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RECTO: ASEAN HOSTING SUCCESS MUST BENEFIT EVERY FILIPINO



MANILA – Executive Secretary Ralph Recto on Sunday thanked government agencies and partners for the successful hosting of the 49th ASEAN Summit and Related Summits, but said the achievement must ultimately be measured by its benefits to Filipinos.

Recto, who chaired the ASEAN National Organizing Council, said the summit's success should go beyond high-level meetings, cultural presentations and the adoption of consensus statements.

"But beyond the statesman-like steering of the meetings, the artistry of the shows, the skillful crafting of consensus statements, the true measure of the success of the summit is how our people will benefit from it," he said in a statement.

He said the country's ASEAN chairship should help advance regional cooperation in food security, energy security, digital infrastructure and maritime affairs, while ensuring that vulnerable sectors benefit from economic growth.

Recto also cited the establishment of two new ASEAN centers in the Philippines as concrete outcomes of the summit: the center for creative industries, which he said would help incubate startups, and the maritime cooperation center, which would support efforts to advance negotiations on the South China Sea Code of Conduct.

He noted that only a few of the 556 meetings scheduled throughout the Philippines' ASEAN chairship remain, with documents still to be finalized and commitments and agreements

(Cont'd on page 3)

PNP BOOSTS SECURITY AS CHRISTMAS-RELATED ACTIVITIES START

MANILA – The Philippine National Police (PNP) is shifting its nationwide deployment priorities to Christmas security operations following the conclusion of the ASEAN Summit.

PNP's strategy considers common holiday-related crimes, including theft, pickpocketing, and robbery, particularly those targeting people carrying cash and valuables.

"We anticipate increased public activity this December," PNP chief Gen. Jose Melencio Nartatez Jr. said in a statement over the weekend.

"We want every Filipino to enjoy the fruits of their hard work, including their bonuses, without becoming vulnerable to criminal

(Cont'd on page 2)

~ SOUL FOOD ~

"Trust in the LORD with all your heart and lean not on your own understanding; in all your ways submit to him, and he will make your paths straight."

- Proverbs 3:5–6 -

Pope Leo XIV names new bishop of Jolo



MANILA – Pope Leo XIV has appointed Fr. Gerry Gamaliel Delos Reyes, the apostolic administrator of the Vicariate of Jolo, Sulu, as a new bishop.

According to an article posted by the CBCP (Catholic Bishops' Conference of the Philippines) News over the weekend Delos Reyes, 62, was appointed by the Vatican on Saturday.

The former superior of the Oblates of Mary Immaculate (OMI)-Philippine Province will succeed Archbishop Charlie Inzon, who was transferred to the Archdiocese of Cotabato in December 2025.

The Vicariate of Jolo covers the provinces of Sulu and Tawi-Tawi.

Born in Cotabato City in 1964, Delos Reyes entered the OMI Juniorate Seminary in 1983 and the Tamontaka Novitiate in Datu Odin Sinsuat in 1985. He began his studies at the Our Lady of Assumption Scholasticate on May 21, 1986.

He completed his philosophy studies at Notre Dame University Cotabato in 1988 and made his perpetual vows on Sept. 14, 1989. He later studied theology at the Loyola School of Theology in Quezon City.

Following his ordination in April 1993, he served as parish priest in Timanan, South Upi, before becoming parochial vicar of Our Lady of Grace Parish in Grace Park, Caloocan City in 1996.

In 1998, he began his foreign missionary work and joined the OMI Thailand Delegation the following year. He later became superior of the Thailand-Laos Delegation.

In September 2020, Delos Reyes was elected provincial superior of the OMI Philippines, serving two consecutive terms until October this year. ***(PNA)***

PNP boosts security... (From P.1)



elements."

He ordered heightened police visibility in malls, supermarkets, public markets, transport terminals, commercial districts, churches and other places expected to draw large crowds.

Police commanders were likewise instructed to coordinate with local government units, village officials and business establishments to strengthen security in high-traffic areas.

"We are strengthening intelligence-driven patrols and preventive operations in commercial areas, transport hubs and other crime-prone locations to deter criminals who may take advantage of the holiday rush," Nartatez said. ***(PNA)***

PBBM: Talks with Trump to bring down food, energy prices for Filipinos



Filipino households stand to benefit from potentially lower food and energy costs as President Ferdinand R. Marcos Jr. secured wider access to American agricultural and energy supplies in his discussions with US President Donald Trump.

During his press conference with Philippine media in Shenzhen, China at the conclusion of the APEC Summit on November 20, President Marcos said the agreement to open US markets to the Philippines would give the country more options to source essential commodities at more competitive prices, helping address inflation and strengthen the country's food and energy security.

"The agri products in the United States have been highly, highly regulated. Dati ang hirap pumasok sa merkado nila. Now that has been made available to us, and that's what – those are the things that we are discussing," President Marcos said.

The President said securing more affordable sources of food and energy was among the central objectives of his discussions with Trump during their meeting in Malacañang.

"With the discussion with President Trump, if you want the takeaway there is that he opened American markets to the Philippines when it comes to energy and food."

The President underscored the importance of securing more affordable energy supplies, noting that increases in oil prices directly affect the cost of basic commodities, particularly food.

"The other discussion that we had with President Trump, really, in terms of trade, centered around energy and, again, food. Kasi 'yan ang problema natin. Our inflation is like that because of the inflation rate of oil. And that's the direct correlation that everybody sees. Food naman, the increase in food is because of the increase in oil. Increase in price in oil. It's all part of it," the President said.

President Marcos said his meeting with Trump opened opportunities for the Philippines to access American agricultural and energy products, including soybeans and wheat.

Rice was also among the products discussed for possible increased purchases from the United States.

"We are looking for cheaper sources of food products. We are looking for cheaper sources for energy, energy importation. And that is – the bulk of our discussion with President Trump was that," the President added.

The President reiterated that the Philippines continues to pursue new partnerships with countries around the world to ensure more reliable access to essential commodities and strengthen its capacity to withstand external economic shocks.

"We are continuing to open new partners to engage, new engagements, to have new engagements, to have new partnerships with everybody around the world. So that the way I put it is that if you're standing on one foot, sa isa ka lang umaasa, madaling magkaproblema. Pag marami kang naaasahan, kahit magkaproblema ang isa, puwede ka pang tumakbo doon sa mga iba. And that's why the trade deal is important," President Marcos said.

The Cabinet Secretaries have begun working on the details even as the government wants the tariff track finalized as soon as possible. ***(PND)***

Pag-IBIG housing loans reach record P127.4-B in 10 months

MANILA – The Pag-IBIG (Home Development Mutual) Fund financed 78,410 homes worth a record PHP127.44 billion from January to October, marking a 15-percent increase in the number of homes financed and a 20-percent rise in housing loan releases from the same period last year.

The Department of Human Settlements and Urban Development (DHSUD) said the figures reflect gains under the Marcos administration's Expanded Pambansang Pabahay para sa Pilipino (4PH) Program, according to a news release over the weekend.

Of the total, 15,674 homes worth PHP16.20 billion were financed under Pag-IBIG's 3-percent subsidized interest rate for socialized housing, compared with 1,227 homes worth P1.06 billion during the same period in 2025.

Another 31,016 homes worth PHP52.91 billion were financed through the 4.5-percent promotional interest rate for eligible loans above the socialized housing price ceiling and up to PHP4.9 million. The rate was introduced in June 2026.

DHSUD Secretary Jose Ramon Aliling said the program continues to expand housing options through financing assistance and land ownership.

"Ang mga numerong ito ay patunay na tama ang landas na tinatahak ng Expanded 4PH. Patuloy pong gumugulong ang iba't-ibang modality ng programa upang mas matugunan ang pangangailangan ng ating mga kababayan — financing man, pagmamay-ari ng lupa, o pagkakaroon ng mas maraming options tungo sa mas may dignidad na pamumuhay (These figures show that the Expanded 4PH is on the right track. The program's various modalities continue to address the needs of Filipinos, whether through financing, land ownership or more options for a dignified life)," Aliling said.

