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CALABARZON LGUs RECEIVE DRRAP ASSISTANCE; OCD TO PROVIDE TECHNICAL SUPPORT AND MONITOR IMPLEMENTATION



Local Government Units (LGUs) from CALABARZON were among the recipients of assistance under the Disaster Rehabilitation and Recovery Assistance Program (DRRAP), pursuant to the DILG-OCD Joint Circular No. 1, s. 2026. The ceremonial turnover was held at the Heroes Hall of Malacañan Palace on November 5, 2026, led by President Ferdinand R. Marcos Jr. and Executive Secretary Ralph G. Recto.

A total of ₱425 million in DRRAP assistance will be provided to eligible LGUs in the region, particularly those affected by the combined effects of the Enhanced Southwest Monsoon and Tropical Cyclones LUIS, MAYMAY, and NENENG in 2026.

The identified beneficiary LGUs include the Province of Batangas, together with the Municipalities of Lian, San Jose, Nasugbu, Agoncillo, Balayan, Bauan, and San Nicolas; the Province of Cavite, together with the Cities of Trece Martires and Imus, and the Municipality of Naic; the Province of Laguna; the Province of Quezon, together with the Municipalities of Polillo and Alabat; and the Province of Rizal, together with the City of Antipolo and the Municipality of Rodriguez.

The DRRAP provides financial assistance to local governments to support the rehabilitation, reconstruction, and recovery of communities affected by natural and human-induced calamities. The assistance will help recipient LGUs restore damaged infrastructure, rebuild essential facilities, and implement priority recovery projects to facilitate the resumption of essential services and strengthen community resilience.

As part of its continuing commitment to support local recovery efforts, the Office of Civil Defense (OCD) CALABARZON, through its Recovery and Rehabilitation Management Section (RRMS), will provide technical assistance to recipient LGUs, particularly on the proper utilization of DRRAP funds and compliance with the necessary requirements prior to project implementation. OCD CALABARZON will also conduct project monitoring to track implementation progress, ensure adherence to applicable guidelines, and help address challenges that may arise during the implementation of recovery projects.

Through these efforts, OCD CALABARZON reinforces its role in ensuring that national government assistance is translated into concrete and meaningful recovery outcomes for affected communities. In close coordination with recipient LGUs and concerned agencies, the Regional Office remains committed to facilitating efficient, accountable, and timely rehabilitation and recovery initiatives toward safer, more resilient, and disaster-ready communities across CALABARZON. ***#CivilDefensePH #CivilDefenseInAction #ServingTheNation #ProtectingThePeople***

Tradition Lives On: Mekeni Strengthens Culture of Compassion Through Annual Community Gift-Giving Initiative



More than just sharing what they have, Mekeni Food Corporation (Mekeni) continues to demonstrate that meaningful community impact begins with a shared commitment to care for others.

In keeping with its longstanding tradition of giving back, Mekeni once again brought its employees together for its annual gift-giving initiative on October 30 2026, reaching out to local orphanages and care institutions in Pampanga. The beneficiaries included Munting Tahanan ng Nazareth in Mabalacat City, and the Bahay Pag-ibig and Children's Home of Eucharistic Love and Kindness in City of San Fernando.

Rooted in the Filipino value of malasakit, the initiative reflects Mekeni's belief that corporate responsibility goes beyond business operations. It is about building meaningful relationships with communities, recognizing their needs, and taking collective action to make a difference in people's lives.

Through the initiative, Mekeni extended donations of food products, essential supplies, clothing, toiletries, and other necessities to help support the daily needs of children and residents under the care of partner institutions.

"For us at Mekeni, giving back is not simply an annual activity. It is a reflection of who we are as a company and the values we stand for. We believe that businesses have a responsibility to create a positive impact beyond the products they make and the communities they serve," said Mr. Pruds Garcia, President of Mekeni.

turn to page 3

SSS backs government push for one-stop digital services; Digital MySSS Card, other key servicesto be on eGovPH superapp soon

QUEZON CITY, 4 November 2026 – The Social Security System (SSS) supports the government's push for more connected and accessible public services by bringing the MySSS Card's front-facing ID feature and selected member services to the eGovPH superapp



The SSS and the Department of Information and Communications Technology (DICT) signed a data-sharing agreement on 21 October 2026 in Quezon City to enable the integration. The agreement was signed by DICT Secretary Robert Joseph M. de Claro and SSS President and Chief Executive Officer Victor Alfonso A. Limlingan.

The partnership comes shortly after de Claro's appointment as DICT Secretary, following his tenure as SSS President and Chief Executive Officer, and advances collaboration between the two agencies.

"This partnership marks a major step in making SSS services more accessible and convenient for our members. By integrating the digital MySSS Card and key services into the eGovPH superapp, we are bringing social security closer to every Filipino—right at their fingertips," Limlingan said.

Once integrated, members will be able to access the front-facing digital representation of their MySSS Card as one of the IDs available through the eGovPH superapp. They will also be able to view their contribution history, total number of contributions, latest membership type, and most recent employer information.

These services will help members check whether contributions have been posted and verify their membership and employer information through a shared government platform.

Limlingan emphasized that the integration reflects the SSS' commitment to digital transformation and member convenience.

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Remember, you may choose your sin, but you cannot choose the consequences.

ON THE WATCH

Rico Osmeña



Cebu Province creates TF Super El Nino

Cebu Governor Pamela Baricuatro has created a Super El Nino Task Force to coordinate preparations and response measures as prolonged dry conditions expected through the first half of 2027.

In her signed Executive Order No. 57, Series of 2026, the Task Force will lead efforts to protect the province's water and food supply, energy resources, public health, and the livelihoods of communities vulnerable to drought.

The governor cited a September 23,2026, advisory from the Department of Science and Technology -Philippine Atmospheric, Geophysical and Astronomical Services Administration (DOST-PAGASA), which reported an active Strong El Nino in the Tropical Pacific.

PAGASA's climate model and assessment indicated that it could intensify into a Very Strong El Nino between September and December 2026 and persist through the first half of 2027.

The Cebu Provincial Government identified potential impacts including water shortages, Agricultural and fisheries losses, health-related illnesses and disruptions to essential services.

Its responsibilities include monitoring weather forecasts and drought conditions, identifying high-risk communities, assessing water availability and coordinating emergency water distribution.

It will also oversee Agricultural assistance, health preparedness, resource mobilization and public information campaigns. The Task Force will work with component cities and municipalities, national government agencies, water utilities and other partners to align preparedness and response measures while respecting local government autonomy.

The task force will be chaired by retired Col. Dennis Francis V. Pastor, head of the Cebu Provincial Disaster Risk Reduction and Management Office, with Provincial Administrator Atty Joseph Felix Mari H. Durano as vice chairperson, Provincial department heads and representatives from national government agencies, including the departments of Agriculture and Environment and Natural Resources as members. The PDRRMO will serve as task force secretariat.

Please watch and listen Karon SUGBO or TODAY CEBU business news and public affairs radio program over Rico Osmeña live/ Daily Tribune livestream/ DYLA Cebu radio 909 kHz AM band every 11 00am-12 00nn from Monday to Friday. Hosted by yours truly RICO MIRASOL OSMEÑA.

For informations/ comments/ advises/ feedback/ complaints please email at rico.osmena@yahoo.com or viber at 09153092520. Thank you so much. GOD bless our FAMILIES!

