and provided further that the party seeking termination shall give at least sixty (60) days prior written notice to the other party.
17. SURRENDER OR LEASED PREMISES: At the termination of the lease, the LESSEE shall peacefully surrender the leased premises to the LESSOR with all the fixtures in as good condition as they were actually found at the beginning of the lease, ordinary wear and tear excepted. In the event of damage or injury to the premises, repair and restoration to renderthe premises in good condition shall be for the account of the LESSEE.
18. NON-WAIVER: Failure of the LESSOR to insists upon a strict performance of any of the terms and conditions hereof, shall not be construed as a relinquishment or waiver of any right or remedy that it may have, nor as a waiver of any subsequent breach thereof.
19. JUDICIAL ACTION: That should the LESSOR be compelled to take judicial action against LESSEE, the latter should in addition to the damages mentioned herein pay an amount equivalent to 25% of the amount claimed in the complaint as attorney's fees and the cost of the suit; but in no case shall be less than Twenty Thousand Pesos (₱20,000.00). Any suit arising out of this lease contract shall be brought exclusively before the courts of Manila or Pasay, to the exclusion of all other venues.

IN WITNESS THEREOF, the parties have hereunto signed these presents on this APR 26 2019 in Sampaloc, Manila.

M.S. FLORENDO & SONS INC. — LESSEE
By:
EDUARDO A. FLORENDO — ELENITA LUMANLAN printed name & signature

Sworn to and subscribed before me on this APR 26 2019 day of _____, the parties with their respective government issued I.D., to wit:

EDUARDO A. FLORENDO — SSS ID No. 03-1668168-7 — Manila
ELENITA LUMANLAN — UMID ID No. 0114-2619198-9 — Manila

WITNESS MY HAND AND SEAL, at the place and on the date first above written.

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Book No. 4
Series of 2019.

ATTY. ALBERTO L. BALOZO
NOTARY PUBLIC
Until December 31, 2026
PTR No. 10157812 / 01/02/2026 / Pasig City
IBP No. 524154 / 12/09/2025 / Lifetime Member
TIN No. 166-166-816-000
MCLE Compliance No. VII-0019763 / Until Dec. 6, 2028
Appointment No. 25 (2025-2026)
Valid Until 12/31/2026

ANNEX C

SALES STA. ANA & RONDARIS
LAW OFFICE
Unit 1006, 10/F Citystate Centre, 709 Shaw Boulevard, 1600 Pasig City
Tel. Nos. (632) 8637-4826; (632) 7747-4711
Email: ssrlaw2005@yahoo.com

2 October 2025

**Ms. Elenita Lumanlan**
and all persons claiming rights under her
633-B Int. Reten Street, Barangay 400
Sampaloc, Manila

Re: Demand to Pay and Vacate

Dear Ms. Lumanlan:

We write on behalf of our client MS Florendo and Sons, Inc. regarding your failure and refusal to pay rental or the reasonable value of your occupation of the premises located at 633-B Int. Reten Street, Barangay 400, Sampaloc, Manila.

According to our client, your rental arrears as of September 2025 has amounted to Two Hundred Sixteen Thousand Sixty Pesos (Php216,060.00). Despite having been given sufficient time to update your payments, you failed and refused to do the same, to the damage and prejudice of our client.

You have been occupying the premises on a month-to-month lease basis, and our client is hereby terminating your lease.

In view of the foregoing and conformably with our client's instruction, final demand is made upon you (a) to pay our client the amount of Php216,060.00 and (b) to vacate the premises located at 633-B Int. Reten Street, Barangay 400, Sampaloc, Manila, both within a period of fifteen (15) days from receipt of this letter; otherwise, our client will take all the appropriate legal actions against you without any further notice.

We trust you will give this matter your preferential attention.

Very truly yours,

**Alberto L. Sales**

ANNEX D

Customer's Copy

LBC EXPRESS, INC.
THIS SERVES AS AN INVOICE
1274 1304 4310

SHIPPER: SALES STA ANA, AND RONDARIS
CONSIGNEE: LUMANLAN, ELENITA
ADDRESS: CORE 6F, TIGDONG STA ANA, UNIT 1006 CITYSTATE CENTRE 709 SHAW BLVD ORDMBO CITY OF MANILA NATIONAL CAPITAL REGION NCR PASIG NATIONAL CAPITAL REGION NCR
Contact No.: 09
ADDRESS: 633B INT RETEN STREET SAMPALOC BARANGAY
Contact No.: ON
TEL./Mail:

Courier N-Pouch Regular
Weight : 1.00 KG
Origin : NCR-CITYSTATE-CENTRE CAPITAL
Trans. Date : 10/10/2025 09:36:44 PM
Proc Date : 10/10/2025
Proc Plant : ORTIGAS MANILA
Trans. Type : Delivery
Trans. Mode : LAND
Actual wt (kg.) : 0.00

Actual(Freight) : 96.82
Add'l Charges : 0.00
VAT-Exempt : 0.00
VAT-Amount : 8.68
Total Amount Due : 105.50
Discount : 0.00
Mode : CASH

Track your packa at:
www.lbcexpress.com
Talk to our Care Representative
Tel.: (632) 8858-5888
1-800-10-8585-999
Voice for PH outside NCR

Send to Consign : DOCS ONLY

LBC Express values your privacy. For more info, visit www.lbcexpress.com/privacy
Let us know of your experience!
bit.ly/CSATPh

SHIPPER warrants that the SHIPMENT HAS NO CASH INSIDE. Claims of GOODS AND LIMITATION of liability are set forth in detail on the reverse side hereof.
I hereby agree to be bound with the terms and conditions written at the back and forth of this LBC EXPRESS

SALES STA ANA AND RONDARIS LAW OFFICE
Unit 1006, 10/F Citystate Centre, 709 Shaw Blvd., Pasig City