Meanwhile, the Social Housing Finance Corporation awarded 5,683 individual transfer certificates of title to urban poor families through its Enhanced Community Mortgage Program from January to November.

The figure surpassed the 3,745 titles distributed in 2025 and the 3,186 awarded in 2024.

The program allows organized urban poor communities to acquire the land they occupy.

DHSUD also projected that housing units issued Licenses to Sell could reach 200,000 by yearend, while approved housing projects could exceed 400. (PNA)

Australia expands PH school partnerships under ASEAN-Australia education program





–Photos courtesy of Batasan Hill National High School and Dr. Arcadio Santos National High School Facebeeok pages

MANILA — Two Philippine public high schools have been selected to join the ASEAN-Australia BRIDGE School Partnerships Program, strengthening educational cooperation and people-to-people ties between the Philippines and Australia.

Funded by the ASEAN-Australia Centre, the BRIDGE Program fosters partnerships among schools in Australia and Southeast Asia, providing teachers and students with opportunities for cross-cultural exchange, professional development, and collaborative learning.

Under the latest round of partnerships, Batasan Hills National High School in Quezon City will partner with Reece High School in Tasmania, while Dr. Arcadio Santos National High School in Parañaque City will collaborate with Craigslea State High School in Queensland.

Officials said the initiative aims to deepen mutual understanding between young people in the two countries while equipping educators with new knowledge, skills, and global perspectives that can benefit their respective school communities.

Fiona Hoggart, head of the ASEAN-Australia Centre, underscored the importance of investing in educational exchanges that build lasting regional connections.

"Australia's future is intrinsically linked to Southeast Asia, with people-to-people connections at its heart," Hoggart said, noting that the BRIDGE Program helps prepare young people to become future leaders capable of addressing shared regional challenges through cooperation and innovation.

Australian Ambassador to the Philippines Marc Innes-Brown highlighted the longstanding education partnership between the two countries, saying the Philippines now has more than a dozen school partnerships under the BRIDGE Program.

He said Australia and the Philippines have worked together on education initiatives for more than three decades, creating opportunities that strengthen bilateral relations and open new pathways for students and educators.

Innes-Brown added that the program allows Filipino and Australian students to form meaningful friendships while enabling teachers to gain fresh insights and best practices that can be applied in their classrooms and schools.

The continued expansion of the BRIDGE Program reflects the shared commitment of Australia and the Philippines to advancing quality education, fostering intercultural understanding, and empowering the next generation of leaders in the Indo-Pacific region.

Through these partnerships, students and educators from both countries are expected to benefit from enhanced collaboration, greater global awareness, and stronger connections that will contribute to a more resilient and interconnected future. ***(JCO/PIA-NCR)***

Recto: ASEAN hosting success... (From P.1)

to be translated into concrete action.

"The summit may be over, and the fanfare may have died down. But the work that follows is no less important than the work that brought us here — and deserves no less dedication," Recto said.

He thanked the members of the ASEAN National Organizing Council, led by Director-General for Operations Ma. Hellen Dela Vega, the ASEAN team at the Office of the Executive Secretary, government agencies, partner organizations and volunteers for their work in hosting the meetings. ***(PNA)***

NOTICE OF DISSOLUTION

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

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

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

(Sgd.)
MICHAEL BACHMANN
President

THE SENTINEL POST
November 10, 17 and 24, 2026

MARCOS ADMIN ASSURES COMPLETION OF MORE BUILDINGS AT NKTI, PH CANCER CENTER BY 2028



QUEZON CITY (PIA) — The Department of Health (DOH), Department of Public Works and Highways (DPWH), and the Department of Transportation (DOTr) assured the completion of additional buildings at the National Kidney and Transplant Institute (NKTI) and at the Philippine Cancer Center (PCC) by 2028.

Health Secretary Edwin Mercado, Public Works Secretary Banoy Lopez, and Transportation Secretary Vince Dizon on Tuesday inspected the ongoing construction at the NKTI and PCC following the directive of President Ferdinand R. Marcos Jr. to fast-track the construction of the "Legacy Hospitals," aimed at further strengthening the country's healthcare system.

According to DOH, the project will provide 200 hemodialysis units which will enable the NKTI extension to assist up to 600 additional patients daily, delivering high-quality, faster and more affordable medical services closer to Filipinos.

For his part, Lopez assured that construction on both hospitals, which will provide affordable, high-quality medical services to kidney and cancer patients, is being fast-tracked and is proceeding without interruption.

The DPWH added that these infrastructures are vital to provide modern, high-quality medical services to kidney and cancer patients in need of treatment. ***(DOH/DPWH/JEG/PIA-NCR)***

JEZKA
• CIVIL WORKS
• TELECOMMUNICATION
• PROJECT MANAGEMENT
26 Koppel St. Filinvest 2 Subdivision Batasan Hills, Quezon City
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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 - - -

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

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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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.

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:

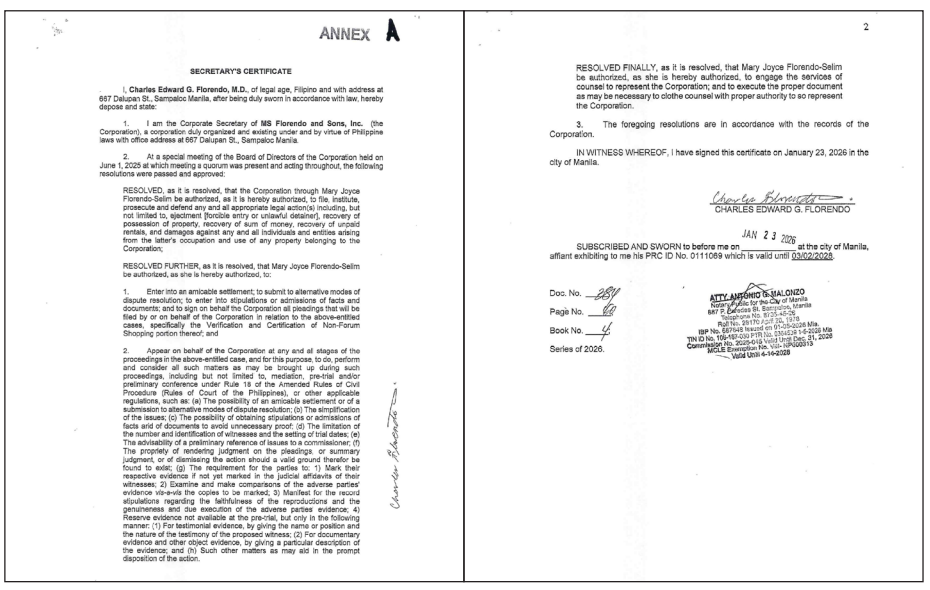
6.1 The plaintiff has not theretofore commenced any action or filed any claim involving the same issues in any court, tribunal or quasi-judicial agency and, to the best of my and plaintiff's knowledge, no such other action or claim is pending therein;

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 Delupan 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 Delupan 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 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 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 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 found to exist; (g) The requirement for the parties to: 1) Mark their respective evidence if not yet marked in the judicial affidavits of their witnesses; 2) Examine and make comparisons of the adverse parties' evidence vis-a-vis the copies to be marked; 3) Manifest for the record stipulations regarding the faithfulness of the reproductions and the genuineness and due execution of the adverse parties' evidence; 4) Reserve evidence not available at the pre-trial, but only in the following manner: (1) For testimonial evidence, by giving the name or position and the nature of the testimony of the proposed witness; (2) For documentary evidence and other object evidence, by giving a particular description of the evidence; and (h) Such other matters as may aid in the prompt disposition of the action.

2

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

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

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

CHARLES EDWARD G. FLORENDO

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

Doc. No. 259
Page No. 60
Book No. 4
Series of 2026.

