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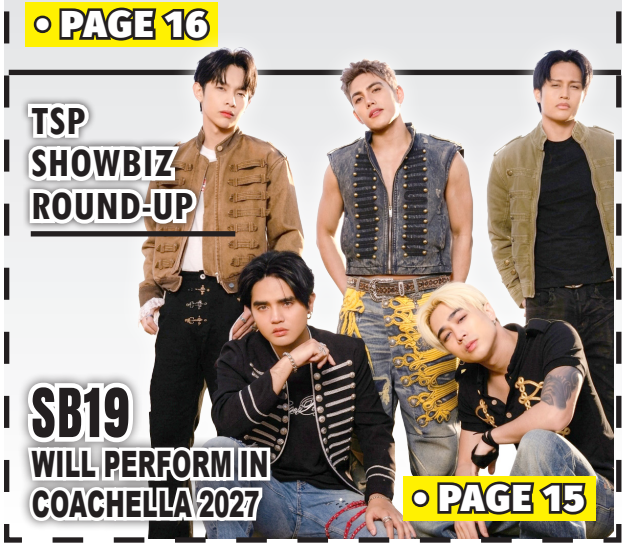

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ASEAN LEADERS APPROVE, NOTE OVER 150 DOCUMENTS IN PRODUCTIVE 49TH SUMMIT - *LAZARO*



Foreign Affairs Secretary Ma. Theresa Lazaro (PNA photo by Yancy Lim)

MANILA - The leaders of the Association of Southeast Asian Nations (ASEAN) have approved and noted at least 150 documents as they cap the bloc's 49th Leaders' Summit in the Philippines on Sunday.

President Ferdinand R. Marcos Jr. opened the summit at the Philippine International Convention Center (PICC) in Pasay City, and led the unveiling of the updated ASEAN emblem and flag to reflect Timor-Leste's integration.

He also presided over several meetings, including the plenary and retreat, where various regional issues were discussed such as economic resilience, security, energy, transboundary haze, and online sexual abuse and child exploitation.

Among the documents publicly issued by the ASEAN leaders are as follows:

- ASEAN Leaders' Review and Decision on the Implementation of the Five-Point Consensus
- ASEAN Leaders' Declaration on the Establishment of the ASEAN Center for Creative Industries (ACE-CI)
- ASEAN Leaders' Declaration on Cross-Border Movement of Digital Talent
- ASEAN Leaders' Declaration on the Advancement of Space Science, Technology and Innovation Cooperation
- ASEAN Leaders' Declaration on Strengthening ASEAN Cooperation for Micro, Small and Medium Enterprises Development
- ASEAN Leaders' Declaration on Strategic Trade Management for Secure Regional Trade
- ASEAN Leaders' Declaration on an AI-Powered MSME Growth
- Declaration of ASEAN Critical Minerals for Regional Resilience and Sustainable Growth
- ASEAN Leaders' Declaration on the One Billion Trees Growing Initiative

Foreign Affairs Secretary Ma. Theresa Lazaro said the leaders also discussed geopolitical issues, specifically the continuing impact of Middle East crisis on food and energy security in the region.

At the summit retreat, Marcos told his fellow ASEAN leaders that the security of livelihood in Southeast Asia is tied to energy security.

"We therefore need to strengthen regional energy connectivity, diversify our sources, accelerate renewable energy development, and make our energy systems more reliable and affordable," he said. ***(PNA)***

~ SOUL FOOD ~

"Be joyful in hope, patient in affliction, faithful in prayer."

- Romans 12:12 -

PH stresses tangible action over agreements in ASEAN Chairship

The Philippines' ASEAN Chairship underscored that regional cooperation is not defined by the number of summits held or agreements signed, but by turning dialogue into coordinated action that addresses challenges and delivers tangible benefits to the public, the country's Foreign Affairs secretary said Saturday.

"Our experience this year has reaffirmed that regional cooperation cannot be measured solely by the meetings we convene or the documents we adopt," Foreign Affairs Secretary Ma. Theresa Lazaro said at the opening of the ASEAN Foreign Ministers' Meeting in Pasay City.

"Its true measure lies in our ability to translate dialogue into coordinated action, address shared concerns, and deliver tangible benefits to our peoples."

Member states have also worked hard to shepherd ASEAN's collective efforts to maintain peace and security through norms and dialogue, enhance regional stability and promote resilience against emerging threats, advance maritime security and cooperation, bolster regional disaster preparedness and climate security.

ASEAN, she said, has also deepened maritime cooperation, bolstered regional dialogue on peace and security, and sustained efforts to fortify the group's resilience against emerging, cross-border challenges.

Furthermore, the bloc enhanced ties with external partners, safeguarding the region's standing as a trusted and essential hub for collaboration.

"Our commemoration of the fiftieth anniversary of the Treaty of Amity and Cooperation in Southeast Asia or TAC likewise offered an important opportunity to reaffirm the principles that have sustained our regional community for five decades," she emphasized.

"This year, not only did we commemorate the TAC, but we worked towards its operationalization with the adoption of the Guidelines on the Modalities for Engagement of ASEAN with High Contracting Parties under the TAC, which established a framework for practical cooperation among the now 62 High Contracting Parties (HCPs)—a first in the fifty-year history of the Treaty."

ASEAN's progress has likewise been reflected in the continued expansion and deepening of ASEAN's external relations as evidenced by ASEAN's "unique convening power" during the 59th ASEAN Foreign Ministers' Meeting, Post-Ministerial Conferences, and Related Meetings and the inaugural High-Level Conference of HCPs last July, said the DFA chief.

ASEAN has also continued to broaden and deepen its engagement with external partners, especially after conferring Qatar and Germany Sectoral Dialogue Partnership status and welcoming Turkiye as ASEAN's 12th Dialogue Partner and the United Kingdom as the 28th ASEAN Regional Forum (ARF) Participant.

The adoption of the ARF Manila Plan of Action 2026-2036 at the 33rd ARF in July increased regional cooperation and strengthened dialogue while the Economic and Socio-Cultural Communities under the ASEAN Political-Security Community made pivotal milestones this year, she noted.

Lazaro also mentioned the scheduled signing of the ASEAN Digital Economy Framework Agreement (DEFA), the world's first region-wide digital economy pact, which could help facilitate cross-border e-commerce, common rules on data and digital payments, and a smoother path for small businesses to extend their reach, and scale up the regional digital economy.

"Colleagues, these are quintessential gains. But we must also be clear-eyed about the work ahead," said Lazaro, calling for the collective resolve and fundamental responsibility of ASEAN to remain constant despite Chairship transitions.

"The Philippines is grateful for the trust, enduring cooperation, and partnership of all ASEAN Member States throughout our Chairship. The progress we have made is a collective achievement, and the work that remains is a collective undertaking." ***(PIA)***

Malacañang: PBBM hopeful SCS Code of Conduct will be finalized

President Ferdinand R. Marcos Jr. remains optimistic that negotiations for a Code of Conduct (COC) in the South China Sea (SCS) will be finalized during the Philippines' chairship of the Association of Southeast Asian Nations (ASEAN), Malacañang said Thursday.

In a press briefing, Palace Press Officer Usec. Claire Castro said the President still wanted the long- awaited agreement to be concluded during the Philippines' term as ASEAN chair in 2026.

"Sa ngayon, hindi rin natin masasabi kung talagang hindi na ito magkakaroon ng konklusyon sa 49th ASEAN Summit. Ang gusto pa rin ng Pangulo ay ito ay maisapinal sa panahon na ang Pilipinas ang siyang ASEAN chair."

She made the statement following reports that the conclusion of the COC may not be expected during the upcoming ASEAN Leaders' Summit.

Asked about the current status of negotiations for a binding and effective COC, Usec. Castro declined to provide details, saying the Department of Foreign Affairs is in a better position to discuss the matter.