ANNEX E

Choose delivery options for this package or get more from your LBC account.
Preferences
Continue
Track & Trace
FAQS
LBC Track & Trace
1274130430 TRACK
Would you like to receive updates for this shipment via messenger?
Click below
Send to messenger

| From NAT'L CAPITAL REGION | No of days. |
|---|---|
| NCR | - |
| SOUTH LUZON | 1-2 |
| NORTH LUZON | 1-2 |
| VISAYAS | 3-5 |
| MINDANAO | 4-6 |
| PUERTO PRINCESA | 2-4 |
| BATANES | 5-11 |
| CEBU(N) | 3-5 |
| Luzon Island, Visayas&Mindanao, Mindoro, Catanduanes | 3-4 |
| From NORTH LUZON(LUZON | No. of days. |
| NCR | 1-2 |
| SOUTH LUZON | 1-2 |
| NORTH LUZON | 1-2 |
| VISAYAS | 4-6 |
| MINDANAO | 4-6 |
| PUERTO PRINCESA | 3-5 |
| BATANES | 10-12 |
| CEBU(N) | 8-10 |
| Luzon Island, Visayas&Mindanao, Mindoro, Catanduanes | 3-4 |
| From VISAYAS | No. of days. |
| NCR | 3-5 |
| SOUTH LUZON | 4-5 |
| NORTHLUZON | 4-6 |
| VISAYAS | 2-4 |
| MINDANAO | 3-5 |
| PUERTO PRINCESA | 3-7 |
| BATANES | 12-14 |
| CEBU(N) | 12-15 |
| Luzon Island, Visayas&Mindanao, Mindoro, Catanduanes | 5-7 |
| From MINDANAO | No. of days. |
| NCR | 4-6 |
| SOUTH LUZON | 4-6 |
| NORTHLUZON | 4-6 |
| VISAYAS | 3-5 |
| MINDANAO | 2-3 |
| PUERTO PRINCESA | 5-8 |
| BATANES | 12-15 |
| CEBU(N) | 12-14 |
| Luzon Island, Visayas&Mindanao, Mindoro, Catanduanes | 4-6 |
| From ELSEWHERE | No. of days. |
| NCR | 3-4 |

Sat, 11 October 2025 — Delivered to KURT ALDONA CARETAKER/LANDLORD on 10/11/2025.
Sat, 11 October 2025 — Please expect delivery within the day.
Sat, 11 October 2025 — Shipment has been received at ESPANA DELIVERY TEAM.
Sat, 11 October 2025 — Shipment is en route to ESPANA DELIVERY TEAM. Next update for this shipment will come within 1 day/s.
Fri, 10 October 2025 — Shipment has been received at COURIER EXCHANGE.
Fri, 10 October 2025 — Shipment has been accepted at UNIWAY CAYTOL COMMONS.

ANNEX F

M. S. FLORENDO & SONS, INC.
667 F.T. Dalupan St. Sampaloc Manila 1008
Tel. no. 8735-5341 to 45

August 5, 2026

STATEMENT OF ACCOUNT

MS. ELENITA LUMANLAN
633-B INT. RETEN ST.
SAMPALOC MANILA

| YEAR | MONTH | UNPAID RENT |
|---|---|---|
| 2025 | SEPTEMBER | 10,000.00 |
| | OCTOBER | 10,000.00 |
| | NOVEMBER | 10,000.00 |
| | DECEMBER | 10,000.00 |
| 2026 | JANUARY | 10,000.00 |
| | FEBRUARY | 10,000.00 |
| | MARCH | 10,000.00 |
| | APRIL | 10,000.00 |
| | MAY | 10,000.00 |
| | JUNE | 10,000.00 |
| | JULY | 10,000.00 |
| | AUGUST | 10,000.00 |
| | TOTAL | ₱120,000.00 |

ANNEX G

REPUBLIC OF THE PHILIPPINES
**METROPOLITAN TRIAL COURT**
NATIONAL CAPITAL JUDICIAL REGION
MANILA, BRANCH ___

**MS FLORENDO AND SONS, INC.**,
represented by Mary Joyce
Florendo-Selim,
Plaintiff,

-versus- **Civil Case No. _____**
For: Ejectment

**ELENITA LUMANLAN**,
and all other persons claiming rights
under them and occupying the premises
located at 633-B Int. Reten Street,
Barangay 400, Sampaloc, Manila,
Defendants.
x----------x

**JUDICIAL AFFIDAVIT**

I, **Julie Jean Binueza,** of legal age, Filipino and a resident of Manila, after having been sworn in accordance with law, depose and state that:

I am executing this Judicial Affidavit to attest to the truth of the following statements which I made before Atty. Alberto L. Sales at Unit 1006 Citystate Centre, 709 Shaw Boulevard, Pasig City, and I answered the questions asked of me fully conscious that I did so under oath, and that I am aware that I may face criminal liability for false testimony or perjury.

OFFER OF TESTIMONY

The testimony of witness Julie Jean Binueza (Binueza) is being offered to prove the material allegations of the Complaint and plaintiff's cause of action against defendant, specifically:

1. Binueza's position in Plaintiff Company and her primary duties and responsibilities;

2. The contract of lease previously entered into by the parties covering the premises located at 633-B Int. Reten Street, Barangay 400, Sampaloc, Manila;

3. The subsequent expiration of the contract and the non-renewal and non-extension thereof;

4. The non-payment by defendant of the stipulated monthly rental, the amount of the arrears as of August 2026 as well as the other contractual violations of defendants;

5. The demands made by plaintiff upon defendant and the latter's non-compliance therewith;

6. The damages suffered by plaintiff as a result of defendant's breach of the contract of lease; and

7. Other related matters.

The witness will likewise identify documents forming part of her testimony.

DIRECT EXAMINATION

1. Question (Atty. Alberto L. Sales): Are you familiar with the plaintiff in this case, MS Florendo and Sons, Inc.?

Answer (Julie Jean Binueza): Yes sir.