ATTY. ANTONIO TS-MALONZO
Notary Public for the City of Manila
667 P. Delupan St. Sampaloc, Manila
Appointment No. M-25-40-08
Roll No. 29170 / until 31 Dec 2026
IBP No. 567648 issued on 01-06-2026 Ma.
TIN ID No. 109-189-039 PTR No. 0104528 1-6-2026 Ma
Commission No. 2025-010 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 _____, 2026 in Manila, by and between:

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

—and—

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

1. LOCATION: 635 Reten St., Sampaloc, Manila
2. TERM: 12 months -May1, 2026 to April 30, 2027
3. RENTAL: Seven Thousand Four Hundred Ninety Pesos (₱ 7,490.00) Per Month
4. RENEWAL: The term of this lease shall be renewable upon mutual agreement and written contract. In the event that this contract is not renewed in writing, but the LESSEE continues to occupy the leased premises, the parties agree that all the terms and provisions of this contract shall continue to apply to both parties.
5. PAYMENT OF RENTALS: 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 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 to the LESSOR, shall be refundable to the LESSEE upon surrender of the premises, after presentation of the deposit receipt and proofed 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 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 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 sanitary 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 illegal act or 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/alleys/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 evaluate 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, assignee or any unauthorized 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, guests, 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 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 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 DISPOSITION 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 OF LEASED PREMISES. At the termination of the lease, the LESSEE shall peacefully surrender the leased premises to the LESSOR with all the fixtures in as good condition as they were actually found at the beginning of the lease, ordinary wear and tear excepted. In the event of damage or injury to the premises, repair and restoration to render the premises in good condition shall be for the account of the LESSEE.
18. NON WAIVER. Failure of the LESSOR to insist upon a strict performance of any of the terms and conditions hereof, shall not be construed as a relinquishment or waiver of any right or remedy that it may have, nor as a waiver of any subsequent breach thereof.
19. JUDICIAL ACTION: That should the LESSOR be compelled to take judicial action against LESSEE, the latter should in addition to the damages mentioned herein pay an amount equivalent to 25% of the amount claimed in the complaint as attorney's fees and the cost of the suit, but in no case shall be less than Twenty Thousand Pesos (₱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 the ____ day of _____ 201__ in Sampaloc, Manila.

M.S. FLORENDO & SONS,INC. — LESSOR

By:

EDUARDO A. FLORENDO — GLORIA O. TORRES — LESSEE

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 O. TORRES — PCR-SB CLEARANCE ID No. MTD0700143 — Manila

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

Doc No. ____;
Page No. ____;
Book No. ____;
Series of 2019.

ATTY. ANTONIO S. MALONZO
NOTARY PUBLIC
UNTIL DECEMBER 31, 2019
ROLL NO. 46789
IBP LIFETIME NO. 012345
PTR NO. 1234567
MCLE COMPLIANCE NO. VI-0012345

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; (632) 8633-9537
Email: srslaw2005@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-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.

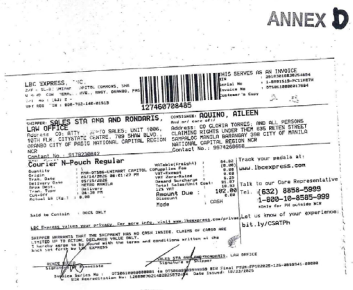
We trust you will give this matter your preferential attention.

Very truly yours,

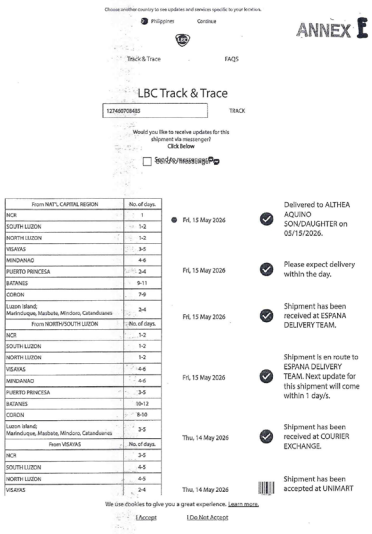
Alberto L. Sales

[1] For the period from May 2025 to April 2026

ANNEX D



ANNEX E



ANNEX F

M. S. FLORENDO & SONS, INC.
667 F.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
Office at Pasig City until June 30, 2027
In the Municipality of [illegible]
Until December 31, 2027
PTR No. [illegible]
IBP No. [illegible]
Roll No. 61123
MCLE Comp. No. [illegible]
No. 11 Mcle 2 Promenade [illegible]
Ishaw Blvd. Brgy. San Antonio Pasig City
Appointment No. 39 (2025-2026)

Doc. No. 41;
Page No. 41;
Book No. 34;
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. 41;
Page No. 41;
Book No. 34;
Series of 2026.

GAUDENCIO A. [illegible], JR.
NOTARY PUBLIC
Office at Pasig City until June 30, 2027
In the Municipality of [illegible]
Until December 31, 2027
PTR No. [illegible]
IBP No. [illegible]
Roll No. 61123
MCLE Comp. No. [illegible]
No. 11 Mcle 2 Promenade [illegible]
Ishaw Blvd. Brgy. San Antonio Pasig City
Appointment No. 39 (2025-2026)

THE SENTINEL POST
November 10, 17 and 24, 2026

Pangilinan wants COA, Ombudsman to monitor budget bicam

MANILA – Sen. Francis "Kiko" Pangilinan on Monday called for the creation of an independent panel of observers, including representatives from the Commission on Audit (COA) and Office of the Ombudsman, to monitor congressional deliberations on the proposed PHP7.2-trillion national budget for 2027.

Pangilinan said both chambers of Congress should allow citizen watchdogs, private sector representatives and government oversight institutions to observe the bicameral conference committee proceedings to prevent questionable allocations from slipping into the final budget.

"Prevention is better than cure. Hindi dapat nawala na pera ng ating taxpayers bago maka-pag-usisa. (Taxpayers' money should not have to go missing before questions are raised)," Pangilinan said in a statement as the Senate begins plenary deliberations on the spending measure.

He also proposed inviting representatives of the Supreme Court as observers, subject to the judiciary's independence and consistent with its ruling in the Lagman case.

Pangilinan said the participation of independent observers should become a regular feature of the congressional budget process rather than an arrangement dependent on the initiative of individual lawmakers.

He cited the practice initiated by Senate President Win Gatchalian last year and continued by Sen. JV Ejercito this year of allowing citizen watchdogs to observe proceedings as guests of the Senate contingent.

The senator also demanded greater transparency in the bicameral conference committee, particularly in reconciling conflicting provisions of the Senate and House versions of the spending bill.

"I-publicize din ang bawat pagbabago sa bicam. Tukuyin kung sino ang nagpanukala. Ipaliwanag kung para saan. Kailangan maliwanag ang paliwanag. (Make every change in the bicameral conference public. Identify who proposed it, explain its purpose, and provide a clear justification)," he said.

Pangilinan also called for stronger funding for water security, drought preparedness and timely assistance to farmers amid the threat of a strong El Niño.

He said protecting agricultural production, livelihoods and affordable food should remain among the government's priorities in the 2027 spending plan.

Pangilinan maintained that accountability must begin before Congress approves the final spending measure.

"May pananagutan ang dalawang kapulungan ng Kongreso sa bawat alokasyon bago ito maging batas. Pera ito ng taumbayan. Dapat bukás sa taumbayan ang proseso ng pagtatalaga kung saan mapupunta ang perang pinagpaguran. (Both chambers of Congress are accountable for every allocation before it becomes law. This is the people's money. The process of deciding where their hard-earned money goes must be open to the public)," he said.



Senate President Gatchalian earlier said that the chamber aims to complete plenary debates by Friday and ratify the national budget before Congress adjourns on Dec. 17.

Under the Senate's timetable, the bicameral conference committee is expected to convene in December to reconcile the two chambers' versions of the spending measure.

The budget deliberations also follow the Supreme Court's October ruling invalidating certain appropriations under previous national budgets, prompting the Senate and Department of Budget and Management to review provisions that could raise constitutional concerns. ***(PNA)***

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 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 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 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 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 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 sought 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: (i) For testimonial evidence, by giving the name or position and the nature of the testimony of the proposed witness; (2) For documentary evidence and other object evidence, by giving a particular description of the evidence; and (h) Such other matters as may aid in the prompt disposition of the action;

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

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

IN WITNESS WHEREOF, I have signed this certificate on January 22, 2026 in the city of Manila.

CHARLES EDWARD G. FLORENDO

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 09/30/2028.