The Malacañang official said, "Hindi po ako makakapagsalita, hindi ako authorized person to tell details about the same so hayaan po natin na lumawig ang mga araw at hayaan natin na mas maging maganda ang resulta." Balitasa Gobyerno

Despite the uncertainty over the agreement's completion, she maintained that the Marcos Jr. administration remains hopeful, "Bawat araw, dapat may pagasa."

The Chief Executive expressed hope that a legally binding COC in the SCS would be finalized by the end of 2026, with the Philippines seeking to advance negotiations during its ASEAN chairship. ***(PTV NEWS-DAC)***

PBBM, Brazil's Lula seek stronger political, economic, people-to-people ties



BILATERAL TIES. President Ferdinand R. Marcos Jr. and Brazilian President Luiz Inácio Lula da Silva reaffirm their commitment to strengthening political, economic, and people-to-people relations during their bilateral meeting at the Philippine International Convention Center on Saturday (Nov. 14, 2026). The meeting coincided with the 80th anniversary of diplomatic relations between the Philippines and Brazil. (Photo courtesy of PCO)

MANILA – President Ferdinand R. Marcos Jr. and Brazilian President Luiz Inácio Lula da Silva on Saturday expressed their commitment to strengthening the political, economic and people-to-people relations between the Philippines and Brazil.

During a bilateral meeting at the Philippine International Convention Center in Pasay City, Marcos welcomed Lula's historic state visit, describing it as an opportunity to deepen the longstanding friendship between the two nations and advance cooperation in areas of mutual interest as they mark the 80th anniversary of their diplomatic ties.

"Our bilateral relationship has evolved into a dynamic, multifaceted partnership anchored in our shared Iberian heritage and mutual respect," Marcos said.

Marcos noted that cooperation between the Philippines and Brazil covers trade and investment, agriculture, energy, defense, tourism, science and technology, education and people-to-people exchanges. He also underscored the two countries' shared commitment to an international order founded on dialogue, cooperation and international law. "Today, we have an opportunity to chart the way forward, to deepen our partnership and advance cooperation that delivers tangible benefits for our peoples," Marcos said.

Marcos expressed confidence that the two countries could build a future in which their respective peoples would benefit from "stronger political, economic, and people-to-people ties."

Lula described his visit as the beginning of a new chapter in Philippines-Brazil relations, emphasizing the need to expand cooperation beyond trade and economic engagement.

He noted that the two countries share common positions on important international issues, including the need to reform the United Nations (UN), promote multilateralism, strengthen the World Trade Organization and reinforce international institutions.

Lula also expressed Brazil's interest in strengthening the UN Security Council to restore the organization's credibility and capacity to promote global peace.

Marcos and Lula also discussed ways to maximize the two nations' existing technical cooperation framework. The bilateral discussions highlighted opportunities under the 2024 Agreement on Technical Cooperation to facilitate the exchange of expertise, technology and institutional experience between the two countries. Marcos emphasized the importance of translating bilateral agreements into practical initiatives that directly benefit Filipinos and Brazilians. He said technical cooperation should produce "practical, high-impact exchanges of expertise, technology, and institutional experience." Brazil's extensive experience in agricultural research, livestock production and modern farming practices offers opportunities for Filipino farmers to explore innovative approaches to improving productivity and farm management. ***(PNA)***

PH eyes completion of all 19 ASEAN economic deliverables by year-end



REGIONAL PRIORITIES. President Ferdinand R. Marcos Jr. presides over the ASEAN Summit Plenary Session at the Philippine International Convention Center (PICC) in Pasay City on Sunday (Nov. 15, 2026). Regional leaders are set to review the accomplishments of the three ASEAN Community Pillars this year and discuss priorities for advancing regional cooperation in the years ahead. (Screengrab from ASEAN Philippines 2026)

MANILA – The Philippines is targeting the completion of all 19 priority economic deliverables under its 2026 Association of Southeast Asian Nations (ASEAN) chairship by year-end, including the signing of a landmark regional digital economy agreement, President Ferdinand R. Marcos Jr. said Sunday.

During the opening of the 49th ASEAN Summit plenary session at the Philippine International Convention Center in Pasay City, Marcos said the deliverables form part of the country's efforts to strengthen regional connectivity across markets, energy systems, infrastructure, technology and finance.

"These efforts will culminate in the completion of all 19 priority economic deliverables of the Philippine Chairship by the end of 2026, including the signing of the ASEAN Digital Economy Framework Agreement," he said.

The country's 19 priority economic deliverables span several key strategic pillars, including Digitalization and Artificial Intelligence; Energy Security and Interconnectivity; Resilient Supply Chains and Strategic Trade; Sustainable Development and Green Transition; Micro, Small, and Medium Enterprises (MSMEs) and Innovation; and Creative Economy.

Marcos said that more than 100 outcome documents had been advanced through the ASEAN Summit and Related Meetings, underscoring months of coordination and negotiations among member states and their partners.

He described these outcomes as part of the continuity of ASEAN's regional agenda under the ASEAN 2045 vision, which seeks to strengthen peace and security, promote prosperity, and empower people.

"For the Philippines, this is not simply a vision of where we hope to be two decades from now. It is a blueprint for the choices that we make from here on out," Marcos said.

He said the country's chairship priorities are organized around three areas: peace and security anchors, prosperity corridors, and people empowerment.

Under the prosperity agenda, the Philippines has worked to strengthen regional economic links and promote more resilient, sustainable and inclusive growth.

Marcos also emphasized the need for ASEAN institutions to work across sectors, bringing together governments, businesses, civil society, academe and communities to advance the region's long-term goals.

The President said the region must ensure that the benefits of economic integration reach families and communities across member-states.

The Philippines is hosting the 49th ASEAN Summit and Related Summits, bringing together leaders from Southeast Asia and dialogue partners to discuss regional cooperation and priorities for the years ahead. ***(PNA)***

KOICA, PARTNERS ADVANCE EARLY CHILDHOOD EDUCATION IN MUNTINLUPA



MANILA (PIA) — The Korea International Cooperation Agency (KOICA) and its partners celebrated the gains of a volunteer-driven initiative that strengthened early childhood education in Muntinlupa, highlighting collaboration, innovation and knowledge-sharing as key to building a stronger foundation for Filipino children.

KOICA marked the culmination of its Team Project Volunteers (TPV) initiative through the Muntinlupa Early Childhood Education Forum, themed "Building the Future of Early Childhood Education in the Philippines Together."

The forum brought together government agencies, educators, development partners and parents to reflect on the achievements and lessons of the partnership since 2024 while exploring ways to sustain and expand efforts to improve early childhood care and development.

Across five batches, 59 Korean volunteers worked with Muntinlupa's child development teachers and workers, local government personnel and parents.

The partnership introduced new teaching approaches, promoted knowledge-sharing and supported efforts to enhance Early Childhood Care and Development (ECCD) programs in the city.

Discussions during the forum focused on global trends and the future of early childhood education, as well as the project's impact on teaching practices and the experiences of local educators and Korean volunteers.

The exchange of insights from Korea and the Philippines also provided stakeholders an opportunity to identify ways to sustain the gains of the TPV initiative and strengthen partnerships supporting young learners.

The volunteers also set up five interactive booths featuring "Our Neighborhood" learning materials developed and implemented in Muntinlupa Child Development Centers.

Activities included creating neighborhood maps, playing tablet-based coding games, using artificial intelligence tools to create storybooks and songs, and writing time capsule letters for parents, teachers, KOICA staff and volunteers.

KOICA was joined by the City Government of Muntinlupa, the Philippine National Volunteer Service Coordinating Agency, the University of the Philippines, UNICEF, the ECCD Council, educators and parents in celebrating the partnership's achievements.

Officials said the initiative underscores the value of international cooperation and community-based partnerships in advancing quality education and sustainable development, complementing broader government efforts to invest in human capital and give Filipino children a strong start in life.