2. Q: Why are you familiar with this company?

A: It is my employer and the owner of the leased premises subject matter of this case, sir.

3. Q: What is the nature of plaintiff's business?

A: It is engaged in the realty business sir, including the leasing out of both residential and commercial units to various tenants.

4. Q: What is your position in plaintiff company?

A: I am the Collections Officer, sir.

5. Q: What are your primary duties and responsibilities as Collections Officer?

A: I collect the rental payments of tenants; monitor the timeliness of these payments; report to the management any delay in payments and other violations committed by tenants; make demands upon tenants to comply with the terms and conditions of their lease contract with plaintiff; and assist in the prosecution of cases against tenants who are in breach of their contracts, sir.

6. Q: Are you familiar with defendant Elenita Lumanlan?

A: Yes sir, I am familiar with Ms. Lumanlan as she is one of the tenants of MS Florendo and Sons, Inc.

7. Q: How did Ms. Lumanlan become a tenant?

A: Sometime in April 26, 2019, plaintiff and Ms. Lumanlan entered into a contract of lease over the residential unit located at 633-B Int. Reten Street, Barangay 400, Sampaloc, Manila, sir.

8. Q: I am showing you a copy of Contract of Lease dated April 26, 2019; what relation, if any, has this document to the contract of lease executed by the parties?

A: This is the contract of lease of the parties.

Atty. Sales: Your Honor, we respectfully request that the Contract of Lease dated April 26, 2019 be marked as **Exhibit A** for the plaintiff.

Court: Mark the document as requested.

9. Q: What happened after the execution of this contract?

A: Initially, Ms. Lumanlan was compliant with the terms and conditions of the contract, specifically the payment of the monthly rental. However, she subsequently defaulted on her monthly rental payments, sir.

10. Q: What is status of the initial contract of lease between the parties?

A: It has expired and was not renewed or extended by the parties, sir.

11. Q: What did Ms. Lumanlan do after the expiration of the contract?

A: Ms. Lumanlan continued with her occupation and use of the leased premises on a month-to-month basis and upon the mere tolerance of plaintiff, sir. In addition, without the knowledge and consent of plaintiff, she sub-leased the leased premises or portions thereof to other parties, including defendant Ernesto Lu. However, defendants continued with the non-payment of the monthly rental.

12. Q: What action, if any, did plaintiff take with regard to the non-payment of the monthly rental?

A: We referred the matter to our legal counsel who issued a letter to defendants with a demand for her to pay her rental arrears and to vacate the leased premises within fifteen days from her receipt of the demand letter. Defendants were also advised of plaintiff's termination of the month-to-month lease.

13. Q: I am showing you a copy of the demand letter dated 2 October 2025; what relation, if any, has this document to the demand letter that you said was issued by your counsel?

A: This is a copy of the demand letter, sir.

Atty. Sales: Your Honor, we respectfully request that the demand letter dated 2 October 2025 be marked as **Exhibit B** for the plaintiff.

Court: Mark the document as requested.

14. Q: What is your proof that the demand letter was sent and received in the premises leased by the defendants?

A: We have a copy of the Invoice and LBC Track and Trace report of LBC Express showing that the letter was sent and received on October 11, 2025, sir.

15. Q: I am showing you copies of the LBC Express Invoice with Bar Code No. 1274 1304 4310 and Track and Trace report; what relation, if any, have these documents to the invoice and report you mentioned?

A: These are copies of the receipt and report, sir.

Atty. Sales: Your Honor, we respectfully request that the Invoice be marked as **Exhibit C,** while the Track and Trace report be marked as **Exhibit C-1** for the plaintiff.

Court: Mark the documents as requested.

16. Q: How did defendants respond to your counsel's written demands?

A: Defendants failed and refused to pay her rental arrears and vacate the leased premises, sir.

17. Q: What, if any, did plaintiff do after defendants did not settle her arrears in full and continued using the leased premises despite plaintiff's final demand to vacate?

A: The management of plaintiff resolved to file a complaint for ejectment against defendants and all other persons claiming rights under her and staying in the leased premises, sir.

18. Q: What effect, if any, did defendants' breach of contract and failure to heed plaintiff's demands have on plaintiff?

A: First, plaintiff suffered actual damages in the form of unpaid rentals; second, plaintiff suffered loss of income opportunity; and third, plaintiff has incurred and will continue to incur damages in the form of attorney's fees and litigation expenses.

19. Q: How much is defendants' rental arrears at the time of the filing of this Complaint?

A: Based on the latest statement of account, her rental arrears is One Hundred Twenty Thousand Pesos (PhP 120,000.00), sir.

20. Q: I am showing you this statement of account dated August 5, 2026; what relation, if any, has this document to the statement of account indicating defendants' rental arrears?

A: This is the statement of account showing defendants' rental arrears at the time of the filing of the Complaint, sir.

Atty. Sales: Your Honor, we respectfully request that the statement of account be marked as **Exhibit D** for the plaintiff.

Court: Mark the document as requested.

21. Q: How much damages in the form of attorney's fees and litigation expenses does plaintiff stand to suffer?

A: At least One Hundred Thousand Pesos (PhP100,000.00), sir.

Atty. Sales: No further questions, your Honor.

Wherefore, I hereunto set my hand on _____ at Pasig City.

**Julie Jean Binueza**
Witness/Affiant

SUBSCRIBED AND SWORN TO before me, on AUG 2 6 2026 at Pasig City, Metro Manila; affiant exhibiting to me her Unified Multi-Purpose ID bearing Number CRN - 0113-0654347-7.

Doc. No. 221 ;
Page No. 43 ;
Book No. 24 ;
Series of 2026.

GAUDENCIO C. MANUEL JR.
NOTARY PUBLIC
Until December 31, 2026
PTR No. 10157814 / 01/02/2026 / Pasig City
IBP No. 654352 / 12/09/2025 / Lifetime Member
MCLE Comp. VII-0040057 / Expt. 3. 2028
No. 11 Unit J Peacecast Arcade Bldg.
Shaw Blvd. Brgy. San Antonio, Pasig City
Appointment No. 29 (2025-2027)

REPUBLIC OF THE PHILIPPINES)
PASIG CITY ) S.S.