Doc. No. 289
Page No. 60
Book No. 4
Series of 2026.

ATTY. ANTONIO S. BALOZO
NOTARY PUBLIC
Appointment No. M-123
Until December 31, 2026
Roll No. 28170
IBP No. 484384 / 01/03/2025 / Manila
PTR No. 10142026 / 01/03/2025 / Manila
MCLE Compliance No. VIII-0019768
Valid until 04/14/2028

ANNEX B

CONTRACT OF LEASE

This Contract executed this 26 day of APR 26 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 Dantambile 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 shall 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 P50.00 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 its 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 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 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 purpose only. The premises shall not be used for any illegal activities.
10. CARE OF LEASED PREMISES, ALTERATIONS, ADDITIONS & IMPROVEMENTS: The LESSEE warrants that it has inspected the premises and found the same in good and tenantable condition. The LESSEE shall, at its expense, maintain the leased premises in a good, clean and habitable condition, and comply with all government requirements for the proper operation/maintenance of the premises. All expenses for the repair, improvement, maintenance and development of the area shall be for the LESSEE'S account. However, the LESSEE shall not commence with any alterations, additions or improvements without the prior written approval of the LESSOR. Upon termination of this contract, said improvements, additions, or alterations shall automatically become property of the LESSOR, without reimbursement of its value. The LESSEE shall not cause or allow to be stored or deposited in the leased premises any prohibited, illegal, flammable or explosive goods, materials or articles and shall not cause or allow any practice which may expose the leased premises to fire or increase the fire hazard of the leased premises. Corridors, alleys and driveways are common areas and are not to be used as storage space for personal items. The LESSOR shall have the right to remove any items which are left on the corridors/alley/driveway, without any liability to the owners of the items left on such common areas.
11. INSPECTION OF PREMISES: The LESSOR or its representative shall have the right to enter the leased premises at reasonable hours to examine the same for such purpose, as it may deem necessary for the operation or maintenance of the leased premises.
12. ASSIGNMENT AND SUB-LEASE: The LESSEE shall not let, assign or re-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 renter 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 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 therein. The LESSOR shall have the right to enter 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 OF LEASED PREMISES - At the termination of the lease, the LESSEE shall peacefully surrender the leased premises to the LESSOR with all the fixtures in as good condition as they were actually found at the beginning of the lease, ordinary wear and tear excepted. In the event of damage or injury to the premises, repair and restoration to tenantable 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 26 day of APR 26 2019 in Gimpalos, Manila.

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

Sworn to and subscribed before me on this 26 day of APR 26 2019, 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. 0-114-2017158-9 — Manila

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

Doc No. 176
Page No. 36
Book No.
Series of 2019.

ATTY. ANTONIO S. BALOZO
NOTARY PUBLIC
Appointment No. M-123
Until December 31, 2019
Roll No. 28170
IBP No. 484384 / 01/03/2019 / Manila
PTR No. 10142026 / 01/03/2019 / Manila
MCLE Compliance No. VIII-0019768
Valid until 04/14/2022

ANNEX C

SALES STA. ANA & RONDARIS
LAW OFFICE
Unit 1006, 10F Citystate Centre, 709 Shaw Boulevard, 1600 Pasig City
Tel. Nos. (632) 8637.4828; (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

LBC EXPRESS, INC.
Customer's Copy
THIS SERVES AS AN INVOICE
1274 1304 4310
Shipper: SALES STA ANA, AND RONDARIS LAW OFFICE
Address: CARE OF: TEODORO ETS GWI. UNIT 1006 CITYSTATE CENTRE 709 SHAW BLVD ORMBO CITY OF 400 CITY OF MANILA NATIONAL CAPITAL REGION NCR PASIG NATIONAL CAPITAL REGION NCR
Contact No.: 9177226662
PHL Mail
Consignee: LUMANLAN, ELENITA
Address: 633B INT RETEN STRET SAMPALOC BARANGAY
Contact No.: 09
Courier N-Pouch Regular
Track your mails at: www.lbcexpress.com
Talk to our Care Representative Tel.: (632) 8858-5888 or 1-800-10-8585-999
Let us know of your experience: bit.ly/CSATPh

ANNEX E

LBC Track & Track
1274130430
Would you like to receive updates for this shipment via messenger?
Click below
Send to messenger

From NATL CAPITAL REGION	No. of days
NCR	1
SOUTH LUZON	1-2
NORTH LUZON	1-2
VISAYAS	3-5
MINDANAO	4-6
PUERTO PRINCESA	2-4
PALAWAN	5-11
ILOCOS	7-9
Luzon Island, Metro Manila, Mindoro, Catanduanes	3-4
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	5-7
PALAWAN	10-12
ILOCOS	9-12
Luzon Island, Metro Manila, Mindoro, Catanduanes	3-4
From VISAYAS	No. of days
NCR	3-5
SOUTH LUZON	4-5
NORTH LUZON	4-5
VISAYAS	2-4
MINDANAO	3-5
PUERTO PRINCESA	5-7
PALAWAN	12-14
ILOCOS	12-14
Luzon Island, Metro Manila, Mindoro, Catanduanes	4-5
From MINDANAO	No. of days
NCR	4-6
SOUTH LUZON	4-6
NORTH LUZON	4-6
VISAYAS	3-5
MINDANAO	2-3
PUERTO PRINCESA	6-8
PALAWAN	12-14
ILOCOS	12-14
Luzon Island, Metro Manila, Mindoro, Catanduanes	4-5
From ILOCOS ISLAND	No. of days
NCR	3-4

Sat, 11 October 2025 — Delivered to KURT ALDANA 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 UNIMART CAPITOL 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 26 2026 at Pasig City, Metro Manila; affiant exhibiting to me her Unified Multi-Purpose ID bearing Number CRN - 0113-0654347-7.

Doc. No. 214 ;
Page No. 43 ;
Book No. 24 ;
Series of 2026.

GAUDENCIO C. VALLEJERA, JR.
NOTARY PUBLIC
Until December 31, 2026
PTR No. 8364/01/03/2025/Pasig City
IBP No. 654360 / 01/03/2025 / Manila
Roll No. 49659
MCLE Comp. VIII-0040001 / Expt. 3. 2028
No. 11 Unit J Pecamost Area I Pasig
Shaw Blvd. Brgy. San Antonio, Pasig City
Appointment No. 29 (2025-2026)

REPUBLIC OF THE PHILIPPINES)
PASIG CITY)

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 26 2026 at Pasig City, Metro Manila.

Alberto L. Sales
Affiant

7

SUBSCRIBED AND SWORN to before me on AUG 26 2026 at Pasig City, Metro Manila; affiant exhibiting to me his Philippine Driver's License bearing Number N04-90-137590 which was issued by the Land Transportation Office and will expire on 15 November 2031.

Doc. No. 222 ;
Page No. 45 ;
Book No. 24 ;
Series of 2026.

GAUDENCIO C. VALLEJERA, JR.
NOTARY PUBLIC
Until December 31, 2026
PTR No. 8364/01/03/2025/Pasig City
IBP No. 654360 / 01/03/2025 / Manila
Roll No. 49659
MCLE Comp. VIII-0040001 / Expt. 3. 2028
No. 11 Unit J Pecamost Area I Pasig
Shaw Blvd. Brgy. San Antonio, Pasig City
Appointment No. 29 (2025-2026)

THE SENTINEL POST
November 10, 17 and 24, 2026

The quiet engine of diplomacy: The behind-the-scenes navigators bringing ASEAN's story to the world



Philippine Information Agency (PIA) personnel serve as Host Media Liaison Officers (HMLOs) to assist the visiting press delegation from the ASEAN region, dialogue partner nations, and guests of the chair for the 49th ASEAN Summit and Related Summits in Manila, Philippines. (Photo Courtesy of Christian Luz/PIA CPSD)

While world leaders sit behind closed doors at the 49th ASEAN Summit and Related Summits, a quiet work of coordination is already underway beyond the plenary halls—where Host Media Liaison Officers (HMLOs) act as behind-the-scenes navigators helping international journalists find their stories and bring ASEAN's narratives to the world.