KOICA said it hopes the accomplishments of the Muntinlupa partnership can serve as a model for other cities and municipalities across the Philippines as the TPV program continues to support sustainable development in partner countries. ***(JCO/PIA-NCR)***

FROM PHILIPPINE FARMS TO CANADIAN TABLES: PRESIDENT MARCOS-PM CARNEY TRADE DEAL OPENS OPPORTUNITIES FOR FILIPINO PRODUCERS



For Filipino farmers and food producers, improved access to the Canadian market could mean more orders, wider opportunities to sell their products, and increased earnings.

Growing demand for Philippine products could also create additional opportunities for workers involved in food processing, packaging, and distribution.

President Ferdinand R. Marcos Jr. and Canadian Prime Minister Mark Carney on Saturday witnessed the exchange of a joint statement announcing the conclusion of Philippines-Canada Free Trade Agreement (FTA) negotiations, which is a significant step toward expanding trade and investment opportunities between the two countries.

The exchange took place during the bilateral meeting between President Marcos and Prime Minister Carney on the sidelines of the 49th Association of Southeast Asian Nations (ASEAN) Summit and Related Summits at the Philippine International Convention Center (PICC) in Pasay City.

Department of Trade and Industry (DTI) Secretary Maria Cristina Roque and Canadian Minister of International Trade Maninder Sidhu exchanged the signed joint statement, formally announcing the conclusion of negotiations.

The proposed agreement covers market access for goods, trade rules, and other areas intended to strengthen economic ties between the Philippines and Canada.

For Filipino farmers and food producers, improved access to the Canadian market could mean more orders, wider opportunities to sell their products, and increased earnings. Growing demand for Philippine products could also create additional opportunities for workers involved in food processing, packaging, and distribution.

While the joint statement has yet to specify the agricultural products covered and the corresponding market access arrangements, both governments are working toward signing the agreement in 2027.

Once finalized and implemented, the FTA could open new opportunities for Filipino producers to expand their businesses and bring more Philippine-made products to Canadian consumers. | ***PND***

Republic of the Philippines
REGIONAL TRIAL COURT
National Capital Judicial Region
Branch 175 - Manila
rtc1mnl175@judiciary.gov.ph
(02) 8-732-5892
7th Floor Trida Building, Parkview Plaza,
T.M. Kalaw Ave., corner Taft Ave., Ermita, Manila

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-

SPEC. PRO NO. R-MNL-25-03111-SP
FOR: Judicial Settlement of Estate and Issuance of Letters of Administration

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

Copy Furnished:

ATTY. ARNOLD NINOY P. OMADTO, JR. – (mail/email)
Counsel for the Petitioners
Unit 105 G/F Casa Rafael Bldg.,
1223 Quezon Avenue, Brgy. Santa Cruz
1104 Quezon City
omadtolawfirm@gmail.com

ATTY. MARICO GABRIELLE N. LAUDENCIA – (mail/email)
ATTY. GIANNA MAREE D. PEÑALOSA
GONZALEZ GUPIT & LAUDENCIA LAW OFFICES
Counsel for the Respondent
18/F, 88 Corporate Center, 141 Valero cor. Sedeño Streets
Salcedo Village, 1227 Makati City
attorneys@ggllaw.ph
mnl@ggllaw.ph
gdp@ggllaw.ph

THE SENTINEL POST
Nov 3, 10 and 17, 2026

DOST ILOCOS REGION RECEIVES RECOGNITION FROM DAGUPAN CITY FOR CEST INITIATIVES BENEFITING LOCAL COMMUNITIES



In recognition of their sustained commitment to grassroots empowerment and community development, the Department of Science and Technology Ilocos Region (DOST Ilocos Region) Regional Director Teresita A. Tabaog, DOST Pangasinan Provincial Director Engr. Arnold C. Santos, and DOST Pangasinan CEST Lead Marlon R. Orpilla received recognition from the City Government of Dagupan led by Mayor Belen T. Fernandez during the 12th Sangguniang Panlungsod session on November 9, 2026. Facilitated by Vice Mayor Dean Bryan L. Kua, the city recognized the officials and the agency for their leadership and continued support for community transformation through the Community Empowerment through Science and Technology (CEST) Program.

The City Council recognized Director Tabaog, Engr. Santos and Mr. Orpilla, through Resolution No. 8649-B-2026, originally adopted during its 28th Regular Session on June 8, 2026. The resolution commends the two officials for their exemplary public service, responsiveness, and contributions to advancing science, technology, and innovation (STI)-based interventions in Dagupan City.

Among the CEST interventions implemented in the city was the provision of two solar fish dryers to fisherfolk associations in Barangays Pantal and Pugaro. The equipment is intended to improve fish processing, reduce post-harvest losses, enhance product quality, and provide better livelihood opportunities for local fisherfolk.

DOST also provided a composting facility for the Materials Recovery Facility (MRF) of Barangay Caranglaan to strengthen local solid waste management through organic waste processing, compost production, and improved waste diversion practices.

CEST is a DOST initiative that brings science, technology, and innovation closer to underserved and disadvantaged communities through appropriate interventions addressing local needs. Its key areas include health and nutrition, water and sanitation, basic education, livelihood and enterprise development, and disaster risk reduction and management.

Recognized as a CEST Community in 2023, the City Government of Dagupan continues to work with DOST Ilocos Region in deploying STI-based solutions that respond to local development priorities, strengthen community livelihoods, and promote environmental sustainability.

Through this continuing partnership, DOST Ilocos Region and the City Government of Dagupan reaffirm the role of science, technology, and innovation in delivering responsive solutions, empowering local communities, and supporting inclusive and sustainable development. ***(Brenn Justin P. Guevarra) (DOST)***

PBBM to new Navy Chief: Lead with competence, serve with compassion



LEADERSHIP TRANSITION. Outgoing Philippine Navy Flag Officer-in-Command Vice Admiral Jose Ma Ambrosio Ezpeleta shook the hand of his successor, Vice Admiral Alan Javier, with President Marcos Jr. witnessing the change of command in a ceremony on Friday, Nov. 13, 2026. (Photo courtesy: Patrick de Jesus, PTV News)

Amid the backdrop of an ongoing modernization into a more capable, multi-domain naval force, the Philippine Navy (PN) marks a new chapter as it undergoes a leadership change. TourNavy Ships

This, as President Ferdinand R. Marcos Jr. led the change of command and retirement ceremony for Vice Admiral Jose Ma Ambrioso Ezpeleta at the Navy Headquarters on Friday.

Taking over the reins from VAdm. Ezepeleta is Vice Admiral Alan Javier, who has formally assumed his post as the 42nd Flag Officer-in-Command of the 25,000-strong institution.

In his speech, President Marcos Jr. began by honoring the enduring legacy of the Navy, with generations of Filipino sailors and marines standing among the guardians of the archipelago.

He went on to outline the various accomplishments of VAdm. Ezpeleta under his tenure as the Navy chief, which include the following:

Philippine Navy Cyber Laboratory and Security Operations Center

Naval Monitoring Station in Panggungan, Tawi-Tawi

Leadership of 19 bilateral and 14 multilateral maritime cooperative activities

Participation in 16 bilateral and 22 multilateral exercises, including Exercise Balikatan and the Multinational Exercise Cobra Gold

Philippine Navy Integrated Personnel Support Fair

The President expounded, “Under his leadership, the Navy expanded its external defense operations, strengthened its presence in the West Philippine Sea, and intensified maritime security efforts.” TrackExec Orders

At this juncture, President Marcos Jr. hailed the appointment of VAdm. Javier as he went from being a cadet in 1988 to a Captain, Commodore, Rear Admiral, and Vice Admiral, rising up the ranks until he assumed the top seat in the institution.