DTI-7 advises consumers to check ICC or PS marks on Christmas lights

The Department of Trade and Industry in Central Visayas (DTI-7) reminded consumers on Thursday to check for the Import Commodity Clearance (ICC) or Philippine Standard (PS) marks in purchasing Christmas lights.

" This is to help ensure product safety and compliance with standards," said DTI-7 Information Officer III Kyle Adrian M. Durano during the Kapihan sa PIA-7.

For online purchases, Durano urged consumers to exercise their right to information by buying only from verified sellers and asking questions about product specifications, certifications, and compliance with safety standards.

This as Marilyn C. Tancinco, Supervising Trade and Industry Development Specialist of DTI-7's Consumer Protection Division reminded in the same forum that buyers should report cases involving fake or refurbished devices sold as "brand new."

She said the agency can act on such complaints but needs the cooperation of consumers who fall victim to these practices.

Consumers are encouraged to keep their receipts and other proof of purchase and promptly file complaints with the DTI, even if the items were brought from established malls or business establishments. ***(By RICO MIRASOL OSMEÑA)***

Cebu City to impose 3-meter easement along waterways

Aside from flooding, the administration of Cebu City Mayor Nestor Archival is now challenged into looking for relocation sites as it will "strictly" implement the 3-meter Easement law.

Archival signed Executive Order No. 117 creating the Cebu City 3-Meter Easement Recovery Task Force that will coordinate field assessments, document possible encroachments, and facilitate appropriate action to restore and protect the city's waterways.

The initiative will cover the eight major waterways, with eight river teams assigned to the city's north and south districts.

He cited Article 15 of Presidential Decree No. 1067, or the Water Code of the Philippines, which states that a three-meter easement for public use applies along the banks of rivers and streams in urban areas. The easement helps preserve access to waterways and protect their natural functions.

Archival stressed that the narrowing and obstruction of waterways through structures, unauthorized construction, dumping, and filling as factors that could reduce their capacity to carry stormwater and contribute to flooding.

He admitted though that enforcing the easement requirement would be difficult, particularly when dealing with existing buildings and homes occupied by families who will need alternative housing.

"My point is, if we remove them, what will we give them?," he told media.

He added that the city must first identify relocation options for affected residents, particularly those living in Small homes along waterways.

One proposed area for relocation is in barangay Pit-os, which is more than one hectare. A medium rise building (MRB) for families living along waterways. "The greatest challenge is, first,where we will put them," the mayor said.

The waterways in the north district cover the Estero, Lahug, Mahiga, and Butuanon rivers while the south district cover Guadalupe, Tagunol, Kinalumsan, and Bulacao rivers.

Cebu City May prioritize waterways in areas with recurring or severe flooding, significant obstructions, reduced carrying capacity and dense populations, as well as those identified by technical offices as posing flood or public safety risks. ***(By RICO MIRASOL OSMEÑA)***

NFA-7 assures 47k rice stocks for Strong El Nino

The National Food Authority in Central Visayas (NFA-7)assured Friday that there are 47,054 rice bags stocked for Strong El Nino.

NFA-7 Regional Manager Liza R. Balagot disclosed that 41,704 sacks of 50 kilos were for Cebu, while 4,131 for Bohol.

With Negros Oriental having 620 bags and Siquijor with 599.

She added that an additional 35,000 bags are expected to arrive by the last week of November.

20,000 sacks will be for Cebu and 15,000 for Bohol.

About 150,000 bags has already been delivered to Cebu.

NFA-7 said that 450,000 bags was supposed rice allotment for Central Visayas.

NFA-7 Buffer Stock Management Head Economist Haiza Klaudine Intano admitted that Central Visayas is classified critical area on rice supply as Cebu has no rice production.

She cited that the region imports from Region 4 and also expects rice supplies from Regions 5,6 and 8.

Intano added that as a matter of policy, rice stocks are good for 10 months.

According to NFA Administrator Larry Lacson in his recent visit in Cebu, the rice stocks that arrived in Cebu will also complement the Benteng Bigas Meron Na! Program of President Ferdinand Marcos Jr.

This was relaunched in Cebu in May 11,2026.

The program prioritizes: Senior Citizens, Persons with disabilities (PWD), Solo parents, 4Ps beneficiaries, Farmers, Fisherfolk, Minimum wage earners, and other qualified low-income households. ***(By RICO MIRASOL OSMEÑA)***

BOC- Cebu reaches historic P5-B revenue collection for October

The Bureau of Customs of the Port of Cebu(BOC-POC) reached a historic P5-Billion revenue collection for the month of October.

Based on furnished documents, the Port collected P5,007,907,526.16 as the first time to reach more than P5 billion.

"The October performance was indeed a good run," said BOC Assessment Division officials.

"Though short of the P5.2 billion target, the collection effort of P5.007 billion was historic being the highest registered revenue since," they stressed.

The October target collection of P5,215,995,760.91 was too high, thus short in the revenue collection. Secondly, two international vessels had delayed arrivals due to the typhoon.

BOC Cebu District Collector Atty. Czae Carrie De Guzman expressed optimism that the remaining two months (November and December), revenue collections will be achieved.

From January to October, the Port of Cebu collected P43,790,264,583.15 as against the target of P44,273,714,076.34, which is short of P483,449,493.19 or -1.09 percent. ***(By RICO MIRASOL OSMENA)***

Dangal, Katapatan, at Lingkod-Bayan: Tapat na Koleksyon at Kaagapay ng Exporters para sa P1 Trilyong Tatak ng Tunay na Pamumuno

FROM THE CUSTOMS CORRIDOR

by Sensei Ryu

Htunay na galing ng isang lingkod-bayan, kundi sa tiwalang ipinagkaloob sa kaniya ng taumbayan. Ito ang naging pangunahing mensahe sa ginanap na ginintuang parangal sa Grand Ballroom ng Okada Manila noong Oktubre 26, 2026, kung saan pormal na iginawad kay Dr. Siegfred L. Manaois ang marangal na 2026 Legacy Icon Award.

Bilang Special Deputy Collector sa Port of Ninoy Aquino International Airport (NAIA) sa ilalim ng Bureau of Customs (BOC), kinilala si Dr. Manaois para sa kaniyang probadong integridad, kahusayan sa pamamahala, at dedikasyon sa serbisyo-publiko. Ang kaniyang natatanging pagkilala sa kategoryang Exemplary Public Service, Institutional Integrity, and Civic Leadership ay patunay ng kaniyang walang-maliw na paglilingkod sa bansa.

Sa kaniyang pakikipagtulungan sa mga namumuno sa ahensya—sa ilalim ng estratehikong pamumuno ni District Collector Atty. Ma. Yasmin O. Mapa at sa matatag na direksyon ng reporma ni Customs Commissioner Ariel F. Nepomuceno—patuloy na nangunguna si Dr. Manaois sa mga inisyatibong nagpapatatag sa seguridad ng ating mga hangganan, nagpapabilis sa kalakalan, at nagtataguyod ng tapat at transparent na pamamahala.

Sa loob ng maraming dekada ng kaniyang serbisyo, ipinamalas ni Dr. Manaois na ang panunungkulan sa pamahalaan ay hindi lamang isang karaniwang trabaho kundi isang mataas na Vocation. Sa isa sa pinakamahalagang pintuan ng ating bansa—ang paliparan ng NAIA—agapay ang kaniyang maingat na pagbabantay at makabagong pamamaraan upang protektahan ang pondo ng bayan habang pinapanatili ang pinakamataas na antas ng etika sa serbisyo.