They do not dictate coverage or write the headlines. Instead, they help visiting press delegations spot leads, secure the coverage slots they need, and maintain smooth on-the-ground reporting so global audiences see what is really unfolding across the region.

The Committee on Media Affairs and Strategic Communications (CMASC) under the ASEAN National Organizing Council (NOC) anchors this operational backbone, turning high-level diplomatic gatherings into an accessible reporting environment for accredited press from across the region and around the globe. Behind every pool rotation, briefing schedule, and credential check is a deliberate effort to keep journalists oriented amid shifting agendas, tight security zones, and rolling deadlines.

A total of 50 HMLOs from the Philippine Information Agency (PIA) were deployed to assist delegates and foreign official media from ASEAN member states, dialogue partners, and guests of the chair.

Across tight timelines, shifting schedules, and high-stakes diplomatic engagements, these liaison officers serve as the immediate point of contact on the ground—helping visiting press teams find story leads, secure pool allocations for the events they need to cover, and keep their dispatches moving smoothly.

Chuwaley Taguba of the PIA Cordillera Administrative Region (CAR) was one of the HMLOs deployed to support visiting delegations, assisting the South Korean press as they navigated the summit.

Like many assigned to the summit's fast-moving media operations, Taguba entered with a broad, surface-level picture of the job. "I have no idea what HMLO work entails," Taguba recalls. "I just assumed that we will be 'handling media concerns,' based on the stories from previous HMLOs and during our meetings and orientations. That was it. That was my working knowledge. But it was not sinking."

On the ground, that initial picture quickly gave way to the real-time demands of guiding visiting correspondents through shifting schedules, tight access windows, and story hunting while adapting to different newsroom styles and personalities.

For Taguba, the assignment reshaped how media relations works in practice and deepened an appreciation for 'pakikisama'—getting along smoothly and building rapport across diverse characters under pressure.

"Albeit not the easiest job to do, in the end it was all worth it," Taguba said. "And for me, without the HMLO's work in 'handling the media,' ASEAN stories would've ended up having a different headline across the world."

That same learning curve echoed in the experience of Mary Joy F. Javier of PIA Region 2, who was assigned to assist the Canadian press delegation. Stepping into the role as a first-time liaison officer, Javier admits she initially felt she was groping in the dark, unsure of what her exact responsibilities would look like before arriving early at the International Media Center (IMC).

Once on the ground, early preparation and steady teamwork helped her learn how to field questions, manage situations, and keep pace with a delegation that asked plenty of them—even when the Canadian side's stay was brief.

"At first, nangangapa talaga ako. I wasn't even sure what my role would be since I had never been a liaison officer before. But then since early kami na nandun sa IMC, natutunan ko or naaaral ko ano nga ba ang magiging role ko and how to answer questions or handle situations," Javier shared.

At times, the rapid-fire questions felt daunting enough that Javier hesitated to keep raising them with the authorities concerned. Yet she and her partner leaned on each other, briefing one another first before responding to their Foreign Media Liaison Officer (FMLO) and reassuring each other that things would hold together until the end.

"Nakakataba rin ng puso kasi everyone in the HMLO team was always willing to listen and offer guidance to my partner and me. First-timers talaga kami, kaya nangangapa pa kami along the way, and I genuinely appreciate how everyone made time for us," she added.

"Punong-puno talaga ng pasasalamat ang heart ko, even for our FMLO. We also got to meet briefly before we returned to the province. He even sent us a thank-you message

(Cont'd on page 12)

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

17 foreigners nabbed in Pasay parcel scam hub raid



MANILA – Seventeen foreign nationals were arrested in a raid on an alleged parcel scam hub in Pasay City, the Bureau of Immigration (BI) reported over the weekend.

In a news releast, the BI Fugitive Search Unit said it arrested nine Japanese, two Taiwanese, four Chinese and two Indian nationals on Nov. 20.

Japanese fugitives Yuto Takahashi, 30, and Matsumoto Shohei, 33, were identified through coordination with Japan's National Police Agency.

The BI said the alleged parcel scam involves the suspects posing as courier firm employees who inform victims that a parcel supposedly linked to them contains illegal items.

Victims are then transferred to individuals impersonating police officers, who threaten them with arrest or the freezing of their assets.

Another scammer subsequently persuades the victims to transfer money to a purported "safe" or "verification" account.

The arrested foreigners are detained at the BI Warden Facility in Taguig City, pending further investigation and immigration proceedings.

Meanwhile, the BI also reported the arrest of a 41-year-old Vietnamese woman who was intercepted at Ninoy Aquino International Airport Terminal 1 in Parañaque City on Nov. 19.

She attempted to board a Vietjet flight to Ho Chi Minh City using a Philippine passport under the assumed identity Mary Ann Altarejos Antolin.

The BI said officers noted inconsistencies in her claimed Filipino identity during secondary inspection, including her inability to speak or understand Tagalog or provide basic information about her Filipino background.

Verification confirmed that the passport was genuine, but further investigation established her identity as Huỳnh Thị Loan, born to Vietnamese parents in Vietnam.

The BI Intelligence Division ordered her arrest for misrepresentation and impersonation.

The case is part of the bureau's ongoing efforts to uncover the phantom citizenship scheme that helps foreign nationals fraudulently assume Filipino identities to claim citizenship rights and privileges.

The woman is also detained at the BI facility in Taguig City pending deportation proceedings. ***(PNA)***

The quiet engine of diplomacy... (From P.11)

and gifts, which was such a thoughtful gesture. Nakakatuwa lang because through this experience, we got to meet and connect with people we wouldn't normally get the chance to meet," Javier said, reflecting on how the assignment—from late-night coordination to singing and dancing together on the final day at the IMC—became one of the proudest moments of her career, a chance to show what being Filipino is all about, and a way to build connections and friendships long after the summit.

As the ASEAN Chairship of the Philippines comes to an end, the lasting picture of the summits will be told through the stories of journalists from across the region and around the world.

From first-time liaisons learning the ropes on the ground to seasoned communicators adapting across cultures and personalities, their work rarely makes the byline—but it shapes what makes the front page. When the summit's outcomes reach readers and viewers across ASEAN, dialogue partner nations, and beyond, much of that reach begins with the unseen legwork that made smooth coverage possible. ***(JMP/PIA-NCR)***

Banana Summit tackles export compliance, production challenges



DAVAO CITY– The Banana Summit held on November 19 in Davao City tackled compliance with international export requirements and production challenges in the industry.

The summit, organized by the Department of Agriculture-Davao Region through the High Value Crops Development Program (HVCDP) in partnership with the Philippine Banana Council and PHILEXPORT Davao, provided a platform to exchange insights and address pressing issues affecting the country's banana industry.

The summit is anchored on the theme "One Industry, One Direction: Securing the Future of Philippine Banana Through United Action"

Among those present at the summit included representatives from government agencies, particularly the Department of Agriculture; they were joined by members of industry associations, banana growers, exporters, processors, and other stakeholders.

Among the main issues discussed was compliance on the Maximum Residue Limits (MRL). It is the highest allowable chemical residue in food commodities or animal feeds, thus ensuring food safety.

This involves the proper and responsible use of agricultural products, traceability, export inspection, licensing requirements for exporters and packing facilities, and the role of the Fertilizer and Pesticide Authority (FPA) in safeguarding banana exports.

In August, the stakeholders of the banana industry convened to discuss the detections beyond allowable MRL levels in fruit exports to China. There is a need to address compliance problems, as export bans could heavily affect local growers and undermine the competitiveness of the country's fruit exports in the global market.

DA-XI Regional Technical Director for Operations Marie Ann M. Constantino stressed the importance of synchronized efforts between the industry and the government.

"Farmers and other industry stakeholders are essential partners in sustaining the Philippines' presence in the global banana market," Constantino said during the summit.

PHILBANA Council Chairperson and PHILEXPORT Davao Trustee Stephen A. Antig, in his opening message, cited the need to improve production efficiency and strengthen collaboration among industry stakeholders to maintain the Philippines' position as a leading banana exporter.

"We see this occasion as a collaborative effort to address the continuing battle to ensure production efficiency, financing availability, full technical support, and government intervention," Antig said.