He cited VAdm. Javier’s 38 years of military service and extensive experience in logistics as noteworthy strengths that he can use to great effect in his leadership of the Philippine Navy.

The Chief Executive expressed trust in the new Navy chief, “I am confident that your experience will serve you well in ensuring that this growing fleet remains capable, well supported, and ready to fulfill its mission.” ***(with report from Patrick de Jesus | PTV News)***

Households, farmers urged to prepare for El Niño



MARAWI CITY (PIA) — Households and farmers in Lanao del Sur are encouraged to conserve water and electricity, consider crops suited for dry conditions, and take precautions against extreme heat as the province prepares for the possible effects of El Niño.

Provincial Disaster Risk Reduction and Management Officer Shaminoden M. Sambitory emphasized that preparedness must involve every sector, as prolonged dry conditions could affect not only agriculture but also households and communities in the province.

“The preparation should be inclusive. All of us should be prepared, including households, farmers, and everyone in the community,” Sambitory said.

He encouraged farmers to consider alternative crops that can thrive during dry seasons or periods of limited rainfall. Households and communities, meanwhile, were prompted to conserve water and electricity.

For health protection, Sambitory advised residents to limit exposure to intense sunlight, particularly during periods of extreme heat, by staying indoors when necessary.

Sambitory said the Provincial DRRM Council had discussed El Niño during its previous two meetings as part of the province’s preparations. He added that concerned government agencies continue to submit reports on observed weather conditions and their effects.

According to Sambitory, Lanao del Sur experienced below-normal rainfall in April and May 2026, although some areas received rainfall again in recent weeks. He said the provincial government continues to monitor weather developments in preparation for the possible onset of more intense El Niño conditions.

He also reported that the Ministry of Agriculture, Fisheries and Agrarian Reform (MAFAR) and the Office of the Provincial Agriculturist have initiated interventions, including providing seeds and fertilizers to farmers affected by dry conditions. ***(APB/PIA-10/Lanao del Sur)***

DSWD leads distribution of financial aid, FFPs to workers displaced by ASEAN Summit preps

As livelihoods of vendors, eatery workers, and sari-sari store owners were temporarily disrupted by the clearing operations as part of enforcing security measures for the 49th ASEAN Summit and Related Summits, the government has fulfilled its promise of extending assistance to them. Alaminang NGO

This, as the Department of Social Welfare and Development (DSWD) kicked off its aid distribution to those displaced by ASEAN preparations in Pasay City and Baclaran, Parañaque City on Wednesday.

DSWD Secretary Rex Gatchalian said in a statement, “Bagama’t humihingi kami ng paumanhin sa mga naantala ang hanapbuhay dahil sa napipintong ASEAN Summit, ang direktiba ng ating Pangulo (Ferdinand R. Marcos Jr.) ay masigurado na mabigyan sila ng tulong pinansyal kasi alam natin na wala silang kikitain sa mga araw na iyon.”

Almost 1,000 vendors received P10,000 in cash aid through the DSWD’s Assistance to Individuals in Crisis Situation (AICS) Program. They also received family food packs (FFPs) containing rice, canned goods, and coffee.

Secretary Gatchalian also said the DSWD is expecting to finish all payouts by Friday, to ensure that before the ASEAN Summit, the basic needs of vendors and their families will be met.

“Ninanais po natin na maging maayos at ligtas ang atin pong idaraos na Summit nitong paparating na Linggo, pero mahalaga din po ang ating mga kababayan. Alam naman po natin na yung pagkakaantala ng kabuhayan ay nakakapag-cause din ng crisis sa kanila lalo na kung ito yung pinagkukunan ng resources ng pamilya.”



Vendors along Baclaran Church in Paranaque City will also receive assistance from the Department immediately once their local government units (LGUs) submit their finalized list of beneficiaries to the DSWD. ***(with report from JM Thompson | PTV News)***

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

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 - - -

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).

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

> 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. 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.

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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.

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:

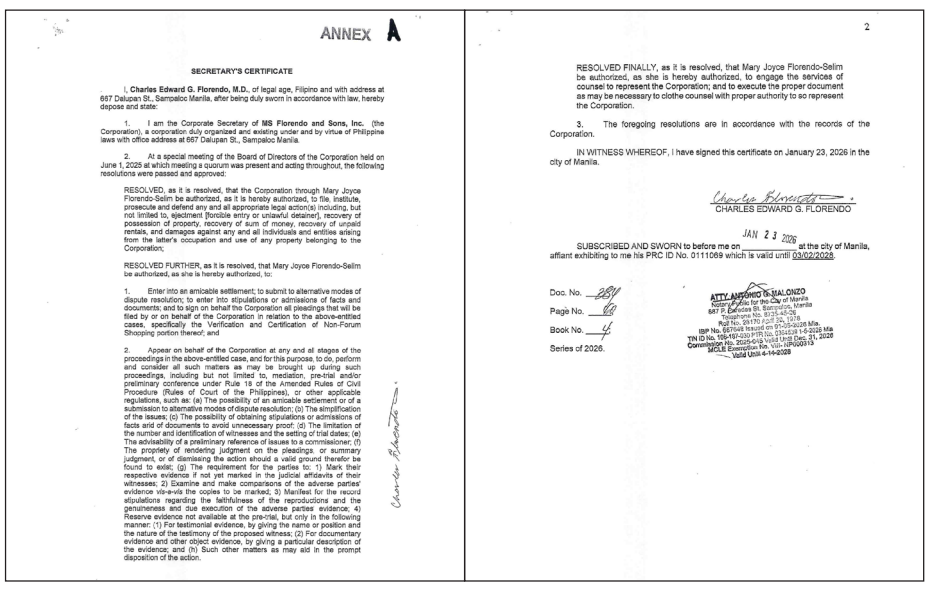
6.1 The plaintiff has not theretofore commenced any action or filed any claim involving the same issues in any court, tribunal or quasi-judicial agency and, to the best of my and plaintiff's knowledge, no such other action or claim is pending therein;

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

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 03/02/2028.

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, 2028
IBP No. 497048 issued on 01-05-2026 Mla
TIN ID No. 156-161-230 PTR No. 0114913 1-5-2026 Mla
Commission No. 2025-013 Valid Until Dec. 31, 2026
MCLE Exemption No. VIII - NP-000313
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 Gastambide 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;

1. LOCATION: 635 Reten St. /Sampaloc, Manila
2. TERM: 12 months -May-1, 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 the 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 commit 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 void this contract. The LESSOR shall have the right to contract directly with the sublessee, assignee, or any 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, agents, guests and all other person 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/O: 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 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 premise, 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 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 sustained hereby 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 S. MALINAO
NOTARY PUBLIC
UNTIL DECEMBER 31, 2019
PTR NO. 7239389
IBP NO. 1012345
ROLL NO. 56789

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,

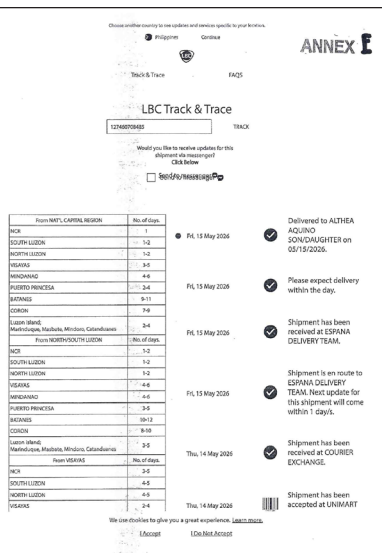
Alberto L. Sales

[1 For the period from May 2025 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;

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;

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?

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.

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.

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.

GAUDENCIO A. [illegible], JR.
NOTARY PUBLIC
Until December 31, 2026
PTR No. [illegible]
IBP No. [illegible]
Roll No. 61629
MCLE Comp. [illegible]
No. 15 MCLE Phase No. [illegible]
Valid until April 14, 2029

Doc. No. 61;
Page No. 14;
Book No. IV;
Series of 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.