Ang tagumpay ni Dr. Manaois ay isang mahalagang paalala sa bawat isa sa atin: ang tunay na pamana ng isang pinuno ay hindi nakatala sa mga plaka ng parangal, kundi sa mga institusyong kaniyang pinatibay, sa mga pamantayang kaniyang itinaas, at sa bayan na kaniyang pinaglingkuran nang may buong katapatan at dangal.

*****

Isang malaking tagumpay para sa pambansang ekonomiya ang patuloy na pag-angat ng koleksyon ng Bureau of Customs (BOC), na umabot na sa ₱757.406 bilyon mula Enero hanggang Setyembre 2026. Lampas ito ng ₱8.913 bilyon sa kanilang opisyal na target at mas mataas ng ₱55.735 bilyon kumpara sa parehong panahon noong nakaraang taon. Ang kahanga-hangang rekor na ito ay naglalagay sa ahensya sa tamang landas upang maabot ang makasaysayang ₱1-trillion revenue goal ngayong taon.

Sa katatapos lamang na Collectors' Conference sa Port of Davao sa ilalim ng pamumuno ni District Collector Maita Acevedo, nagtipon ang mga pinuno ng BOC upang pagtibayin ang kanilang mga diskarte para sa natitirang bahagi ng taon. Binigyang-diin sa kumperensya ang mga pader ng pamamahala: Integrity, Accountability, and Modernization (IAM). Paalala ni Collector Acevedo, ang bawat pisong naisusulit sa kaban ng bayan ay may katumbas na pananagutan sa mamamayan. Gayunpaman, ipinaalala ni Customs Commissioner Ariel F. Nepomuceno na hindi pa oras para mag-kumpyansa: "We are still far from what we want to happen. Tuloy lang tayo." Kasabay nito, ipinag-utos din ang mabilisang disposition at auction ng mga abandoned containers, habang pinarangalan ang mga tanggapang tulad ng CIIS-MICP at ESS para sa matagumpay na huli ng ₱1.428 bilyong halaga ng iligal na vape products at pag-sugpo sa anomalya sa mga balikbayan boxes at luxury vehicles.

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Subalit hindi lamang sa pagharang at pagtanggap ng buwis matatagpuan ang tunay na tagumpay ng Customs—kundi maging sa pagiging kaagapay ng mga lokal na negosyante. Sa kauna-unahang Export Summit noong Oktubre 26–27, 2026, na pinangunahan ni Deputy Commissioner Atty. Agaton Teodoro O. Uvero ng Assessment and Operations Coordinating Group (AOCG) katuwang ang DTI at DA, binuksan ng BOC ang pintuan para sa mga exporters na Pilipino. Layunin nitong linawin ang mga proseso sa daungan, ipaliwanag ang pakinabang sa Free Trade Agreements (FTAs), at pasimplehin ang kalakalan gamit ang ASEAN Single Window (ASW).

Ayon kina Port Operations Service Director Melon Carlo M. Santiago at Atty. Kayrel P. Buenafe ng Export Coordination Division, ang summit ay tungkol din sa pagbuo ng tiwala sa pagitan ng pamahalaan at pribadong sektor. Sa bawat produktong umaalis sa ating daungan, bitbit nito ang sipag at pangarap ng manggagawang Pilipino. Gaya ng ginawang pagbibigay-diin ni Commissioner Nepomuceno, nandoon na ang husay at kalidad ng ating mga produkto—ang tungkulin na lamang ng BOC ay gawing mas simple, mabilis, at maayos ang mga proseso. Sa pamamagitan ng mas higpit na border control at mas bukas na suporta sa kalakalan alinsunod sa direktiba ni Pangulong Ferdinand R. Marcos Jr., mas handa na ang mga negosyanteng Pilipino na maglayag at magtagumpay sa pandaigdigang merkado.

Sagip Saka Act: Opening Wider Opportunities for Bulacan's Farmers and Fisherfolk



KATROPA N'YO

Vic Billones III



To strengthen aid for those who grow and catch our food, the Provincial Government of Bulacan recently held a re-orientation gathering for the Sagip Saka Program last October 28 at the Hiyas ng Bulacan Convention Center.

Local agriculture representatives, farmers, municipal agriculturists, and members of the Bids and Awards Committee came together to go over program guidelines and build closer ties between government units and farmers' groups. The session also covered the Farmers and Fisherfolks Enterprise Development Program and its monitoring system, meant to guide livelihood projects for those working in food production.

Provincial Agriculture Chief Ma. Gloria SF Carrillo shared that the gathering was more than a routine meeting — it marked a key move toward improving Bulacan's agriculture sector through better delivery of support services. She noted that the Sagip Saka law gives the province the chance to assist farmers and fisherfolk directly.

A message from Governor Daniel R. Fernando, delivered by Chief-of-Staff Nikki Manuel S. Coronel, honored farmers and fisherfolk as the nation's true heroes. It recognized their steady work in supplying food even amid economic difficulties and other challenges. Assistant Secretary Joycel R. Panlilio explained that beyond direct government buying of farm and sea produce, the law also aims to help producers grow into successful entrepreneurs with wider market access.

With this re-orientation, Bulacan's provincial leadership reaffirmed its goal to make agriculture stronger, more inclusive, and sustainable for all those who work in this vital sector.

Tsk! Tsk! Tsk! These are our shared observations and reflections for Bulacan communities, gathered with care for our readers' guidance.

NNIC TAGUMPAY NA NAPAUNLAD ANG PANGUNAHING PALIPARAN SA BANSA



Mga katoto sadyang pinag igi ang nasimulang plano at programa ng NNIC na nasa ilalim ng pamumuno ni katotong General Manager (GM) Angelito "LITO" Alvarez, kung saan sa direktiba ng kapitalistang nagmamay-ari na si katotong President & CEO RAMON S. ANG ay unti-unting nasisilayan natin ang magandang simulain at pagbabago ng pambansang Paliparan ng Pilipinas.

Palibhasay matagal na nanungkulan at sa lawak ng karanasan at kaalaman ni NNIC GM ALVAREZ bilang isa sa mga mataas na opisyales ng Philippine Airlines (PAL) ay sadyang pinursige nitong paunlarin at sa tulong ng mga kasama nito ay sadyang nabanaagan nila ang maaring matagumpay na mabago at mapaunlad ang naturang Paliparan tulad ng Terminal 1, 2, 3, at 4 ng Ninoy Aquino International Airport (NAIA).

Sa katunayan mga katoto bilang mamahayag sa dyario at radio ating nasaksihan ang malaking pagbabago ng naturang Paliparan ng libutin ng inyong katoto ang terminal 3 namangha ang inyong katoto ng ating masaksihan ang tinatawag na TAMBAYAN sa kahabaang ng ibaba ng gusali ng Terminal 3, kung saan kaya pala tinawag na tambayan ito dahil dito masasaksihan at matitikman ang ibat-ibang lutong putahi ng ulam sa ibat-ibang bahagi ng Pinas mula Luzon .Bisaya, at Mindanao, halimbawa kung taga Bicol, may lutong pagkain ng mga taga lalawigan ng Bicol, kung taga Pampanga ka, mayroon din para sa taga Pampangenya at kumpletong mga putahe ng lutong pagkain na hindi na kayo lalayo o lalabas ng Paliparan upang hindi magahol sa oras ng paglalakbay, ohhh ano pa say niyo mga katoto! Dapat pabang imemorize iyan! Wana ko say bastat NNIC tiyak na marami pa tayong maiuulat na pagbabagong nasa plano at program upang patuloy nating masaksihan ang patuloy na pagunlad ng pangunahing Paliparan ng bansa mga katoto !!!