**ATTESTATION**

I, **Alberto L. Sales,** Filipino, of legal age, married and with office address at Unit 1006, Citystate Centre, 709 Shaw Boulevard, Pasig City, after being duly sworn, depose and state that:

1. I am the counsel for plaintiff in the above-entitled case.

2. I was the one who conducted the examination of the witness at my office at the above-stated address.

3. I faithfully recorded or caused to be recorded the questions I asked and the corresponding answers that the witness gave.

4. I did not nor any other person then present thereat coached the witness regarding the latter's answers.

In witness whereof, I have hereunto set my hand on AUG 2 6 2026 at Pasig City, Metro Manila.

**Alberto L. Sales**
Affiant

7

SUBSCRIBED AND SWORN to before me on AUG 2 6 2026 at Pasig City, Metro Manila; affiant exhibiting to me his Philippine Driver's License bearing Number N04-90-137590 which was issued by the Land Transportation Office and will expire on 15 November 2031.

Doc. No. 222 ;
Page No. 43 ;
Book No. 24 ;
Series of 2026.

GAUDENCIO C. MANUEL JR.
NOTARY PUBLIC
Until December 31, 2026
PTR No. 10157814 / 01/02/2026 / Pasig City
IBP No. 654352 / 12/09/2025 / Lifetime Member
Roll No. 45015
MCLE Comp. VII-0040057 / Expt. 3. 2028
No. 11 Unit J Peacecast Arcade Bldg.
Shaw Blvd. Brgy. San Antonio, Pasig City
Appointment No. 29 (2025-2027)

**THE SENTINEL POST**
**November 10, 17 and 24, 2026**

# Embracing the golden years: How PhilHealth's YAKAP program brings healthcare closer to Ilocos Norte's senior citizens

Aging brings physical changes and health challenges that can make accessing medical care increasingly difficult, particularly for senior citizens who have limited mobility and financial resources.

Yet, growing older should not mean having to compromise one's health or quality of life.

Recognizing the invaluable contributions of older Filipinos and the need to protect their well-being, the Philippine Health Insurance Corporation (PhilHealth) joined the celebration of Elderly Filipino Week at the Centennial Arena in Laoag City, Ilocos Norte, on October 28.

Through its participation, PhilHealth highlighted the importance of making healthcare more accessible to senior citizens, particularly through its preventive and primary healthcare initiatives that bring essential services closer to communities.

PhilHealth's YAKAP program: Bringing essential healthcare closer to senior citizens

For many older adults, accessing healthcare can be challenging due to limited mobility, financial constraints, and the distance between their homes and medical facilities.

To address these barriers, PhilHealth continues to bring its frontline services closer to communities, helping senior citizens access their health insurance benefits and receive timely medical attention.

At the center of this initiative is the PhilHealth YAKAP (Yaman ng Kalusugan Program), which promotes preventive healthcare and primary care services to help keep Filipinos healthy and "malayo sa sakit" (free from illness).

During community outreaches, PhilHealth provides on-site assistance, including membership registration, Member Data Record (MDR) generation, identification card printing, and enrollment in the YAKAP network.

Through accredited primary care providers, including the Mariano Marcos Memorial Hospital and Medical Center, district hospitals, and local Rural Health Units (RHUs), eligible senior citizens can access a range of healthcare services, including:

– Primary care consultations and regular health screenings to help detect and address health concerns early;

– Essential laboratory and ancillary services to support medical assessment and diagnosis;

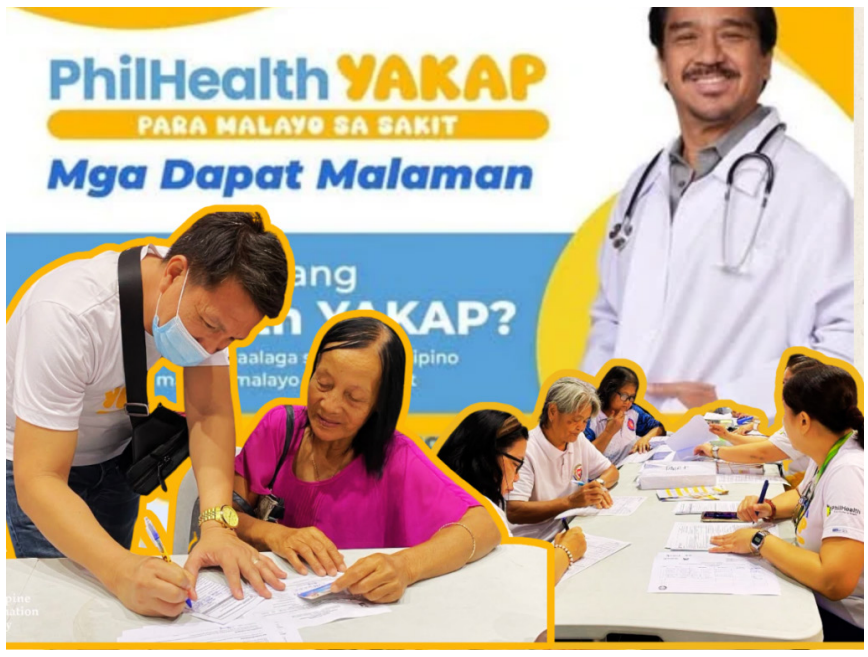
– Access to prescribed medicines through eligible PhilHealth-accredited facilities, subject to applicable benefit guidelines; and

– Targeted cancer screening tests to support early detection and timely medical intervention.

By making these services more accessible, YAKAP encourages senior citizens to prioritize preventive care rather than seek medical attention only when illnesses become severe.