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. 61;
Page No. 14;
Book No. IV;
Series of 2026.

GAUDENCIO A. [illegible], JR.
NOTARY PUBLIC
Until December 31, 2026
PTR No. [illegible]
IBP No. [illegible]
Roll No. 61629
MCLE Comp. [illegible]
No. 15 MCLE Phase No. [illegible]
Valid until April 14, 2029
Appointment No. [illegible]

THE SENTINEL POST
November 10, 17 and 24, 2026

SOUTH COTABATO STARTUP AND INNOVATION SUMMIT 2026 PROVIDES PLATFORM FOR STUDENTS INNOVATORS AND START UP DEVELOPMENT



KORONADAL CITY, South Cotabato | November 10, 2026 — Representatives from various educational institutions, government agencies, and partner organizations gathered at the South Cotabato Gymnasium and Cultural Center for the South Cotabato Startup and Innovation Summit 2026, anchored on the theme, "Igniting Innovation: Building a Thriving Startup Ecosystem in South Cotabato."

The summit featured discussions on startup development, business incubation, commercialization, and investment opportunities, providing participants with valuable insights into building and strengthening innovative business ventures.

Dr. Jalaloden B. Marohom, Project Lead of the USMart Technology Business Incubation (TBI), discussed "From Idea to Business: Developing and Commercializing Innovative Startup Concepts." Ms. Giselle Eve O. Siladan, Provincial Director of DOST XII–South Cotabato PSTO, presented "From Incubation to Acceleration: SICAD-SOX and Its Role in Startup Development." Meanwhile, a representative from the Land Bank of the Philippines discussed "Startup Funding and Investment Readiness: From Government Grants to Private Investment," highlighting potential financing opportunities and the importance of preparing startups for investment.

One of the major highlights of the summit was the startup pitching competition, which provided students from participating institutions with an opportunity to present their startup concepts and innovative business ideas. During the presentations, members of the judging panel evaluated the proposed ventures, raised questions, and shared valuable comments and recommendations to help the student proponents further refine and develop their concepts into viable business opportunities.

The program also featured startup success stories, a poster competition, and a synthesis and open forum, providing participants with opportunities to exchange experiences, share insights, and discuss the opportunities and challenges involved in developing startups.

The summit was conducted in partnership with the Provincial Government of South Cotabato, DOST XII–South Cotabato PSTO, South Cotabato ICT Council, and SICAD-SOX, reflecting the collaborative efforts of government institutions and partner organizations in supporting innovation and entrepreneurship in the province.

The activity underscored the importance of creating opportunities for aspiring entrepreneurs, particularly students, to transform their ideas into potential business ventures through knowledge-sharing, mentorship, and access to institutional support. It also forms part of the Provincial Government of South Cotabato's continuing efforts to foster innovation, promote entrepreneurship, and strengthen the local startup ecosystem, in line with the development agenda of Governor Reynaldo S. Tamayo, Jr. ***(DOST)***

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 - - -

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 Daluyan 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 Daluyan 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 suspending the proceedings; (h) Mark their respective evidence if not yet marked for the partial admissions of their witnesses; 2) Examine and compare the copies of the adverse parties' evidence vis-a-vis the originals 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.

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

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 03/02/2028.

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

ATTY. ALBERTO L. SALAZAR
Notary Public for the City of Manila
Until December 31, 2026
Office of the Clerk of Court
IBP No. 395157 Jan. 10, 2025 Manila
TIN No. 169-109-000
PTR No. 10117-01-2025 Manila
Roll No. 61198
Commission No. M-0000
Valid Until 12-31-2026

ANNEX B

CONTRACT OF LEASE

APR 26 2019

This Contract executed this ____ day of _____, 20__ 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 1, 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, and 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. — LESSOR
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. 0114-2617198-9 — Manila

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

Doc No. 226
Page No. 46
Book No. 4
Series of 2019.

ATTY. ALBERTO L. SALAZAR
Notary Public for the City of Manila
Until December 31, 2020
Office of the Clerk of Court
IBP No. 395157 Jan. 10, 2019 Manila
TIN No. 169-109-000
PTR No. 10117-01-2019 Manila
Roll No. 61198
Commission No. M-0000
Valid Until 12-31-2020

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, TIODORO ETO BNG. UNIT 1006 CITYSTATE CENTRE 709 SHAW BLVD ORMBO CITY OF MANILA NATIONAL CAPITAL REGION NCR PASIG NATIONAL CAPITAL REGION NCR
ADDRESS: 633B INT RETEN STREET SAMPALOC BARANGAY
Contact No.: 09
Contact No.: 09
TIN. Facility:
Courier N-Pouch Regular
Origin : NCR-CITYSTATE-CENTRE CAPITAL
Destination : NCR-MANILA
Trans. Date : 10/10/2025 09:36:44 PM
Trans. Mode : LAND EXPRESS
Trans. Type : Delivery
Payment Mode : CASH
Actual Weight : 0.00
Weight Booked : 0.00
Amount Due : 95.00
Discount : 0.00
Mode : CASH
Track your packs at:
www.lbcexpress.com
Talk to our Care Representative
Tel.: (632) 8858-5888
1-800-10-8585-999
Voice for PH outside NCR
Let us know of your experience!
bit.ly/CSATPh
Save to Contain : 1 DOCS ONLY
LBC Express values your privacy. For more info, visit www.lbcexpress.com/privacy
SHIPPER warrants that THE SHIPMENT ARE NO CASH INSIDE. Claims of ₱2000 and LESS
In no refund, DECLARED VALUE ONLY
I hereby agree to the Board with the terms and conditions written at the back and forth my LBC EXPRESS
SALES STA ANA AND RONDARIS LAW OFFICE
Shipper's Name & Signature over Printed Name

ANNEX E

LBC Track & Track

1274130430 TRACK

Would you like to receive updates for this shipment via messenger?
Click below

Send to messenger

FROM

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
CEBADA	3-6
Luzon Island, Visayas&Mindanao, Mindoro, Catanduanes	2-4
From NORTH 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
CEBADA	8-10
Luzon Island, Visayas&Mindanao, Mindoro, Catanduanes	3-5
From VISAYAS	No. of days.
NCR	3-5
SOUTH LUZON	4-5
NORTHLUZON	4-5
VISAYAS	2-4
MINDANAO	3-5
PUERTO PRINCESA	3-7
BATANES	12-15
CEBADA	13-15
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	5-6
BATANES	12-15
CEBADA	13-15
Luzon Island, Visayas&Mindanao, Mindoro, Catanduanes	4-6
From ELIZCOBISAND	No. of days.
NCR	3-4

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
Office of the Clerk of Court and ex-officio Notary Public
In the Municipality of Pasig, Metro Manila
Until December 31, 2026
PTR No. 9263724 / 01/05/2026 / Pasig City
IBP No. 654352 / 10/30/2025 / Pasig City
Roll No. 45015
MCLE Comp. VII-0040065 / Expt. 3. 2028
No. 11 Unit J Pearlcast Arcadia 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. 221 ;
Page No. 43 ;
Book No. 24 ;
Series of 2026.

GAUDENCIO C. MANUEL JR.
NOTARY PUBLIC
Office of the Clerk of Court and ex-officio Notary Public
In the Municipality of Pasig, Metro Manila
Until December 31, 2026
PTR No. 9263724 / 01/05/2026 / Pasig City
IBP No. 654352 / 10/30/2025 / Pasig City
Roll No. 45015
MCLE Comp. VII-0040065 / Expt. 3. 2028
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THE SENTINEL POST
November 10, 17 and 24, 2026

PDIC education initiative engages Surigao City local media



Nearly 99 percent of deposit accounts in the Philippine banking system are now fully protected by deposit insurance. This was among the key messages during the conduct of the "PDIC 101: Understanding Deposit Insurance", a press conference and media education initiative led by the Philippine Deposit Insurance Corporation (PDIC).