GREETINGS: Special greetings and sincere gratitude to the President and CEO, Mr. Joseph "buddy"Madrigal and Chairman, Mr. Jefferson Cheng and also thanks to Special Assistant to the Chairman, Ms. Shirley Reniedo for your continued support kindness, thank you very much! God bless u more!!! Belated happy2 birthday katotong DR. SIEGFRED "YEYE" L MANAOIS, isang taong tunay na may malasakit at sadyang ipinamalas ang sakripisyo bilang lingkod bayan, kung saan sadyang kapuripuri ang ipanamalas na sakripisyo sa pagpanik ng pagtaas ng koleksyon simula ng maitalaga ito sa bodega ng PAIRCARGO sa Bureau of Customs(BOC) sa Ninoy Aquino International Airport, ang walang kupas na hinahangaan ng lahat sa taglay nitong kabaitan at pakikisama, walang mataas at mababa, lahat ay pantay-pantay ang kanyang pagtingin na alalaumbagay taglay ang dakilang hangaring maitaas ang koleksyon ng Kagawaran. Kung kayat 'sang damukal ang mga nakamit na parangal partikular sa ibat-ibang bansa tulad ng U.S. Embassy, Russian Embassy, China, at iba pa, ganyan katindi mga katoto ang tinutukoy kong tao si katotong DR. SIEGFRED "YEYE" MANAOIS SPL DEPUTY COLLECTOR PAIRCARGO ASSESSMENT COMPOSITE DIVISION BOC NAIA, kung saan nagtatrabaho ng 24/7 umulan at bumagyo, gabi na kung umuwi sa pagalalang makatulong sa mga taong nais makapaglabas ng kargamento upang mkadagdag sa pagtaas ng revenue collection. Mabuhay ka katotong DR. YEYE!!! GOD bless u more katoto!!!!

Hi to Deputy Collector for Assesstment DAN OQUIAS of Bureau of Customs (BOC) Ninoy Aquino International Airport (NAIA) sa kabila ng isang suma kumlaude nagtapos sa San Sebastian College ay nagtiis parin ng ilang taon kawani ng BOC bilang casual employee kung saan nagtiis at nagpunyagi paring nagsumikap hanggang nabigyan ng brake gawa ng kakayanang magsumite ng maayos na report sa bawat tanggapan kinapapalooban hanggang sa unti-unting tumaas ang pusisyon nito sa sariling sikap at kakayanang na hindi lumapit kaninuman.

Batid niyo ba mga katoto na pitong bodega sa BOC NAIA ang nasa ilalim ng pinamumnuan nito, kung saan ang lahat ng stake holder dito ay si katotong Dan ang halos nagmamarket na alalaumbagay taglay ang dakilang layuning maitaas ang antas ng koleksyon ng Kagawaran para sa bayan.

Palibhasa'y mabait at mapagpakumbaba walang makitang yabang at matulungin sa kapuwa kung kayat respektado ng marami at hinahangaan sa angking talinong taglay, bilang patunay mga katoto si katotong Dan ay umani na rin ng ibat ibang parangal bunga ng kakayanan nito sa bawat deprtamento nitong pinanggalingan. Mabuhay ka katotong DAN! God bless u more katoto!!!

CONGRATULATIONS & MABUHAY SECTION 7 BOC-MICP for the job well done!!! mga katoto muli na namang pinahanga ng mga matitikas na tropa ng MAGNIFICENT 7 na mahigitan ang revenue tartget collection nitong buwan ng October 2026, kung saan ang monthly target P820,905,757 pero ang aktwal koleksyon ay umabot ng P844,151,660 kaya ang naging surplus ay nasa P23,245,885 (2 .83%) dapat pa bang imemorize yan mga katoto!!!

Ito ay bunga ng nagkaisang malasakit at pagpupynyagi ng kanilang mga Section Chief APPRAISERS: RENZZO MARI D. BALIAO, JONATHAN T, REYES, IVY JOY O. NITURA, AT KRYSTLE JANE D. AMEROL. Siyempre aminado naman ang kanilang Appraisers sa mga matitikas na suporta nitong mga Examiner tulad nila Justine John Espineli, Amer Massief Di Rampaten, Aslina Macalipot-Musor, Greg Serrano,Carlo Almonte, at Reginald Belleza kabilang na si poging Clerk John Yumang at support Staff biyuting Cynthia Banal.

Hi to MANILA HEALTH DEPARTMENT(MHD) Head DRA. GRACE PADILLA! God bless you more katoto!!! Congrats to the newly appointed DIRECTOR Hospital ng Maynila Medical Center(OMMC) DR. BERNADINE M. BARADI! God bless u nore

Hi to Dra MA. AGNES PADERANGA Head MHD District 1 Office, District 1 Manila, Ms. ANNABEL ANDRES, Administrative Officer HDI MHD! God bless u more katoto!!! Chngrats & ief Resident, you more mga katoto!!!

CONGRATS & MABUHAY to the Ceremonial Lounching of OMMC Department of Dermatology LACER UNIT precision. science. new posibilities. Kung saan ang nagpahayag ng opening remark ay si Department Chairman Dra. EILEEN R. MORALES, at ang nagpahayang inspirational message ay si MHD Head Dra GRACE PADILLA, kabilang sa naturang programa sina Dr. Jitka Canlas, Dr. Arnelia Torres, Dr. Jessica Lie, at Dr. Matthew Parco God bless u more mga katoto!!!

Hi to D' FRADA EMPLOYMENT AGENCY General Manager byuting Ms. Dolor dela Cruz, HRM Head sexy Joanna Ocat & all STAFFS. God bless u more mga katoto!!!





TRB approves collection of second-tranche toll rates for CAVITEX R1 Expressway Extension

The Toll Regulatory Board (TRB) has approved the collection of the second-tranche toll rates under the approved 2020 and 2023 toll petitions filed by CAVITEX Infrastructure Corporation (CIC) and Philippine Reclamation Authority (PRA) for the CAVITEX R1 Expressway Extension, covering the Zapote, Las Piñas to Kawit, Cavite segment, effective October 28, 2026.

Starting October 28, motorists using the seven-kilometer CAVITEX R1 Extension will be charged P103 for Class 1, P207 for Class 2, and P310 for Class 3 vehicles.

The 2020 and 2023 toll petitions covered periodic toll adjustments due for implementation in 2021 and 2024, respectively. To help cushion the impact on motorists, the approved toll adjustments were divided into two tranches. The first tranche was implemented in October 2025, while the second tranche will be collected starting October 28, 2026.

Serving more than 50,000 motorists daily, the CAVITEX R1 Expressway Extension is a key economic corridor connecting Metro Manila to Cavite and Southern Luzon.

Motorists will also experience faster travel time in the Southern Luzon corridor to Metro Manila as CAVITEX will soon connect to CALAX via the CAVITEX-CALAX Link (CCLink).

Measures to support motorists and key sectors

In previous months, various toll relief measures were implemented to support public transportation and the movement of people and goods. These included exemptions for accredited Class 2 public utility buses (PUBs) and public utility vehicles (PUVs), as well as toll rebates for Class 3 vehicles and accredited vehicles transporting agricultural products.