PHILBANA Council President Atty. Peter Paul T. Savillo said the summit is a call to collective action amid the rapidly changing global banana industry.

"While the Philippine banana industry has the experience, maintaining its competitiveness in the global market requires innovation, collaboration, and a shared commitment to act decisively in addressing the challenges facing the sector," Savillo said.

The Philippines is the second-largest banana-exporting country in the world after Ecuador. In 2025, Philippine banana exports hit three million metric tons, which is a 30 percent increase from 2024, which allowed it to regain its lofty ranking. ***(PIA/RGA with reports from DA-XI RAFIS)***

DHSUD: 2026 housing data on track to record-breaking numbers



MANILA – The Department of Human Settlements and Urban Development (DHSUD), along with its key shelter agencies (KSAs), is on track to reach record-breaking housing numbers, with significant gains in home financing and land ownership under President Ferdinand R. Marcos Jr.'s Expanded Pambansang Pabahay para sa Pilipino (4PH) Program.

Latest figures from Pag-IBIG Fund showed that 78,410 homes worth PHP127.44 billion were financed from January to October 2026, showing a 15 percent increase in homes financed and a 20 percent increase in housing loan releases compared with the same period last year.

Meanwhile, the Social Housing Finance Corporation (SHFC) has awarded 5,683 individual Transfer Certificates of Title (TCTs) to urban poor family beneficiaries through the Enhanced Community Mortgage Program (ECMP) from January to November.

Based on 2026 data, DHSUD likewise projects that housing units to be issued Licenses to Sell (LS) could reach 200,000 by year-end, with a denial rate of only 6 percent. Also, approved housing projects could likely exceed 400 within the year.

Beyond numbers DHSUD Secretary Jose Ramon Aliling said these numbers reflect the administration's ongoing efforts to broaden access to decent and affordable housing and address the needs of Filipino families across different income groups and circumstances.

"Ang mga numerong ito ay patunay na tama ang landas na tinatahak ng Expanded 4PH (These figures are proof that the Expanded 4PH is on the right track)," Aliling said as quoted in a news release Monday.

"Patuloy pong gumugulong ang iba't-ibang modality ng programa upang mas matugunan ang pangangailangan ng ating mga kababayan—financing man, pagmamay-ari ng lupa, o pagkakaroon ng mas maraming options tungo sa mas may dignidad na pamumuhay (Various program modalities continue to be rolled out to better address the needs of our fellow citizens—whether through financing, land ownership, or by providing more options toward a more dignified life)," he added.

From January to October, Pag-IBIG Fund financed 15,674 homes worth PHP16.20 billion under the 3 percent subsidized rate for socialized housing, compared with 1,227 homes worth PHP1.06 billion during the same period last year.

Meanwhile, loans covered by Pag-IBIG Fund's 4.5 percent promotional interest rate, introduced in June 2026 for eligible loans above the socialized housing price ceiling and up to PHP4.9 million, accounted for 31,016 homes worth PHP52.91 billion, or nearly 40 percent of all homes financed during the period.

Qualified borrowers under Expanded 4PH may avail themselves of the subsidized 3 percent interest rate for socialized housing and promotional rates of 4.5 percent and 5.75 percent per annum for other eligible borrowers.

Security, dignity for urban poor Beyond housing finance, the government has also made significant strides in helping urban poor families secure ownership of the land they have occupied for years through the ECMP, implemented by SHFC.

The 5,683 titles awarded as of November already surpass the 3,745 distributed in 2025 and 3,186 in 2024–also higher than the annual accomplishments recorded in 2022 and 2023, when 1,868 and 2,387 titles were awarded, respectively.

The ECMP was revived and enhanced under Aliling after he assumed office in 2025, restoring community-based land acquisition and ownership assistance as a key component of Expanded 4PH.

The program provides organized urban poor communities an opportunity to acquire the land they occupy.

"Sa utos ni Pangulong Marcos Jr., walang Pilipinong maiiwan. Kaya naman patuloy na isusulong ng DHSUD at ng aming key shelter agencies ang mga programang tutugon sa pangangailangan ng bawat pamilyang Pilipinong nangangarap magkaroon ng sarili nilang ligtas, disente at abot-kayang tahanan upang matugunan ito (Under the directive of President Marcos Jr., no Filipino shall be left behind. Consequently.

the DHSUD and our key shelter agencies will continue to advance programs designed to meet the needs of every Filipino family that dreams of having their own safe, decent, and affordable home)," Aliling said. ***(PNA)***

Jobs for Filipinos eyed as Ming Yang plans Center in the PH to fix and maintain windmills



Wind power does not just bring electricity. It also brings jobs.

In its meeting with President Marcos on Friday, Ming Yang shared its plan to set up a center in the Philippines to service and maintain windmills, and to hire and train local workers to do the work.

Ming Yang, a Chinese company that makes giant wind turbines, or windmills that make electricity, on Friday in Shenzhen. Its windmills are built to withstand super typhoons. The two sides signed an agreement to work together on building windmills at sea.

This means more of the work behind wind power could be done by Filipinos.

President Ferdinand R. Marcos Jr. led a Department of Trade and Industry (DTI)-organized roundtable with major Chinese electronics and building materials firms to align investment opportunities with the Philippines' industrial and manufacturing priorities.

The roundtable featured one of China's leading building materials manufacturers, Huaxin Building Materials Group, along with Shenzhen Grandsun Electronics, who outlined plans to expand its manufacturing operations in the Philippines for wired, Bluetooth headphones, speakers, and other audio devices.

Also in attendance was sustainable construction and raw materials manufacturer PCON International Corp., who is pursuing investments to scale up production capacity across its EcoBloc, XLIME, and EcoPipe facilities in Bulacan to bolster local housing and industrial growth.

Together, these commitments underscore growing investor confidence in the Philippines as a competitive manufacturing hub and a key partner in regional industrial development.

As the DTI-led roundtable brought Chinese firms into discussions focused on the Philippines' industrial priorities—from audio device manufacturing to sustainable housing materials—both deals point to a common result: more production and more jobs for Filipinos, supported by stronger industry partnerships and long-term operations. | ***PND***

DSWD invites public to join 18-Day Campaign to End Violence Against Women



VAW-FREE PHILIPPINES. Social Welfare Officer III Jireh Lyn Altiyen of the Department of Social Welfare and Development Cordillera discusses the 18-Day Campaign to End Violence Against Women during the Kapihan sa Baguio Forum on November 17, 2026. (Photo by Mann Sortejas/PIA-CAR)

BAGUIO CITY (PIA) — The Department of Social Welfare and Development (DSWD) is inviting the public, government offices, and communities in the Cordillera Administrative Region (CAR) to take part in the 18-Day Campaign to End Violence Against Women (VAW), observed annually from November 25 to December 12.

Social Welfare Officer III Jireh Lyn Altiyen of DSWD extended the invitation during the Kapihan sa Baguio Forum on Nov.17, 2026, emphasizing that violence against women remains a serious human-rights concern and needs sustained community action to prevent it.

Understanding VAW Altiyen explained that violence against women may be physical, sexual, psychological or economic form and can occur at home, in schools, workplaces, public spaces and online.

"Violence against women is one of the widespread human rights violations," she said, citing global estimates that nearly one in three women has experienced physical and/or sexual violence by an intimate partner or sexual violence by a non-partner at least once in her lifetime.

She said VAW is rooted in gender inequality and social norms that tolerate control, discrimination, harassment, and abuse. These conditions, she added, often leave women feeling they have no choice but to remain silent.

In the Philippines, the 2025 National Demographic and Health Survey of the Philippine Statistics Authority showed that 15.4 percent of women aged 15 to 49 who had ever had a husband or intimate partner experienced emotional, physical, or sexual violence committed by their current or most recent husband or intimate partner. This is lower than the 18.7 percent recorded in 2022, representing a decline of 3.3 percentage points.

While this is a welcome development, the figures remain significant and that government agencies, local government units, and other stakeholders must continue their efforts toward a VAW-free Philippines, Altiyen said.