***Seamless access: Managing YAKAP clinic transfers with PhilHealth***

To further improve access to primary healthcare, PhilHealth allows members to transfer their registration to another YAKAP clinic, particularly when a different accredited provider is more accessible to their homes.




For members who have not yet undergone their First Patient Encounter (FPE), clinic transfers may be processed at any time of the year through their local Local Health Insurance Office (LHIO), with the transfer taking effect immediately upon processing.

Meanwhile, members who have already completed their FPE may process clinic transfers beginning October 1, or during the fourth quarter of the year, with the transfer taking effect on January 1 of the following year.

Josephine Quiton, PhilHealth-Ilocos Field Operations Division Chief, explained that members may visit PhilHealth offices to facilitate the transfer to their preferred healthcare provider.

"For the transfer, they need to visit our PhilHealth offices so this can be processed before they can have another check-up with their chosen healthcare provider. For example, if someone from Ilocos Norte wants to transfer to Ilocos Sur, we have an office there in Ilocos Sur to accommodate them," Quiton said.

This arrangement gives members greater flexibility in choosing healthcare providers that are more convenient and accessible to them.

***Voices from the heart: Honoring and protecting our senior citizens***

Beyond the healthcare services and benefits, the importance of government support is best reflected in the experiences of the people who directly benefit from these initiatives.

Lucrecia Garcia, a senior citizen from Banna, expressed her gratitude for the government's continued efforts to recognize and address the needs of older Filipinos.

"Our deepest gratitude to President BBM and the Governor for organizing such an activity for us senior women and men. You always look after us. This is a wonderful help for our needs," Garcia said.

Similarly, 79-year-old Orlando Estabillo from Solsona underscored the importance of accessible healthcare and free medicines, particularly for senior citizens who can no longer work and earn as they did in their younger years.

"We are deeply grateful that the government has not forgotten us. Since we no longer have the strength to work as we used to and can no longer earn a living, thank you very much for providing these services for us—especially for our health, as we need free medicine for the many ailments we are experiencing. Thank you, thank you, Governor [Cecilia Araneta-Marcos] and National Commission of Senior Citizens," Estabillo shared.

For PhilHealth, ensuring that senior citizens understand and maximize their available benefits is equally important in expanding access to healthcare.

Quiton encouraged older Filipinos to visit PhilHealth offices and accredited YAKAP providers to learn more about the services available to them.

"Our message to our elders or our senior citizens is that they need to visit PhilHealth and their YAKAP providers so they can claim their benefits. They will be able to avail themselves of PhilHealth's benefits without delay, so we invite all of our elders to be active in availing themselves of their benefits so that they can enjoy their lives longer," she said.

As the country continues to strengthen its healthcare system, initiatives such as YAKAP underscore the importance of bringing essential medical services closer to communities, especially those who face greater barriers to accessing care.

By empowering senior citizens to take advantage of preventive healthcare, understand their benefits, and seek timely medical attention, PhilHealth helps promote healthier aging and reinforces the need to ensure that every Filipino, regardless of age or location, can access the healthcare they deserve. ***(AMB/ATV, PIA Ilocos Norte)***



# DSWD EXTENDS CASH, FOOD AID TO PASAY VENDORS AFFECTED BY ASEAN SUMMIT PREPARATIONS



MANILA (PIA) — The Department of Social Welfare and Development (DSWD) is providing financial and food assistance to vendors in Pasay City whose livelihoods were temporarily disrupted by preparations for the 2026 Association of Southeast Asian Nations (ASEAN) Summit, underscoring the Marcos Jr. administration's commitment to supporting affected workers and small entrepreneurs.

DSWD spokesperson Assistant Secretary Irene Dumlao said around 30 vendors who were compelled to suspend operations due to traffic management and security measures surrounding summit venues are set to receive up to P10,000 each in cash assistance, along with family food packs.

The assistance comes as local authorities ordered eateries, food stalls, and street vendors in key areas to temporarily cease operations to facilitate the movement of ASEAN leaders and foreign delegates during the regional gathering.

Dumlao said the DSWD-National Capital Region is coordinating closely with the Pasay City government and the City Social Welfare and Development Office (CSWDO) to identify other vendors who may have been adversely affected by the temporary business suspension.

"Alam po natin na mabigat po sa ating mga kababayan na pansamantalang pagtigil ng operasyon. Hindi na po nila kailangang mag-alala dahil makikipag-tulungan tayo sa Pasay LGU para matukoy kung mayroon pa bang ibang vendors na apektado doon sa area," Dumlao said.

The DSWD official emphasized that the government remains ready to extend support to workers and small business owners whose income sources were interrupted by the necessary preparations for the international event.

Apart from direct financial assistance, affected vendors who wish to temporarily return to their home provinces while summit-related activities are ongoing may seek assistance through the department's Assistance to Individuals in Crisis Situations (AICS) program.

"Bukas po ang aming tanggapan sa DSWD Satellite Office sa Commonwealth, Quezon City o di kaya ay makipag-ugnayan lamang sila sa kanilang CSWDO para matulungan silang makapag-avail ng programa," Dumlao said.

The DSWD said it continues to work with local government units to ensure that timely interventions reach affected individuals and families, particularly those whose daily income depends on small-scale vending and informal economic activities.

Officials said the assistance initiative reflects the Marcos Jr. administration's broader effort to balance the demands of hosting a major international event while safeguarding the welfare of vulnerable sectors and ensuring that no Filipino livelihood is left unaddressed during temporary disruptions brought about by national priorities. ***(JCO/PIA-NCR)***

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**Republic of the Philippines**
**REGIONAL TRIAL COURT**
**National Capital Judicial Region**
**BRANCH 124, CALOOCAN CITY**
**FAMILY COURT**
**Email addresses: rtc1ccn124@judiciary.gov.ph**
**rtcbranch124@yahoo.com**
**Contact Nos. (02) 86603317/09083479905**

**WENDIE ELAINE PEREZ-VIEIRA,**
**Petitioner,**

**-versus-**

**CIVIL CASE NO. C-26354 (2023)**
**For: Declaration of Nullity of Marriage**

**RANGEL HORI VIEIRA,**
**Respondent.**
**x - - - - - - - - - - - - - - - - - - - - x**

**D E C I S I O N**

WHEREFORE, premises considered, the petition is hereby GRANTED. Accordingly, the marriage between RANGEL HORI VIEIRA AND WENDIE ELAINE REYES PEREZ OR WENDIE ELAINE PEREZ VIEIRA celebrated on May 7, 2016 in City of Manila is hereby declared null and void, pursuant to Article 36 of the Family Code of the Philippines.