The latest conduct of PDIC 101 is part of the sustaining collaboration between PDIC and the Philippine Information Agency (PIA). The session was held in Surigao City, Surigao del Norte on November 13, 2026. In said session, the PDIC and the PIA Region XIII (CARAGA) office and the Surigao del Norte Provincial Information Center engaged with local media to discuss the PDIC's unique and multi-faceted mandates as the state deposit insurer, co-regulator of banks, and receiver of closed banks.

The PDIC 101 initiative is part of the Corporation's public awareness campaign aimed at reaching diverse stakeholder groups, which include media. With their respective platforms and engagement with the local community, the media can serve as a proactive partner in amplifying the PDIC's messages of depositor protection to further promote public confidence in the stability of the country's financial system.

In March 2025, the protection provided by PDIC to all bank depositors was enhanced through the increase in the maximum deposit insurance coverage (MDIC), which is now at P1 million per depositor, per bank. More than a year since the new MDIC took effect, the banking system remains strong and more depositors are protected. During the PDIC 101 session in Surigao City, PDIC Vice President Jose G. Villaret, Jr. (Corporate Affairs Group) informed that deposit accounts in the Philippine banking system totaled to 190.9 million as of end-June 2026, growing by 20.4 percent from the 158.5 million deposit accounts as of end-June 2025. Of this total, 98.9 percent are within the MDIC and are fully covered by deposit insurance, signifying that more depositors benefit from the new MDIC.

Meanwhile, in terms of amount, total deposits as of end-June 2026 was at P22.2 trillion, growing by 7.8 percent from the P20.6 trillion deposits recorded as of end-June 2025. Of the total deposits as of the first half of 2026, 24.3 percent are fully covered by the new MDIC. This is within the globally accepted benchmark of between 20 to 30 percent of insured deposits to total deposits.

Zooming in on the bank deposit data in Region XIII (Caraga) and Surigao del Norte, the PDIC shared the good news that deposits in the region grew in terms of number of accounts and amount of total deposits from June 2025 to June 2026. Deposit accounts in Region XIII increased to 1.4 million as of June 2026, growing by 7.5 percent from 1.3 million in June 2025. In terms of amount, total deposits in the region had a double-digit growth of 11.6 percent to P162.3 billion as of June 2026 from P145.5 billion in June 2025. In Surigao del Norte, total deposits grew by 11.9 percent, from P33.7 billion in June 2025 to P37.7 billion in June 2026.

Since 2024, the PDIC and PIA have been collaborating for the nationwide runs of PDIC 101. By partnering to enhance public access to financial information, particularly on the benefits of saving in banks, the PDIC and PIA support the government's thrust for financial inclusion and help the public make more informed financial decisions.

In August 2026, the PDIC 101 for national media was held at the PIA office in Quezon City. This was followed by the Visayas run in Tagbilaran City, Bohol on September 10, 2026 and the Luzon run in Balanga City, Bataan on October 9, 2026. The PDIC 101 session in Surigao City completed the nationwide conduct of the media education initiative for the year.

For more information on the PDIC and deposit insurance, the public is encouraged to visit the PDIC website, www.pdic.gov.ph and its official Facebook page, www.facebook.com/OfficialPDIC. ***(PDIC)***



APECO, Anglicothech PH ink P1.26-B MOU for drone port

MANILA – A memorandum of understanding (MOU) for an initial PHP1.26 billion dual-use drone facility in the Casiguran, Aurora-based freeport zone has been signed by officials of Aurora Pacific Economic Zone and Freeport Authority (APECO) and Anglicotech Philippines Inc.

APECO, in a news release Thursday, said the MOU was signed by APECO President and Chief Executive Officer (CEO) Undersecretary Gil Taway IV and Anglicotech CEO David Cooper at the Philippine Embassy in Washington, D.C., last Oct. 29 as part of the investment promotion agency's outbound mission to the United States on Oct. 24-30. It said the facility of the Virginia-based defense logistics company is targeted to be a "Center of Excellence for aerial and maritime drones, built in phases on an indicative five-hectare site."

The initial phase focuses on testing and evaluating unmanned aerial vehicles (UAVs) and maritime drones, alongside training remote pilots and operators.

Succeeding phases are envisioned to include mixed manned and unmanned operations for aircraft and vessels, as well as drone deployments for logistics, disaster response, maritime surveillance, and search-and-rescue. These phases will expand into maintenance, repair, and overhaul (MRO) services, building toward domestic drone manufacturing, systems integration, component production, and partnerships with original equipment manufacturers (OEMs).

"The country is building its own capacity to produce, service and operate advanced systems that serve both national security and civilian needs. APECO intends to be where that capacity takes root, and this drone hub is a building block of a strategic defense and technology hub on the Pacific seaboard," Taway said.

Talks for the partnership started in 2024, and Cooper and Anglicotech Philippines Country Manager Edmund Rustia inspected the ecozone on Aug. 16, 2025.

The company provided logistics; command, control, computers, communications, cyber, intelligence, surveillance and reconnaissance; and foreign military sales support to the Armed Forces of the Philippines and the US Department of War.

The news release explained that the "few sites in the country combine the assets the hub needs."

It said the ecozone's planned airstrip "is being positioned for dual-use civil and military operations, including procedure-based mixed operations of manned and unmanned aircraft, in Aurora's relatively uncongested airspace."

"Its (Anglicotech Philippines Inc.) partnership with APECO positions the Pacific-facing ecozone as the next expansion hub for Anglicotech in the Philippines," the news release read.

"Defense-related economic activities are included in the Tiers 2 and 3 of the (government's) Strategic Investment Priority Plan to support the goals of Republic Act No. 12024, or the Self-Reliant Defense Posture (SRDP) Revitalization Act."

APECO supports this program by positioning the ecozone "as the country's first national defense hub by attracting investments in defense-related industries, advanced technology and strategic infrastructure, in line with the Philippines' growing focus on strengthening its defense and maritime capabilities." ***(PNA)***

Republic of the Philippines
REGIONAL TRIAL COURT
NATIONAL CAPITAL JUDICIAL REGION
City of Makati
OFFICE OF THE CLERK OF COURT AND
EX-OFFICIO SHERIFF
rtc1makocc@judiciary.gov.ph
8870-1575/8870-2413

Foreclosure No. S-26-184

BPI DIRECT BANKO, INC. A SAVINGS BANK
FORMERLY: BPI DIRECT SAVINGS BANK, INC.,
Petitioner-Mortgagee-Creditor;

-versus-

EXTRAJUDICIAL FORECLOSURE OF REAL ESTATE MORTGAGE UNDER ACT 3135 AS AMENDED BY ACT 4118 R.A. 4726 (Condominium Act)

SPS. RUEL A. FORONES
A.K.A. RUEL AGUILAR FORONES
AND MA. LEA M. FORONES
A.K.A. MA. LEA MEDINA FORONES,
Respondents-Mortgagors-Borrowers-Debtors.
X - X

NOTICE OF SHERIFF'S SALE

Upon extrajudicial petition for sale under Act 3135, as amended by Act 4118, filed by petitioner/mortgagee, BPI DIRECT BANKO, INC. A SAVINGS BANK FORMERLY: BPI DIRECT SAVINGS BANK, INC, against mortgagor/s/respondent/s/debtor/s/borrower/s, SPS. RUEL A. FORONES A.K.A. RUEL AGUILAR FORONES, herein represented by MA. LEA M. FORONES A.K.A. MA. LEA MEDINA FORONES as his true and lawful Attorney-in-Fact, AND MA. LEA M. FORONES A.K.A. MA. LEA MEDINA FORONES, of Blk. 10 Lot 12 Villaroma Phase 2, Saog, Marilao, Bulacan / Unit 1109 11/F Tower 2, Avida Towers San Lorenzo, Brgy. Pio del Pilar, Makati City, to satisfy the mortgage indebtedness which as of 28 SEPTEMBER 2026 amounts to P6,354,284.29 in/excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned or her duly authorized deputy will sell at public auction on 11 FEB 2027 at 10:00 A.M. or soon thereafter at the Main Entrance of the New City Hall of Makati, to the highest bidder, for cash or manager's check and in Philippine currency, the following described property/ies with all its improvements, to wit:

CONDOMINIUM CERTIFICATE OF TITLE NO. 006-2025009916

"UNIT ID – 1109, LOCATED ON THE 11TH FLOOR. UNIT TYPE – STUDIO WITH A UNIT AREA OF 22.18 SQM. OF THE AVIDA TOWERS SAN LORENZO (TOWER 2).