In line with the implementation of the adjusted toll rates, the ABANTE Program, a toll reprieve initiative for public utility vehicle (PUV) operators, will be reactivated effective October 28, 2026. For 60 days from this date, ABANTE-accredited traditional and modern jeepneys, UV Express units, and buses with authorized routes using the CAVITEX R-1 Expressway Extension (Kawit) will be eligible for toll rebates. Meanwhile, the toll rebate for vehicles transporting agricultural products will remain in effect until November 30, 2026, to support the movement of agricultural goods.

Continued investments in CAVITEX

The joint venture partners continue to invest in infrastructure and technology upgrades along CAVITEX, even prior to the approval of toll petitions, including:

• Expansion joint replacement at bridges along the Parañaque segment and Imus Viaduct to improve ride comfort and structural reliability;
• RFID system upgrades and Automatic License Plate Recognition (ALPR) technology to enable faster, more seamless transactions; and
• Pavement rehabilitation in critical portions of the Kawit and Parañaque segments.

These investments, together with the toll adjustment, will support the continued delivery of reliable, safe, and efficient expressway services.

CIC and PRA, and its operator PEA Tollway Corporation (PEATC), reaffirm their commitment to providing infrastructure that strengthens connectivity and economic activity across Southern Luzon.

Tradition Lives On...

from page 1

He added that the initiative is made more meaningful by the active participation of Mekeni employees, whose generosity and willingness to share make the company's commitment to community service a collective effort. Beyond the company's institutional donations, employees also contributed through personal financial and in-kind donations, demonstrating how small acts of kindness, when brought together, can create a greater impact. For Ms. Marilou Uy, Assistant Vice President for HR and Exports, the initiative underscores the importance of cultivating a workplace culture where compassion and social responsibility are shared values.

Meanwhile, Ms. Apple Garcia, HR Head, emphasized that the program provides employees with an opportunity to extend the spirit of giving beyond the workplace. "One of the most rewarding things about this initiative is seeing our employees come together for a purpose greater than themselves. Every contribution, regardless of size, represents care, hope, and a genuine desire to help others. We hope that through these simple gestures, we can bring encouragement to the communities we visit and inspire others to do the same," she shared.

For more than three decades, Mekeni has remained committed to uplifting lives and supporting the communities that have been part of its growth. Through its continuing CSR initiatives, the company seeks to turn its values into meaningful action, reinforcing its belief that business success is even more significant when shared with others. As Mekeni moves forward, it remains steadfast in its commitment to creating shared value—not only through the food it brings to Filipino tables but also through the compassion, generosity, and community spirit it continues to nurture.

SSS backs government...

from page 1

"Our members should not have to visit multiple offices or use multiple applications just to access basic services.

Through eGovPH superapp, we are making it easier for Filipinos to check their contributions, verify their membership status, and access their MySSS Card—all in one place," he said.

The move is part of the government's broader digital transformation agenda, which seeks to connect agencies' services through a shared digital platform that unifies government services in one application.

DICT and SSS said the partnership is also intended to expand social-protection access for digital workers, including freelancers and online professionals, by making SSS services easier to find and use online.

While members can already access their membership and contribution records through the MySSS mobile app, the integration will provide another convenient way to view these records, together with the MySSS Card ID feature, alongside other government services.

Limlingan said the agreement signals that the SSS will be among the government agencies feeding services into eGovPH superapp, supporting the administration's goal of integrating all government services into the platform.

"We are proud to be part of this national effort to unify government services.

The SSS remains committed to leveraging technology to deliver faster, more secure, and more member-centered service," Limlingan said.

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REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

BDO UNIBANK, INC.,
Mortgagee,

-versus- **FORECLOSURE CASE NO. F-839-26**

DIESEBEL MENDEZ OLLER,
Debtor/Mortgagor.
x----------x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.,** with business address at 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City against the Debtor/Mortgagor, **DIESEBEL MENDEZ OLLER,** with postal addresses at (1) Lot 30A Block 20 Phase 6, Barangay Banaba, Silang Cavite (occupied by third party); and (2) Lot 54, Block 14, Lessandra Gen. Trias 1, Barangay Santiago, Gen. Trias, Cavite (occupied by mortgagor), to satisfy the mortgage indebtedness which as of August 14, 2026 amounts to **ONE MILLION THREE HUNDRED NINETEEN THOUSAND FOUR HUNDRED SEVENTY EIGHT PESOS and 1/100 (PhP1,319,478.01),** Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **NOVEMBER 17, 2026 at 10:00 o'clock in the morning** until 12:00 o'clock noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency, the following described properties with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2018025567

A parcel of land (Lot 54, Blk. 14 of the subdivision plan, Psd-04-223864, being a portion of Lot 3164-B, FLS-2035-D, L.R.C. Rec. No.__), situated in the Barangay of Santiago, Municipality of Gen. Trias, Province of Cavite, Island of Luzon. Bounded on the NW., along line 1-2 by Road Lot 13; on the NE., along line 2-3 by Lot 55, Block 14; both of the subd. plan; on the SE., along line 3-4 by Lot 3165, S.F.D.M. Estate; and on the SW., along line 4-1 by Lot 53, Block 14 of the subdivision plan. Beginning at a point marked "1" on plan x x x containing an area of **FIFTY FOUR (54) SQ. M.** x x x

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

In the event the public auction should not take place on the said date and time, it shall be held on **NOVEMBER 24, 2026** without further notice.

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

Trece Martires City, OCTOBER 20, 2026.

(SGD) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy furnished:

BDO UNIBANK, INC.
CONSUMER REMEDIAL MANAGEMENT
33rd Floor, BDO Corporate Center Ortigas,
No. 12 ADB Avenue, Mandaluyong City

MS. DIESEBEL MENDEZ OLLER
(1) Lot 30A Block 20 Phase 6, Barangay Banaba, Silang Cavite
(2) Lot 54, Block 14, Lessandra Gen. Trias 1, Barangay Santiago, Gen. Trias, Cavite

WARNING: It is absolutely prohibited to remove deface or destroy this Notice of Extra Judicial Sale on or before the date of sale.

WATERFRONTNEWS:
OCT. 28, NOV. 4 & 11, 2026

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

BDO UNIBANK, INC.,
Mortgagee,

-versus- **FORECLOSURE CASE NO. F-889-26**

SPS. MOHAYNISA P. MULITUBA AND MAHER ALI MOHAMMED SHUEAI YEMENI,
Debtors/Mortgagors.
x----------x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.,** with business address at BDO Corporate Center, 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City against the Debtor/Mortgagor, **SPS. MOHAYNISA P. MULITUBA AND MAHER ALI MOHAMMED SHUEAI YEMENI,** with residence and postal addresses at (1) Barangay Pamacutan, Saguiaran, Lanao del Sur (2) Lot 20 Block 15 Phase 7 Westwood, Barangay Pasong Camachile, General Trias, Cavite, to satisfy the mortgage indebtedness which as of September 18, 2026 amounts to **ONE MILLION SIX HUNDRED NINETY TWO THOUSAND SIX HUNDRED FIFTY FOUR PESOS AND 10/100 (PhP1,692,654.10),** Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **NOVEMBER 17, 2026 at 10:00 o'clock in the morning** until 12:00 o'clock noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency, the following described properties with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2022059887

Lot No. 20 Block: 15 Plan No. Pcs-04-032614
Portion of: Block 17, Pcs-04-031691; Blk 17, Pcs-04-032534 & Lot 2091, Rs-04-001955, Lot 2100, FRS-04-005685
Location: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GEN. TRIAS PROVINCE OF CAVITE, ISLAND OF LUZON
Boundaries:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 18, BLOCK 15, PCS-04-032614
2-3	NW	ROAD LOT 5, PCS-04-032534
3-4	NE	LOT 22, BLOCK 15, PCS-04-032614
4-1	SE	LOT 19, BLOCK 15, PCS-04-032614

Area: FIFTY (50.00) SQUARE METERS, MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on **NOVEMBER 24, 2026** without further notice.