The property relation between the parties is hereby terminated and dissolved.

The petitioner may revert to her maiden name.

The Decision shall become final upon the expiration of the period of fifteen (15) days from receipt of the copies/notice of the Decision by the parties, the public prosecutor and the Solicitor General, if no motion for reconsideration or new trial is timely filed by said concerned parties.

Upon finality of the Decision, let an Entry of Judgment be issued. Thereafter, upon the registration of the Entry of Judgment in the Civil Registry of the City of Manila where the marriage was celebrated and in the Civil Registry of Caloocan City where this court is located, let a Decree of Declaration of Absolute Nullity of Marriage be issued.

Furnish the counsel for the petitioner, the Office of the Solicitor General and the Office of the City Prosecutor of Caloocan City with copies of this Decision electronically through their respective email addresses. Also, let hard copies of this Decision be furnished to the petitioner, the Office of the City Civil Registrar of the City of Manila, the Office of the City Civil Registrar of Caloocan City and the Philippine Statistics Authority personally or by registered mail.

Also, let the dispositive portion of the Decision be published once in a newspaper of general circulation at the expense of the petitioner.

SO ORDERED.

WITNESS MY HAND and the seal of the Court this 6th day of November 2026 in Caloocan City, Metro Manila.

(Sgd.)
**GLENDA K. CABELLO-MARIN**
**Presiding Judge**

**THE SENTINEL POST**
**November 10, 2024**

# TOXICS WATCHDOG COMMENDS FDA BAN ON SQUISHY TOYS CONTAINING HAZARDOUS CHEMICALS

Amid the observance of Consumer Welfare Month, toxic chemicals watchdog BAN Toxics commended the Food and Drug Administration (FDA) for issuing public health advisories warning against the purchase and use of unauthorized Toy and Childcare Article (TCCA) products, 'Squishy Delicious' toys.

The FDA advisory follows an earlier consumer alert by BAN Toxics over food-like squeezy dumpling toys that have gained popularity online. Resembling steamed buns, these products continue to be sold in retail stores and through online shopping platforms. Available in various sizes and colors, with some variants containing shiny glitter, the toys are sold at prices ranging from P80 to P200 in retail stores and P60 to P150 on online shopping sites.

On September 14 and 30, the FDA issued separate public health advisories against the purchase and use of the unauthorized squishy toys Squishy Delicious Blue and Squishy Delicious Green, respectively.

The advisories stated that the purchase and use of the toys are unauthorized because the products have not been issued the required Certificate of Product Notification (CPN). Since the toys have not undergone the FDA notification process, the agency cannot assure their quality and safety. Potential hazards may arise from ingredients that are not permitted in toy and childcare article products. The use of substandard and possibly adulterated products may pose health risks, including endocrine disruption and reproductive or developmental effects, as well as injuries, choking, or suffocation due to small or broken parts.

In the UK and US, product recalls were issued for squishy dumpling toys due to excessive concentrations of benzene, posing a serious chemical risk to children's health and safety.

Citing the UK Office for Product Safety and Standards, "The product presents a serious chemical risk because the outer layer contains an excessive concentration of benzene (20 mg/kg). If inhaled, benzene can cause irritation to the eyes, nose, and throat. Exposure to large amounts may also cause a burning sensation in the digestive tract and skin irritation."

According to the World Health Organization (WHO), "Human exposure to benzene has been associated with a range of acute and long-term adverse health effects and diseases, including cancer and haematological effects. Exposure can occur occupationally, in the general environment, and in the home as a result of the widespread use of benzene-containing petroleum products."

The DENR also issued Administrative Order No. 2026-29, known as the Chemical Control Order for Benzene, which prohibits its use in toys and other children's products.

"We laud the FDA and the DENR for their regulatory actions against unauthorized toys that may contain chemicals that pose risks to a child's health and development," said Thony Dizon, Advocacy and Campaign Officer of BAN Toxics. "It is high time for government agencies to enforce the law and immediately recall and remove the products from the market."

Republic Act No. 10620, also known as the Toy and Game Safety Labeling Act of 2013, provides that all toys and games, whether locally manufactured or imported, distributed, donated, or sold in the Philippines, must comply with the applicable safety labeling and manufacturer's marking requirements under the Philippine National Standards (PNS) for toy safety.

BAN Toxics reminds parents and consumers to refrain from purchasing unauthorized squishy toys to reduce the risk of toxic exposure among children. ***(BAN TOXIC)***

# TSP SHOWBIZ ROUND-UP

## *ANNE CURTIS*
### PROUD OF DAUGHTER DAHLIA WITH 'THIS IS ME' COVER IN RECITAL



**annecurtissmith** Our little girl with big dreams ✨🧚‍♀️🌙

So brave, and we are so, so, so proud 🥹

"This Is Me" couldn't think of a better song choice for her very first recital. Watching her find her voice, embrace who she is (bagong bungi pa 🤭), and shine in her own little way made this moment even more special. 🥹❤️

And through it all, we will be her biggest cheerleaders. Forever and always 🥹🤍

Keep sparkling, our Dahlia Amélie. ✨

Thank you, Coach @jadericcio_soprano, for nurturing this little 6 years olds voice and guiding her.. we love you! 🌹