Altiyen also cited regional data from January to October 2025 and 2026 showing an overall decline in reported cases involving rape, sexual harassment, violations of the Safe Spaces Act, child abuse, online sexual abuse and exploitation of children, and trafficking.

She noted, however, that some trafficking-related cases showed a slight increase, underscoring the need for continued vigilance.

The general decline suggests that sustained prevention and response efforts are having an impact, although stakeholders must remain active in addressing gender-based violence. Government agencies, local government units, and other stakeholders must continue their efforts toward a VAW-free Philippines, Altiyen said.

Where to report "Wherever they are near, they can report," Altiyen said, encouraging women and other victims of gender-based violence to seek help rather than suffer in silence.

Victim-survivors may report incidents of gender-based violence through several accessible channels including Violence Against Women desks in barangays, police stations, hospitals, and local government offices.

They may also seek assistance from law enforcement offices, local social welfare and development offices, local health offices, the Public Attorney's Office, the Department of Social Welfare and Development, prosecutors' offices, non-government organizations, and faith-based organizations.

18-day campaign to end VAWC The 18-Day Campaign to End VAW is a national advocacy campaign observed every Nov. 25 to December 12. It reinforces the Philippine government's commitment to protect the human rights of women and girls and address all forms of gender-based violence.

As part of the campaign, the Philippine Commission on Women encourages workplaces and communities to participate in activities such as Orange Monday, where employees wear shades of orange every Monday; Orange Your Icon, which encourages government offices to display campaign symbols; and Orange Your Profile, which invites the public to use campaign-themed social-media profiles and Zoom backgrounds.

Altiyen explained that orange represents hope and a future free from violence against women and girls. Other activities include the Macho Choir Challenge for men in offices and the use of the hashtag #VAWFreePhilippines.

"Let us turn awareness into action, not only during the commemoration of the campaign, but in our everyday endeavors," Altiyen said.

She reiterated that ending violence against women requires the participation of every stakeholder, from families and communities to government agencies and duty-bearers, in building a safer and more gender-responsive society. ***(JDP/MAWC/PIA-CAR)***

Comelec cites orderly Naga City plebiscite as model for future polls



Naga City Mayor Leni Robredo casts her vote for the conversion of Naga into a Highly Urbanized City at Naga City Science High School on Saturday morning (Nov. 21, 2026). (Photo from Naga City Government Facebook)

MANILA – The Commission on Elections (Comelec) said the plebiscite that converted Naga City into a Highly Urbanized City (HUC) — the first in tbe Bicol Region — could serve as a model for conducting smooth and orderly electoral exercises in the future.

Comelec Chairperson George Garcia said Saturday's referendum provided valuable lessons in terms of preparation and coordination.

"There will always be issues and problems, of course. But at the end of the day, everything can be anticipated if it is planned well. That is where the spirit of bayanihan (communal cooperation) comes in, ultimately leading to a successful outcome," he said in an interview late Saturday, following the proclamation of the plebiscite results.

Based on the Certificate of Canvass of Votes, 30,538 voters (82 percent) approved the conversion of Naga City into an HUC while 6,648 opposed.

They ratified Presidential Proclamation No. 1267, signed by President Ferdinand R. Marcos Jr. on May 26, 2026.

"Huli digdi, kabale na an Naga sa mga listahan nin mga HUC sa bilog na nasyon matapos an 78 na taon bilang Independent Component City. Mabalos po sa lambang Nagueño na nagin kabtang kan kasaysayan na ini. Mag-iribanan po kita sa padagos na pag-angat kan Naga bilang pinakaenot na HUC sa Bicolandia (Naga is now officially included in the list of lHUCs across the country after 78 years as an Independent Component City. Thank you to every Nagueño who became part of this historic milestone. Let us continue working together toward Naga's continued progress as the first HUC in Bicolandia)," Naga Mayor Leni Robredo said in a statement.

Comelec said 37,247 or about 32 percent of Naga's 119,259 registered voters participated in the referendum. The city has a certified population of 210,545.

"The 32 percent turnout is not the main point of discussion. What we should focus on is the 67 percent who did not vote — we still need to reach out and explain things to them.

Voter education alone is not enough. The real challenge now is what do we do as we move forward," Garcia said.

He cited extreme heat and voters' perception that their individual votes would not affect the outcome as possible reasons for the low turnout. ***(PNA)***

TSP SHOWBIZ ROUND-UP

NATIONAL COUNCIL ON DISABILITY AFFAIRS
CALLS OUT PBB PRODUCTION REGARDING HOUSEMATES MOCKING PWDS





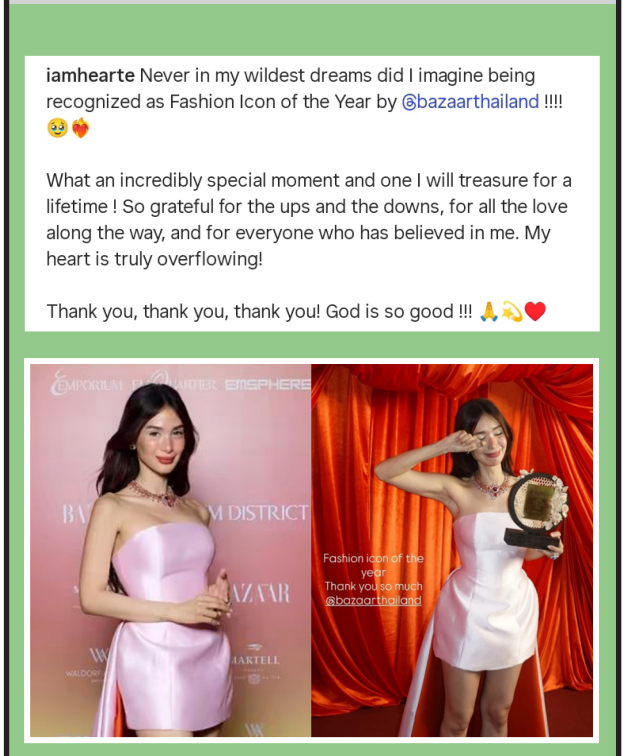
Image courtesy of Facebook: NCDA

2ND MIRACLE IN CELL NO.7
STARRING AGA MUHLACH, JODI STA. MARIA, XIA VIGOR



Images courtesy of Facebook: VIVA Films

HEART EVANGELISTA
FASHION ICON OF THE YEAR BY HARPER'S BAZAAR THAILAND



Images and Video courtesy of Instagram: iamhearte, bazaarthailand



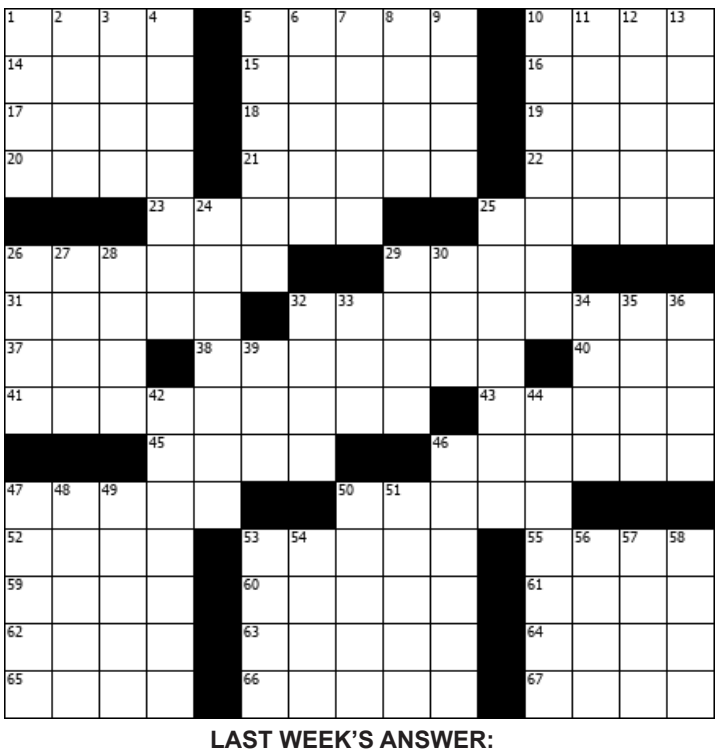
CROSSWORD PUZZLE

Across

1. Bed board
5. ____ diver
10. Profess
14. Roman fiddler
15. Soothed
16. Rant and ____
17. Cruising
18. Entertain
19. Pub beverages
20. School gps.
21. Chairs
22. Actor ____ Reynolds
23. Internet pest
25. Counts calories
26. Lurch
29. The Orient
31. Turn aside
32. Long-lasting plant
37. Misdeed
38. Get together again
40. ____-fi
41. Spoke to
43. Abounds
45. Promise
46. Actress Meryl ____
47. Mechanical man
50. Behind
52. Fortas and Lincoln
53. Radar's kin
55. Cobbler's tools
59. Hide
60. Right ____
61. Liquefy
62. ____ of Capri
63. Della ____ of "Touched by an Angel"
64. Minnesota's neighbor
65. Stag
66. Small landmass
67. Is unable