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

Trece Martires City, OCTOBER 20, 2026.

(SGD) REYNALDO L. SALOMA
Sheriff IV

Copy furnished:

BDO UNIBANK, INC.
CONSUMER REMEDIAL MANAGEMENT
33rd Floor, BDO Corporate Center Ortigas,
No. 12 ADB Avenue, Mandaluyong City

SPS. MOHAYNISA P. MULITUBA AND MAHER ALI MOHAMMEDS HUEAI YEMENI
(1) Barangay Pamacutan, Saguiaran, Lanao del Sur
(2) Lot 20 Block 15 Phase 7 Westwood, Barangay Pasong Camachile, General Trias, Cavite

WARNING: It is absolutely prohibited to remove deface or destroy this Notice of Extra Judicial Sale on or before the date of sale.

WATERFRONTNEWS:
OCT. 28, NOV. 4 & 11, 2026

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

BDO UNIBANK, INC.,
Mortgagee,

-versus- **FORECLOSURE CASE NO. F-850-26**

SPS. ZORINA LIZARDA SUNDIAM AND ZODEL CAYETANO SUNDIAM,
Debtors/Mortgagors.
x----------x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.,** with business address at 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City against the Debtors/Mortgagors, **SPS. ZORINA LIZARDA SUNDIAM and ZODEL CAYETANO SUNDIAM,** with residence and postal addresses at (1) Lot 3, Block 18 Phase A, Woodlane Subdivision, Malagasang 1A, Imus, Cavite (currently occupied); and (2) Lot 39, Block 3, Phase 13, Kensington, Barangay Bacao 1, General Trias, Cavite (currently occupied), to satisfy the mortgage indebtedness which as of August 21, 2026 amounts to **SEVEN HUNDRED SEVEN THOUSAND SEVEN HUNDRED SEVENTY ONE PESOS AND 4/100 (PhP707,771.04),** Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **NOVEMBER 17, 2026 at 10:00 o'clock in the morning** until 12:00 o'clock noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency, the following described properties with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2016065863

Lot No. 39 Block: 3 Plan No. Pcs-04-027873
Portion of: Block 16, Pcs-04-027575; Lot 98, Block 2, Psd-04-226212 & Lot 1663, San Francisco de Malabon Estate, Decreed No. 4270, LRC Rec. No. 5964
Location: Barangay of Bacao, Municipality of Gen. Trias, Province of Cavite, Island of Luzon
Boundaries:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	Lot 40, Block 3, Pcs-04-027873
2-3	SW	Lot 41, Block 3, Pcs-04-027873
3-4	NW	Road Lot 6, Pcs-04-027873
4-1	NE	Lot 37, Block 3, Pcs-04-027873

Area: FIFTY SQUARE METERS (50), more or less

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

In the event the public auction should not take place on the said date and time, it shall be held on **NOVEMBER 24, 2026** without further notice.

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

Trece Martires City, OCTOBER 20, 2026.

(SGD) ANDRES B. ESPINA
Sheriff IV

Copy furnished:

BDO UNIBANK, INC.
CONSUMER REMEDIAL MANAGEMENT
33rd Floor, BDO Corporate Center Ortigas,
No. 12 ADB Avenue, Mandaluyong City

SPS. ZORINA L. SUNDIAM & ZODEL C. SUNDIAM
(1) Lot 3, Block 18 Phase A, Woodlane Subdivision, Malagasang 1A, Imus, Cavite
(2) Lot 39, Block 3, Phase 13, Kensington, Barangay Bacao 1, General Trias, Cavite

WARNING: It is absolutely prohibited to remove deface or destroy this Notice of Extra Judicial Sale on or before the date of sale.

WATERFRONTNEWS:
OCT. 28, NOV. 4 & 11, 2026

Republic of the Philippines
Fourth Judicial Region
FAMILY COURT
BRANCH 4
Imus City, Cavite
fc1imu0004@judiciary.gov.ph
Tel. No. (046) 418-10948

DOMINGO P. REMULLA,
Plaintiff,

-versus-
MTCC, BR. 3, CITY OF IMUS, CAVITE
SP PRO CASE No.: 1995-25
FOR: Annulment of Deed of Absolute Sale, Cancellation of Transfer Certificate of Title No. T-280704 and Damages

ZENAIDA REMULLA-FRIAS and
Registry of Deeds for the Province of Cavite,
Defendants.
x----------x

October 15, 2026

ATTY. ARMIE A. FRANCISCO
Clerk of Court VI
Regional Trial Court
Office of the Clerk of Court
Imus City, Cavite

Dear Atty. Francisco,
Greetings!
Please acknowledge receipt of the Order dated October 13, 2026 of Hon. Hilda Poblete Mendoza, Executive Judge of the MTCC Branch 1, City of Imus, Cavite, in re: Publication in a newspaper of general circulation in the Province of Cavite of the Order dated October 6, 2026 issued by Hon. Jaime I. Cordez, Jr., Presiding Judge of the MTCC, Branch 3, Imus City, Cavite.
Thank you very much for your consideration.

Very truly yours,

(Sgd.) AGNES T. SAPINOSO
Clerk of Court IV

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
MUNICIPAL TRIAL COURT IN CITIES
OFFICE OF THE CLERK OF COURT
CITY OF IMUS, CAVITE
Email address:
mtcc1imuocc@judiciary.gov.ph)
Contact No.
(046)8947910/09061230829/09696093279

DOMINGO P. REMULLA,
Plaintiff,
MTCC, Branch 3, City of Imus, Cavite
Civil Case No. 25-3036
-versus-
For: Annulment of Deed of Absolute Sale, Cancellation of Transfer Certificate of Title No. T-280704 and Damages

ZENAIDA REMULLA-FRIAS and
Registry of Deeds for the Province of Cavite,
Defendants.
x----------x

ORDER

Before this Court is the Order issued on October 6, 2026 by Hon. Jaime I. Cordez, Jr., Presiding Judge of the MTCC, Branch 3, City of Imus,Cavite, granting the plaintiff's Motion for Leave of Court to Serve "Decision"by Publication, seeking leave to serve the Judgment upon the defendant Zenaida Remulla-Frias, by publication.
Considering that there are no accredited publishers in the Municipal Trial Court in Cities, Office of the Clerk of Court, City of Imus, Cavite, let the service of Judgment upon the defendant, by publication, be included for raffle of judicial notices for publication, in the Regional Trial Court, Office of the Clerk of Court, Imus City, Cavite, subject to the approval of Hon. Emmanuel S. Ocsing, Executive Judge of the RTC, Branch 120, Imus City, Cavite.
SO ORDERED.
October 13, 2026, City of Imus, Cavite.