Oh and how amazing that she got to sing with the Philippine events orchestra lead by sir Lester. Salamat po. The music lead her ao sweetly and softly on stage ✨ less

*Images and Video courtesy of Instagram: annecurtissmith*

## *ZEINAB HARAKE*
### GRATEFUL AS DREAM OF HAVING ONE FAMILY NAME COMES TRUE




**Zeinab Harake** ✔
4h · 🌎

Isa lang ang pangarap ko, ang magkaroon kaming lahat ng iisang apelyido. 🥹🖤

After 5 long years, finally! Thank You, Lord! 🙏😭🖤

*Images courtesy of Facebook: Zeinab Harake*

## *VINCENT RODRIGUEZ III*
### A FILIPINO ACTOR, GUESTS IN 'GREY'S ANATOMY'




**Vincent Rodriguez III** ✔ is in **Los Angeles, CA, United States**.
📌 Pinned · 1d · 🌎

🚢 I finally visited Grey+Sloan Memorial.

This Thursday, November 5, you'll be seeing this Filipino as a patient on Grey's Anatomy. 10 PM ET/PT, 9 CT on ABC, and on Hulu the next morning.

I've always wanted to be on a hospital show, but I didn't know it would be one in its 23rd season. 😮

I can't tell you who I'm playing yet, and I can't fully tell you how grateful I am to the cast and crew. I had such an amazing time with them, and I have the photos and videos to prove it. (Those come after Thursday. 😅)

My face in this photo, presenting my hospital wristband and grinning like a kid?

My face in this photo, presenting my hospital wristband and grinning like a kid... why, you may ask?

That's because booking a show where you get to wear a bloody prosthetic and have live water animals on you, never stops being fu@%in COOL. 🤩

Working actor. Still working. And still teaching. Two loves, back to back. Feelin' pretty darn grateful. 🎭🎬💞🙏

Set a reminder and come find me Thursday night on @abcnetwork, or Friday on Hulu.

*Images courtesy of Facebook: Vincent Rodriguez III*





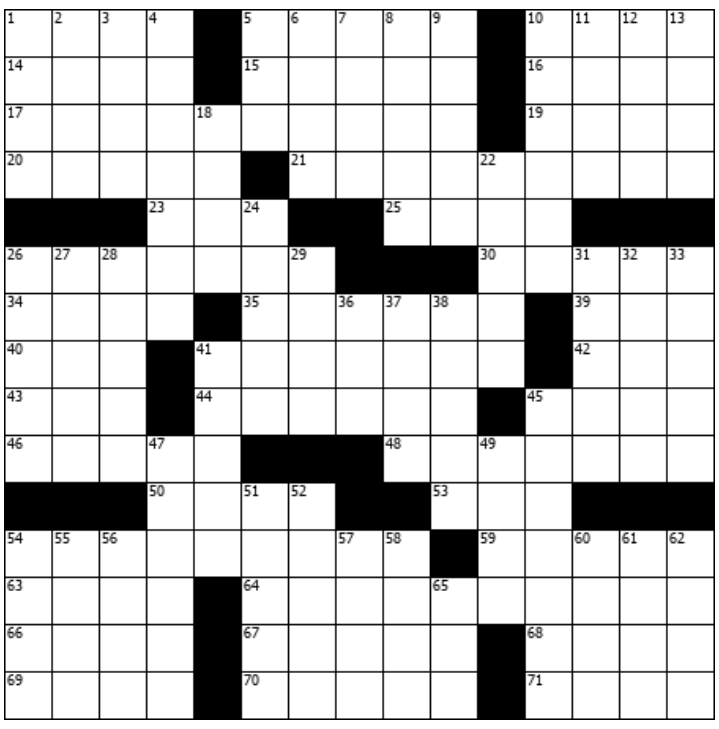




# CROSSWORD PUZZLE

**Across**

1. Lacking color
5. In front
10. Islamic nation
14. October birthstone
15. ____ Gras (Shrove Tuesday)
16. Mall event
17. Eye-opener
19. Public disorder
20. Tiny amount
21. Certain noncoms
23. Links gadget
25. Alaskan port
26. At the side
30. Actor/Director ____ Eastwood
34. Desertlike
35. Otherworldly meeting
39. ____ Orleans
40. Sleeping place
41. Renovate
42. Wonder
43. Out ____ limb (2 wds.)
44. Manor
45. Starting bet
46. Designer ____ Lauren
48. Spookiest
50. ____-service
53. Each
54. Boat with two hulls
59. Dwell
63. Sinful
64. Engaged in festivities
66. Student's residence
67. Student's assignment
68. 18-wheeler
69. Rams' mates
70. Seaside
71. Give forth



**Down**

1. Red wine
2. Mimic
3. Fluid rock
4. Chose
5. MD's group
6. Bonnets
7. Famous canal
8. Decorate
9. Australian dog
10. Tel Aviv's country
11. Downpour
12. Scads (2 wds.)
13. Seines
18. Sly look
22. Roast host
24. Slackens
26. Work
27. Stadium
28. ____ wave
29. "____ we forget"
31. Ridiculous
32. Salamanders
33. Chirp
36. ____ loss (2 wds.)
37. Musical symbol
38. Crawl
41. Tailor again
45. Military runway locale (2 wds.)
47. Biblical songs
49. Bring up
51. Shoestrings
52. Not stale
54. Give up
55. Declare openly
56. Become weary
57. As well
58. Advance upon
60. Thing
61. ____ Moore of "Indecent Proposal"
62. Censor
65. Parting word

**LAST WEEK'S ANSWER:**

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

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# SUDOKU

**TODAY'S PUZZLE:**

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

**LAST WEEK'S ANSWER:**

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

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# HOOPS REPUBLIC

# American dominates Eala in Hong Kong Open final



MANILA – Second seed Filipino Alexandra Eala suffered a 3-6, 0-6 loss to American Claire Liu in the final of the WTA 250 Prudential Hong Kong Open Sunday at Victoria Park Tennis Stadium outdoor hardcourt.