Down

1. Ginger cookie
2. For fear that
3. Region
4. Breakfast appliance
5. Add spices
6. Desert animal
7. Customary
8. Finest
9. Fruit beverages
10. Horse breed
11. Worth
12. Public
13. Mae and Adam
24. Withdraw
25. Eating area
26. Roberto's house
27. Greedy
28. Pull apart
29. Moistureless
30. Group
32. Shove
33. Wind direction (abbr.)
34. Psychic's phrase (2 wds.)
35. Top
36. Speech impediment
39. Detroit time zone (abbr.)
42. Male chicken
44. Inconsistent
46. Avenue
47. Speedy
48. Fat
49. Southern beauty
50. Halo wearer
51. Untrue
53. Hindu garb
54. Individuals
56. Horse command
57. Grassy area
58. Hit



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:

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

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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Tigresses a win away from elims sweep, outright finals slot



STANDOUT. University of Santo Tomas' Karylle Siebra escapes for a layup against a National University defender in the UAAP Season 89 women's basketball at Smart Araneta Coliseum in Quezon City on Sunday (Nov. 22, 2026). The Growling Tigresses won, 92-80, to move a win away from an eliminations sweep and the automatic finals berth. (UAAP photo)

MANILA – Karylle Siebra scored a career-high 37 points in leading defending champion University of Santo Tomas to a 92-80 victory over National University in the UAAP Season 89 women's basketball at Smart Araneta Coliseum in Quezon City on Sunday.

The Growling Tigresses need one more win to sweep the eliminations and snare an outright finals berth. They face the Adamson University Lady Falcons noontime on Wednesday at Mall of Asia Arena in Pasay.

"Mas masarap maglaro ngayon, nanood kasi papa ko diyan so mas kailangan ko maging motivation ko siya kasi minsan lang siya magwatch sa akin (It's even more enjoyable to play today because my father watched. He serves as extra motivation for me, since it's rare for him to watch me play), " the 21-year-old guard, who also

had 10 rebounds and five assists, said.

Siebra surpassed her previous career high of 35 points against Ateneo de Manila University this season.

"Let's forget the clean record and the sweep. Let's just play our game, stay together and then play hungry still. Forget the 12-0 record because we needed this game also," coach Haydee Ong, recalled her message to the team before the game.

Earlier, University of the Philippines defeated De La Salle University, 92-74, to keep its Final Four hopes alive.

Camille Nolasco scored a career-high 24 points on 6-of-10 shooting from three-point range as UP created a three-way tie for fourth place with Ateneo and Far Eastern University at 6-6.

Louna Ozar contributed 20 points, seven assists, six rebounds and four steals; while Ashley Loon added 18 points for the Fighting Maroons, who posted their biggest lead at 62-44, three minutes remaining in the third quarter. ***(PNA)***

FEU'S MENDOZA VOTED SPIKERS' TURF PLAYER OF THE WEEK

MANILA – Lirick Mendoza of Far Eastern University–DN Steel was named Spikers' Turf Press Corps Player of the Week for the period Nov. 17 to 21.

The 6-foot-3 middle blocker had 18 points on 11 attacks and seven blocks as Tamaraws marched to the Invitational Conference semifinals after beating the Alpha Insurance Protectors, 33-31, 25-18, 19-25, 25-20, at Playtime FilOil Centre in San Juan City on Wednesday.

Despite losing to Criss Cross, 25-22, 25-18, 23-25, 19-25, 15-10, the following day at Mall of Asia Arena in Pasay, FEU-DN Steel gained enough match points to advance.

"Kailangan talaga namin manalo para matagos namin 'yung semifinals. May confidence ako sa team-



Far Eastern University-DN Steel middle blocker Lirick Mendoza (right). (Spikers Turf photo)

mates ko and I know na capable kaming ipanalo 'to na walang sobrang pressure sa sarili namin (We really need to win to make it to the semifinals. I have confidence in my teammates, and I know we're capable of winning this without putting too much pressure on ourselves)," Mendoza, who scored 12 points against the King Crunchers, said.

FEU closed the elimination round with a 6-3 record and joined Criss Cross, Savouge, National University-Archipelago Builders, and foreign teams Surabaya Samator of Indonesia and Pro Volley Academy of Australia in the round-robin semifinals.

Mendoza bested NU's Jade Disquitado and Greg Ancheta, Savouge's JP Bugaon and Joeven Dela Vega, and Criss Cross' Jude Garcia for the weekly citation given by scribes from print and online publications covering the Sports Vision-organized league.

"I'm looking forward to competing against teams from other countries, because that's the dream of every player — to face opponents from abroad and experience new systems outside the country," Mendoza said.

FEU begins its quest for a final berth against Savouge on Monday. ***(Jean Malanum/PNA)***

TSP

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Adamson unseats NU, faces FEU for SSL Unity Cup title



ATTACK. Far Eastern University's Kyle Pendon (left) scores against University of Santo Tomas' Angge Poyos in the semifinals of the Shakey's Super League Unity Cup at Ninoy Aquino Stadium in Manila on Saturday (Nov. 21, 2026). FEU won, 25-17, 21-25, 25-19, 25-19, to advance to the finals against Adamson University. (SSL photo)

MANILA – Adamson University reached the final for the first time after dethroning four-time champion National University with a 24-26, 28-26, 25-23, 25-20 win in the knockout semifinals of the Shakey's Super League (SSL) Unity Cup at Ninoy Aquino Stadium in Manila on Saturday night

Shaina Nitura topscored with 16 points, including a crosscourt attack that sealed the victory.

"Nag-mindset lang talaga kami. Alam namin inilaban namin 'yung first set and alam namin na nagkulang kami. Ang sinabi lang namin sa isa't isa at ng mga coaches na huwag bitawan. Kalimutan na ang first set kasi may apat pa na sets na upcoming so nag-focus kami sa present (We really just adjusted our mindset. We knew we fought hard in the first set, but we also knew we fell short. We, along with the coaches, reminded each other not to let our guard down. We decided to put the first set behind us, since there were still four sets to go, so we focused on the present)," Nitura, who also had eight excellent receptions and three digs, said.

Frances Mordi finished with 16 points, while Third Tuddao had 11 points. Fhei Sagaysay dished out 20 excellent sets.

Far Eastern University will take on Adamson after a 25-17, 21-25, 25-19, 25-19 victory over University of Santo Tomas in the other semi.

Gerz Petallo delivered 22 points on 19 attacks, two blocks and an ace, while Lovely Lopez added 18 points to tow FEU to the best-of-three finals.

It was the Tigresses' only loss in eight outings.

"Sabi lang ni coach (Manolo Refugia) na nothing to lose and ibigay lang namin ang lahat (Coach [Manolo Refugia] just said that we have nothing to lose, so we should just give it our all)," Lopez, who also had six digs and three excellent receptions, said.

Kyle Pendon contributed 10 points for the Lady Tamaraws, bronze medalists in the last three editions.

Angge Poyos had 13 points while Regina Jurado and Marga Altea chipped in 11 and 10 points, respectively, for UST.

Cash prizes at stake are PHP1 million (champion), PHP600,000 (runnerup) and PHP300,000 (third place). ***(PNA)***

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