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

In the event the public auction should not take place on the said date, it shall be held on 25 FEB 2027 without further notice.

Interested parties are hereby enjoined to investigate for themselves the title and condition of the said property/ies and the encumbrances thereon.

City of Makati, 09 NOV 2026.

(Sgd.)
RENE C. LORIA
Sheriff IV

(Sgd.)
ATTY. JACQUELINE D. LEDDA
Officer-in-Charge
per Memorandum dated 23 June 2026

PUBLICATION: THE SENTINEL POST DATES: Nov 17, 24 & Dec 1, 2026
Copy furnished:
Sps. Ruel & Ma. Lea M. Forones - Blk. 10 Lot 12 Villaroma Phase 2, Saog, Marilao, Bulacan / Unit 1109 11/F Tower 2, Avida Towers San Lorenzo, Brgy. Pio del Pilar, Makati City.
Atty. Quennie Iris V. Bulatao – 27/F BPI Buendia Center Bldg., 372 Sen. Gil Puyat Ave., Brgy. Bel-Air, Makati City.

THE SENTINEL POST
November 17, 24 and December 1, 2026

Bohol town trades rice for plastic waste as LGUs turn trash into building materials



Members of a women's group from Barangay Cabulijan in Tubigon, Bohol, display bags made from recycled tarpaulins during the Bohol Solid Waste Management Summit 2026 in Tagbilaran City. (PIA Bohol)

TAGBILARAN CITY, Bohol (PIA) — In Tubigon town, residents can trade a kilo of shredded plastic wrappers for a kilo of rice, an exchange the municipal government said has reduced clogging in the town's drainage system.

The shredded plastics go to a private facility, where they are heat-pressed into construction panel boards, plastic lumber, ceiling panels, and non-load-bearing wall cladding.

Tubigon's program was among the local initiatives showcased at the Bohol Solid Waste Management Summit 2026, organized by the provincial government's Ecological Solid Waste Management Program.

The annual summit brings together the provincial government, municipalities, national agencies, businesses, and civil society groups to share practices in waste segregation, composting, recycling, resource recovery, safe disposal, and reducing single-use plastics.

Bohol's waste management policy is anchored on Republic Act No. 9003, or the Ecological Solid Waste Management Act of 2000, which requires local governments to shift from collecting mixed garbage to segregation, recycling, and composting.

Gov. Erico Aristotle Aumentado reconstituted and expanded the Provincial Ecological Solid Waste Management Board through Executive Order No. 38, signed Dec. 26, 2025, to coordinate these efforts across the province.

The local efforts support national campaigns to keep plastic waste out of waterways.

The Marcos administration is enforcing the Extended Producer Responsibility Act of 2022, which requires large companies to recover a rising share of their plastic packaging waste—reaching 60% this year.

Malacañang said the enforcement aims in part to keep garbage from clogging drainage and pumping facilities.

From trash to building materials

In Jagna, workers at the town's eco park and recycling facility turn shredded plastic bottles and crushed glass into bricks and cobblestones.

Jagna has run an integrated solid waste management program since 2006.

The town also sells its plastic waste to a cement plant in Cebu, which burns it as fuel in place of part of the coal or petroleum coke its kilns traditionally use.

Bags from old tarpaulins

Community groups are turning discarded tarpaulins into handbags.

Groups doing this include the Bunacan Bag Weavers Association, the Tagbilaran City Livelihood and Community Development Unit, and communities assisted by the Presidential Commission for the Urban Poor.

Tagbilaran City's upcycled eco-bags are now supplied to department stores in Manila, the city's livelihood unit said.

The summit also featured the Sangguniang Kabataan of Bien Unido and the Women's Welfare Organization, along with recycling technologies and industrial equipment that local governments can use in their waste operations. ***(RAHC/PIA Bohol)***



TSP SHOWBIZ ROUND-UP

CARMELLE COLLADO
GRAND WINNER OF EUROVISION SONG CONTEST ASIA 2026



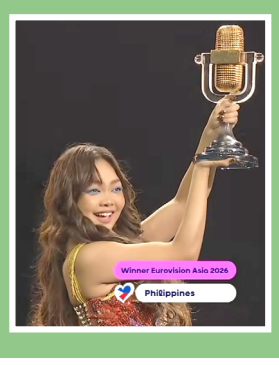




Image courtesy of Facebook: Eurovision Song Contest Asia

SB19
WILL PERFORM IN COACHELLA 2027





Image courtesy of Facebook: Coachella; radyopilipinas.ph

MICHELLE DEE
RECOVERING AFTER AN EMERGENCY APPENDECTOMY LAST NOBYEMBRE 9, 2026





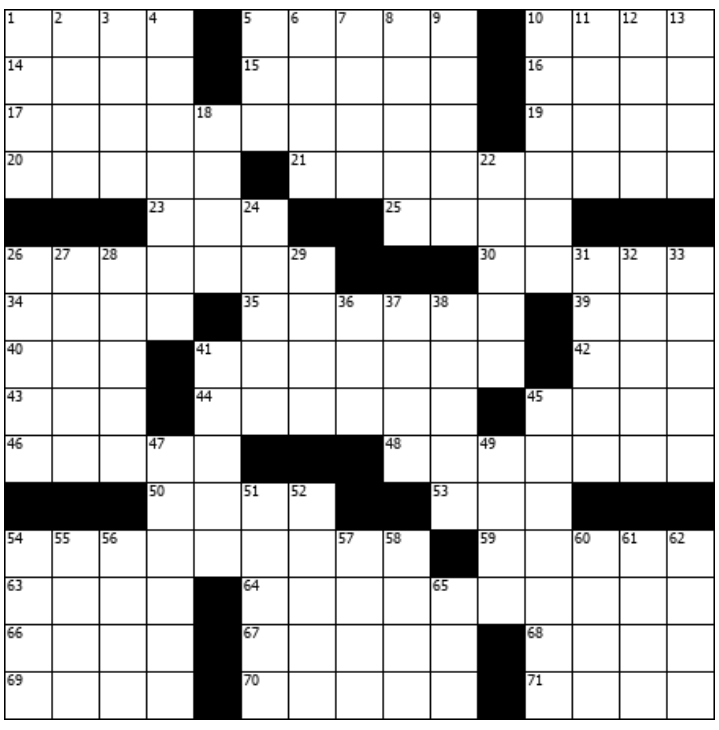
Images courtesy of Instagram: michelledee



CROSSWORD PUZZLE

Across

1. Take place
6. Sorrowful word
10. Lawn
14. Call up
15. Writer ____ Barry
16. Tibet's continent
17. Pitches
18. Constitution addition
20. Perspire
21. Feudal estate
22. Orange drink
23. Pouch
25. Become larger
27. Pass through
32. Titles
36. Pub beverage
37. Apiece
38. In the sky
39. Logging tools
41. Quits
43. Facts
44. Cooks with vapor
46. Move upward
48. Chaps
49. Supernatural
50. Meaning
52. Grassy area
54. Bind
55. Wind dir.
58. Nuzzles
61. Forest clearing
65. Conducting contact
67. Iron or lead
68. Tempt
69. Large quantity
70. Coral island
71. Unencumbered
72. Certain bills
73. Large trucks