The 26-year-old Liu from Thousand Oaks, California needed one hour and 33 minutes to secure her second title — without dropping a set — after winning the WTA (Women's Tennis Association) 125 Kia Open in Barranquilla, Colombia on Sept. 12.

She defeated Tatiana Prozorova (6-2, 6-4), No. 8 seed Katie Boulter (7-5, 6-4), Zeynep Sonmez (6-1, 6-4) and Alexandra Shubladze (7-5, 6-4) to set up a title duel with Eala, ranked No. 17 in the world.

Liu topped the ITF junior rankings in 2017 after winning the girls' singles title at Wimbledon and a runner-up finish at Roland Garros.

In 2016, she bagged the Wimbledon girls' doubles crown with compatriot Usue Maitane Arconada.

Meanwhile, Eala is scheduled to play in an exhibition match against Indonesian Janice Tjen at the Philippine Arena in Bocaue, Bulacan on Dec. 8.

Eala, 21, arrived in Hong Kong coming off a 6-2, 6-7(5), 4-6 quarterfinal loss to Russian Diana Shnaider at the WTA 500 Pan Pacific Open in Tokyo, Japan.

Shnaider also beat Eala, 5-7, 4-6, at the WTA 500 Ningbo Open round of 16 a week before.

After bagging the singles bronze medal at the Nagoya Asian Games, Eala had early exits in China and Singapore.

Seeded No. 13 at the WTA 1000 Wuhan Open, Eala fell to Chinese qualifier Shi Han, 6-4, 3-6, 3-6, in the first round.

At the WTA 500 Singapore Open, the third-seeded Eala absorbed a shocking 4-6, 7-5, 3-6 first-round loss to World No. 180 Tatiana Prozorova.

Eala is the first Filipino to win a WTA-level tournament title, beating Hungarian Panna Udvardy 1-6, 7-5, 6-3, in the final of the Guadalajara 125 Open in Mexico on Sept. 7, 2025. ***(Jean Malanum/PNA)***

## KING CRUNCHERS STAY UNBEATEN WITH SWEEP OF CABSTARS



MANILA – Criss Cross stayed unbeaten in the Spikers' Turf Invitational Conference after sweeping AEP-Cabstars, 25-15, 25-12, 25-20, at Playtime Filoil Centre in San Juan on Sunday.

The King Crunchers, playing without key players Noel Kampton, Amil Pacinio, Manuel Sumanguid and Lloyd Josafat, needed only one hour and 11 minutes to secure their fifth consecutive victory.

Francis Philip Saura led Criss Cross with 13 points on 10 attacks, two blocks and an ace, followed by Jude Garcia with 11 points on seven attacks, three blocks and one ace.

"Masaya ako sa nagawa ng team namin. Nanalo kami ngayon kasi as much as possible, sinusunod namin 'yung sistema ni Coach Tai [Bundit], which is maganda naman 'yung resulta (I'm happy with what our team accomplished. We won today because, as much as possible, we followed Coach Tai (Bundit)'s system and the results have been good)," Saura said.

Lucca Mamone and Poy Colinares contributed seven points each, Nico Almendras added five, while Jaron Requinton, Rex Intal and Kennedy Batas scored three apiece. Adrian Villados tallied 18 excellent sets.

Dave Lardizabal paced the Cabstars with 10 points, as they absorbed their fourth loss in five outings.

John Santiagudo and Leo Aringo added eight and six points, respectively.

Criss Cross will face ClearSkin at 5 p.m., while AEP takes on National University-Archipelago Builders at 1 p.m. on Nov. 11 at the same venue. ***(Jean Malanum/PNA)***


# TSP

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# Bullpups near UAAP U16 elimination sweep with 12th straight win



***COURT BATTLE. National University-Nazareth School's Ron Mayor (left) battles Far Eastern University-Diliman's Hisham Mampao during their UAAP Season 89 U16 basketball game at Smart Araneta Coliseum in Quezon City on Sunday (Nov. 8, 2026). The Bullpups prevailed, 75-67, to remain unbeaten at 12-0. (UAAP photo)***

MANILA – Defending champion National University Nazareth School (NUNS) moved closer to sweeping the elimination round after beating Far Eastern University-Diliman (FEU-D), 75-67, in the UAAP Season 89 U16 basketball tournament at Smart Araneta Coliseum in Quezon City on Sunday.

Ron Mayor led the Bullpups with 15 points, while Aaron Dalanan added 14 points and 13 rebounds as NUNS remained unbeaten in 12 games, extending their winning streak to 28 games dating back to last season.

"Di po puwede talaga mag-relax kasi hindi pa naman champion eh. Kung manalo o matalo kami, wala naman kuwenta 'yun eh. Kumbaga mag-celebrate lang kami kapag tapos na 'yung liga, matalo, matalo, stay composed lang kami (We really can't relax because we aren't champions yet. Win or lose, it doesn't really matter, we'll only celebrate once the league is over. Win or lose, we just need to stay composed)," Mayor said.

Andrie Lopez and Martin Macoy contributed 11 and 10 points, respectively, while Jesse Arellano posted eight points, 19 rebounds, five assists, four steals and two blocks.

The Bullpups led by as much as 54-40 in the third quarter.

NUNS will next face also-ran Ateneo Blue Eagles in its penultimate elimination game on Nov. 14 at the same venue.

Hisham Mampao paced FEU-D with 16 points and seven rebounds as the Baby Tamaraws remained in second place at 9-3.

Nicus Calma and Bernard Alsola scored 12 points each, while Marc Isip added 10 for FEU-D, which will tackle Adamson on Nov. 15.

Meanwhile, University of Santo Tomas beat De La Salle Zobel, 98-91, to rise to 6-7 but remained in fifth place.

Third-running DLSZ, assured of a Final Four berth along with FEU-D. dropped to 9-3. ***(Jean Malanum/PNA)***


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