(Sgd.) HILDA POBLETE MENDOZA
Executive Judge

Copy furnished:
Hon. Emmanuel S. Ocsing Executive Judge, RTC, Branch 120, Imus City, Cavite rtc1imu120@judiciary.gov.ph

Hon. Jaime I. Cordez, Jr. Presiding Judge, MTCC, Branch 3, City of Imus,Cavite thru Atty. Angela Sharmaine A. Rosales-Fidel, Branch Clerk of Court mtcc1imu003@judiciary.gov.ph

Atty. Armie A. Francisco Clerk of Court VI, RTC, OCC, Imus City, Cavite rtc1imuocc@judiciary.gov.ph
Atty. Marvin L. Maristela #200 Unit A Greenfield Road, Malagasan g II-A, Imus City
maristela1011@yahoo.com/maristelalawoffice.legal@gmail.com

Domingo P. Remulla 159 Malagasang I-E, Imus City, Cavite

Registry of Deeds for the Province of Cavite Capitol Compouind, Trece Martires City, Cavite
rd.provinceofcavite@lra.gov.ph

Zenaida Remulla-Frias 159 Malagasang I-E, Imus City, Cavite

Civil Case No. 25-3036 | Order dated Oct. 13, 2026
From MTCC OCC Imus City Cavite
<mtcc1imuocc@judiciary.gov.ph>
Date Wed 10/14/2026 4:43 PM
To: maristela1011 <maristela1011@yahoo.com>;
Maristela Law Office
<maristelalawoffice.legal@gmail.com>;rd.provinceofcavite@lra.gov.ph <rd.provinceofcavite@lra.gov.ph>
Cc: MTCC Branch 3 Immus City, Cavite
<mtcc1imu003@judiciary.gov.ph>
1 attachment (343 KB)
Civil Case No. 25-3036_Order dated Oct. 13, 2026.pdf;

Dear Sir/Madam,
Greetings!
Attached herewith is the Order dated October 13, 2026 in relation to Civil Case No. 25-3036.
Please acknowledge receipt of this email.
Thank you very much.

MUNICIPAL TRIAL COURT IN CITIES
OFFICE OF THE CLERK OF COURT
MTCC Bldg. (Former IVTS Bldg.), Cavite Socio-Civic Cmpd.
Brgy. Palico IV, City of Imus, Cavite
REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
MUNICIPAL TRIAL COURT IN CITIES
OFFICE OF THE CLERK OF COURT
CITY OOF IMUS, CAVITE
Email address:
mtcc1imuocc@judiciary.gov.ph)
Contact No.
(046)8947910/09061230829/09696093279

DOMINGO P. REMULLA,
Plaintiff,
MTCC, Branch 3, City of Imus, Cavite
Civil Case No. 25-3036
-versus-
For: Annulment of Deed of Absolute Sale, Cancellation of Transfer Certificate of Title No. T-280704 and Damages

ZENAIDA REMULLA-FRIAS and
Registry of Deeds for the Province of Cavite,
Defendants.
x----------x

ORDER

Before this Court is the Order issued on October 6, 2026 by Hon.Jaime I. Cordez, Jr., Presiding Judge of the MTCC, Branch 3, City of Imus,Cavite, granting the plaintiff's Motion for Leave of Court to Serve "Decision"by Publication, seeking leave to serve the Judgment upon the defendant Zenaida Remulla-Frias, by publication.
Considering that there are no accredited publishers in the Municipal Trial Court in Cities, Office of the Clerk of Court, City of Imus, Cavite, let the service of Judgment upon the defendant, by publication, be included for raffle of judicial notices for publication, in the Regional Trial Court, Office of the Clerk of Court, Imus City, Cavite, subject to the approval of Hon. Emmanuel S. Ocsing, Executive Judge of the RTC, Branch 120, Imus City, Cavite.
SO ORDERED.
October 13, 2026, City of Imus, Cavite.

(Sgd.) HILDA POBLETE MENDOZA
Executive Judge

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
MUNICIPAL TRIAL COURT IN CITIES
OFFICE OF THE CLERK OF COURT
CITY OF IMUS, CAVITE
Email address: mtcclimuocc@judiciary.gov.ph)
Contact No.
(046)8947910/09061230829/09696093279

DOMINGO P. REMULLA,
Plaintiff,
MTCC, Branch 3, City of Imus, Cavite
Civil Case No. 25-3036
-versus-
For: Annulment of Deed of Absolute Sale, Cancellation of Transfer Certificate of Title No. T-280704and Damages

ZENAIDA REMULLA-FRIAS and
Registry of Deeds for the Province of Cavite,
Defendants.
x----------x

ORDER

Before this Court is the Order issued on October 6, 2026 by Hon.Jaime I. Cordez, Jr., Presiding Judge of the MTCC, Branch 3, City of Imus, Cavite, granting the plaintiff's Motion for Leave of Court to Serve "Decision"by Publication, seeking leave to serve the Judgment upon the defendant Zenaida Remulla-Frias, by publication.
Considering that there are no accredited publishers in the Municipal Trial Court in Cities, Office of the Clerk of Court, City of Imus, Cavite, let the service of Judgment upon the defendant, by publication, be included for raffle of judicial notices for publication, in the Regional Trial Court, Office of the Clerk of Court, Imus City, Cavite, subject to the approval of Hon. Emmanuel S.Ocsing, Executive Judge of the RTC, Branch 120, Imus City, Cavite.
SO ORDERED.
October 13, 2026, City of Imus, Cavite.

(Sgd.) HILDA POBLETE MENDOZA
Executive Judge

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
MUNICIPAL TRIAL COURT IN CITIES
BRANCH 3
CITY OF IMUS, CAVITE
CONTACT NOS.:(046)852 7017/0967-123-8333
EMAIL ADDRESS:
mtcc1imu003@judiciary.gov.ph

MS. AGNES T. SAPINOSO
Clerk of Court IV
Office of the Clerk of Court
Municipal Trial Court in Cities
City of Imus, Cavite

Dear Ma'am Agnes,
Most respectfully transmitting a copy of pertinent documents regarding Civil Case No. 25-3036 Domingo P. Remulla vs. Zenaida Remulla-Frias and Registry of Deeds for the Province of Cavite for your guidance and reference,listed as follows:
1. Judgment dated 22 July 2026; and
2. Order dated 6 October 2026.
Please acknowledge receipt hereof.
Very truly yours,

(Sgd.) ANGELA SHARMAINE A. ROSALES-FIDEL
Clerk of Court III

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
MUNICIPAL TRIAL COURT IN CITIES
BRANCH 3
CITY OF IMUS, CAVITE
mtcc1imu003@judiciary.gov.ph/09671238333

DOMINGO P. REMULLA,
Plaintiff,
CIVIL CASE NO.25-3036
FOR: ANNULMENT OF DEED
OF ABSOLUTE SALE, CANCELLATION
- versus- OF TRANSFER CERTIFICATE OF TITLE
NO. T-280704 AND DAMAGES

ZENAIDA REMULLA-FRIAS,
AND REGISTRY OF DEEDS FOR
THE PROVINCE OF CAVITE,
Defendants.
X----------X

JUDGMENT

Before this Court is a Complaint[1] filed by the plaintiff

Domingo P. Remulla ("Remulla" for brevity) against Zenaida Remulla-Frias ("Zenaida" for brevity) and Registry of Deeds for the Province of Cavite ("RD" for brevity).

The pertinent factual and procedural antecedents are as follows:

After determining that the instant case falls under the Regular Rules of Civil Procedure, the Court caused the issuance of summons upon the defendant. However, in its Order dated 14 May 2025, the Court noted the Process Server's Return indicating that despite several attempts, the summons remained unserved.

Thereafter, on 19 May 2025, the Court received via electronic mail an Ex Parte Motion for the Issuance of Authorization for the Plaintiff to Serve Summons filed by the plaintiff, through counsel, Atty. Maristela. In said motion, the plaintiff alleged that he had learned that the defendant had fallen ill and was allegedly being cared for by her "anak-anakan" at the latter's residence located at Block 42, Lot 5, Phase 2, Main, St. Joseph Village 6, Barangay Butong, Cabuyao City, where the defendant was purportedly temporarily residing.