Down

1. Selects
2. Grub
3. Traffic barrier
4. Discomfort
5. Tell again
6. Eden man
7. Tibetan priest
8. Get even for
9. Spanish gentleman
10. Sweet potato
11. Sailing
12. Fruit peel
13. Palm fruit
19. Male bee
24. Insensitive
26. Hospital division
27. Old-fashioned
28. Make happy
29. More recent
30. Drama division
31. Rose barb
33. Home of the Dolphins
34. Dined
35. Informal speech
38. Plus
40. Go by ship
42. Olive center
45. Intended
47. Riddles
50. Shoe part
51. Eliminate
53. Most inferior
55. ____-service
56. Insult
57. "The Way We ____"
59. Biblical locale
60. Bastes
62. Minute particle
63. Artist Salvador ____
64. Building wings
66. So-so grade

LAST WEEK'S ANSWER:

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

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SUDOKU

TODAY'S PUZZLE:

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

LAST WEEK'S ANSWER:

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

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HOOPS REPUBLIC

American dominates Eala in Hong Kong Open final



MANILA – The official training for Gilas Pilipinas' preparation for the fifth window of the FIBA World Cup qualifiers won't begin until all players are accounted for in Seremban, Malaysia.

National coach Tim Cone said overseas Filipino players, including naturalized player Bennie Boatwright who is an import at the Chinese Basketball Association, won't be available at least until Nov. 20.

The bulk of the team departs Nov. 21 for the Malaysian city, some 50 kilometers away from the capital Kuala Lumpur, giving the nationals just a week to practice together.

"Everybody else comes on the 19th or on the 20th. We won't have a full team until we get down to Kuala Lumpur," Cone told pba.ph.

"In my understanding, AJ (Edu), Q (Quentin Millora-Brown), and Mike Philips are all joining us in Kuala Lumpur directly from Japan. Dwight (Ramos) is coming in a day before, and most of the guys are coming in a day before."

The players are coming from either the Japan B.League or the Korean Basketball League (KBL).

"We will not (train in Manila). We could have a practice but it would be with three or four players. It doesn't make sense for us practicing with three or four players," Cone said, referring to Philippine Basketball Association (PBA) players Scottie Thompson, Chris Newsome, Juan Gomez De Liano and CJ Perez.

"The PBA guys, we could have practices with them, but again its only three or four players, and everybody else is from overseas. If we could get them (overseas players) earlier, we would practice earlier, but we're not gonna get them until the 20th."

The Philippines plays Syria on Nov. 27 and Iran two days later.

The 6-foot-10 Boatwright will make his national team debut as replacement of the injured Justin Brownlee.

Other players in the 12-man roster are KBL's Rhenz Abando and Kevin Quiambao, and B.League's Kai Sotto.

The Philippines is fifth in Group E at 4-4, one win behind Iran and Jordan, both toting 5-3 records.

Unbeaten Australia (8-0) paces the group, followed by New Zealand (6-2).

The PBA Governors' Cup is taking a break from Nov. 9 to Dec. 3 to give way to Gilas' bid for a slot in the 2027 Qatar World Cup.

The league resumes on Dec. 4 with the best-of-five Final Four pitting Barangay Ginebra against defending champion TNT and NLEX versus Converge. ***(PNA)***

Tamaraws beat Cavaliers to bolster Spikers' Turf semis bid



TOUGH SPIKE. FEU-DN Steel's Mikko Espartero (right) delivers a powerful spike against AFP's Jaidal Abdulmajid in the 2026 Spikers' Turf Invitational Conference at the Smart Araneta Coliseum on Thursday (Nov. 12, 2026). FEU-DN won, 25-16, 25-20, 25-10. (PVL photo)

MANILA – Far Eastern University-DN Steel defeated Armed Forces of the Philippines, 25-16, 25-20, 25-10, Thursday at the Smart Araneta Coliseum to strengthen its semis campaign in the 2026 Spikers' Turf Invitational Conference.

Mikko Espartero scored 10 points, all from attacks, as the Tamaraws secured their third straight win to tie Alpha Insurance for third place at 6-2 in the standings.

Xandrex Ragusta and Amet Bituin chipped in nine points each while skipper Dryx Saavedra added eight points in the one hour and 13-minute victory.

"Maganda kasi talagang tinrabaho ng mga boys 'yung match ngayon kaya siguro naging straight sets 'yung game (The guys really put in a great effort in today's match, which is likely why it ended in straight sets)," FEU head coach Eddieson Orcullo said.

"After ng game kahapon nagpahinga 'yung team. Tapos kaninang umaga nag-workout pero kasama talaga sa program 'yun (The team rested after yesterday's game. Then, they had a workout this morning—but that's actually part of the program)."

Pol Gringo Salvador finished with nine points, followed by Alfredo Pangulong with eight points and 12 excellent receptions for the Cavaliers. ***(PNA)***

Lady Falcons beat Fighting Maroons to force rubber match



RUBBER MATCH. Frances Mordi (center) leads Adamson University to a 25-20, 25-17, 26-24 victory over University of the Philippines in the 2026 Shakey's Super League (SSL) Unity Cup quarterfinals on Saturday (Nov. 14, 2026) at the Muntinlupa Sports Center. She finished with 15 points on 12 attacks, two blocks and an ace. (SSL photo)

MANILA – Adamson University banked on Frances Mordi and Shaina Nitura to beat the University of the Philippines, 25-20, 25-17, 26-24, and force a rubber match in the 2026 Shakey's Super League (SSL) Unity Cup quarterfinals Saturday at the Muntinlupa Sports Center.

Mordi and Nitura combined for 15 points in the third set while main setter Fhei Sagaysay orchestrated the Lady Falcons' assault in the one-hour, 30-minute match. Mordi topscored with 15 points on 12 attacks, two blocks and an ace while Nitura chipped in nine points.

"Siyempre, twice-to-beat 'yung UP. Mahirap talaga sa part namin na kailangan namin silang talunin ng dalawang beses. Ang kailangan lang naming gawin ay maging composed kami para sa next game namin and more effort pa sa naging outcome ngayon (Of course, UP has the twice-to-beat advantage. It's definitely a tough challenge for us, having to beat them twice. We just need to stay composed for our next game and put in even more effort than we did today)," said Sagaysay, who just recovered from a right ankle injury. "First of all, grateful ako na nakabalik after one month. Ang napi-feel ko lang ngayon ay sobrang saya dahil na-overcome namin as a team ang challenge ngayon. We know na hindi pa ito pagtatapos and alam namin na marami pang challenges and mas marami pa kaming mga games na kailangang harapin at challenges na kailangan naming i-overcome as a team (First of all, I'm grateful to be back after one month. Right now, I'm just feeling incredibly happy because, as a team, we managed to overcome the challenges we faced. We know that this isn't the end; there are still many more challenges ahead, and we have more games to play and obstacles to overcome as a team)," said Sagaysay, who dished out 12 excellent sets to help Adamson gain 43 attack points. Jelai Gajero paced the Fighting Maroons with 14 points, 13 from attacks, while Kiana Olango contributed eight points on six attacks and two blocks. The winner of the Adamson-UP match on Sunday will face the winner between National University and Letran in the knockout semifinals on Nov. 21 at the Ninoy Aquino Stadium. ***(PNA)***

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Landline No.: 02 88098101
Email Address: tspnewspublising@gmail.com
Website: https://thesentinelpost.net

STAFF BOX

Publisher: Sarah Jeane C. Antolin
Chief Editor : Eliezer J. Antolin
Layout Artist: Connie Lynn C. Erive

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