Acting thereon, the Court granted the motion and authorized the plaintiff to effect service of summons, subject to the submission of a Special Power of Attorney in favor of Esperidion A. Tomas, Jr., in the event that the plaintiff would be personally unable to effect service by reason of advanced age and/or physical incapacity.

Subsequently, on 8 July 2025, the Court received a Return of Summons with an attached Affidavit of Service stating that the summons likewise remained unserved. In his Affidavit, Esperidion A.Tomas, Jr. averred that on 19 June 2025, he, together with the Process Server, attempted to serve upon defendant Zenaida Remulla-Frias copies of the Summons, Complaint, and annexes at the residence of the defendant's alleged "anak-anakan", later identified as Adrian Frias, located at Block 42, Lot 5, Phase 2 Main, St. Joseph Village 6, Barangay Butong, Cabuyao City. However, the person with whom they spoke claimed to be the owner and resident of the subject property and denied those people by the names of Adrian Frias and Zenaida Remulla-Frias resided therein. Esperidion A.Tomas, Jr. further stated that he thereafter proceeded to the barangay having jurisdiction over the said address and was allegedly informed that no residents by the names of Zenaida Remulla-Frias and Adrian Frias were listed therein.

Considering that the plaintiff allegedly has no further information as to the whereabouts of the defendant, and that the same remains unknown despite earnest efforts to ascertain her location, the plaintiff, through counsel, now prays that service of summons be effected by publication.

Under the Rules of Court, in any action where the whereabouts of the defendant 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 such defendant by publication in a newspaper of general circulation and in such places and for such period as the Court may direct[3]

On 13 August 2025, the Court received a Return with Reiteration of Ex-Parte Motion for Leave of Court to Serve Summons by Publication filed by the plaintiff, through counsel. In substance, the plaintiff averred that despite several attempts to effect service of summons at two (2) different addresses where the defendant had previously resided, as well as at another address where she was believed to be temporarily/ staying, the summons nevertheless remained unserved. Plaintiff thus maintained that personal service and substituted service could no longer be effected upon the defendant despite earnest and diligent efforts to ascertain her whereabouts. Consequently, plaintiff prayed that leave of court be granted to allow service of summons by publication.

Acting on the foregoing motion, the Court directed[4] the plaintiff to submit supporting documents establishing that the whereabouts of the defendant could no longer be ascertained despite diligent inquiry. In compliance therewith, the plaintiff, through counsel, filed on 4 September 2025 a Compliance and Submission attaching thereto a Barangay Certificate[5] issued by Barangay Malagasang I-E,stating that defendant Zenaida Remulla-Frias was no longer residing within the said barangay.

Finding the Reiteration of the Ex-Parte Motion for Leave of Court to Serve Summons by Publication, together with the accompanying Compliance and Submission, to be sufficient in form and substance and impressed with merit, the Court granted the same.

However, considering that there are presently no accredited publishers with the Office of the Clerk of Court, Municipal Trial Court in Cities, Imus City, Cavite, the matter of publication of summons was referred[6] to the Office of the Clerk of Court, Regional Trial Court, Imus City, Cavite, for inclusion in the appropriate raffle, subject to the approval of Hon. Emmanuel S. Ocsing, Executive Judge thereof.

On 4 February 2026, the Court received the Motion to Declare the Defendant in Default and the Affidavit of Service, both dated 2 February 2026, with attached thereto an Affidavit of Publication dated 17 November 2025 executed by Gener S. Barco, Publisher and Business Manager of Diyaryo Kabitenyo News Publishing Service, as well as three (3) newspaper clippings dated 27 October 2025, 3 November 2025, and 10 November 2025, showing that the summons was published in accordance with the Order of the Court. In said motion, the plaintiff alleged that more than sixty (60) days had already elapsed from the date of the last publication, yet neither the plaintiff nor counsel had received any Answer or responsive pleading from the defendant. Accordingly, invoking Section 3, Rule 9 of the Revised Rules of Court, the plaintiff moved that the defendant be declared in default for failure to file an Answer within the reglementary period.

Acting thereon, the Court set the case for a status/clarificatory hearing on 24 February 2026 at 1:30 o'clock in the afternoon and directed[7] the Court's Process Server to serve upon the defendant, at her last known address on record, copies of the Order together with the Motion to Declare Defendant in Default.

Thereafter, in a Process Server's Return dated 20 February 2026, the Court's Process Server reported that he proceeded to the defendant's last known address but the defendant was not found therein. The Return further stated that, based on the Certification issued on 3 September 2025 by Barangay Malagasang I-E, Imus City, Cavite, it was confirmed that defendant Zenaida Remulla-Frías was no longer a resident of the said address.

During the status and/or clarificatory hearing conducted on 24 February 2026, only the plaintiff and his counsel appeared before the Court. During the proceedings, the plaintiff discussed the diligent efforts undertaken to effect service of summons upon the defendant, including service by publication previously authorized by the Court.

After due consideration of the Motion to Declare Defendant Zenaida Remulla-Frias in Default, and finding the same to be well-taken, the Court declared defendant Zenaida Remulla-Frias in default for failure to file an Answer within the period prescribed under the Revised Rules of Court.

Accordingly, the plaintiff was directed to file his Pre-Trial Brief on or before 6 March 2026. The case was likewise set[8] for the ex parte presentation of plaintiff's evidence on 12 March 2026 at 1:30 o'clock in the afternoon. Subsequently, on 6 March 2026, the Court received electronically the plaintiff's Pre-Trial Brief.

Thereafter, the trial and/or ex parte presentation of plaintiff's evidence proceeded on 12 March 2026.

Plaintiffs' Submissions.

The Complaint involves a 149-square-meter parcel of land with improvements thereon, covered by TCT No. T-280704 (hereinafter referred to as "the subject property.") This parcel of land with improvement is situated at 159 Malagasang 1-E, City of Imus, Province of Cavite. According to the complaint, prior to the acquisition of Spouses Bonifacio Frias and Zenaida Remulla-Frias and the registration of their names in the title with TCT No.T-280704, the subject property is owned and registered under the names of Spouses Felipe Remulla and Felisa Pacifico which then covered by TCT No.T-87077 and is now cancelled.

Plaintiff Domingo P. Remulla instituted the present action for Annulment of Deed of Absolute Sale, Cancellation of Transfer Certificate of Title No. T-280704, and Damages, anchored principally on the alleged nullity and falsity of the Deed of Absolute Sale dated 28 December 1989 purportedly executed by spouses Felipe Remulla and Felisa Pacifico in favor of spouses Bonifacio Frias and Zenaída Remulla-Frias.

According to the plaintiff, he and defendant Zenaida Remulla-Frias are among the compulsory heirs of spouses Felipe Remulla and Felisa Pacifico, together with their other siblings, namely: Carmelito P. Remulla, Elenita Remulla-Libio, Gaudencio Remulla, and David P. Remulla. To establish such relationship, plaintiff presented the corresponding certificates of live birth of the siblings, as well as the death certificates of their parents, showing that Felipe Remulla passed away on 04 May 1995 while Felisa Pacifico died earlier on 05 May 1988.

Plaintiff particularly emphasizes that despite the death of Felisa Pacifico in 1988, her name and purported signature nevertheless appeared in the Deed of Absolute Sale allegedly executed on 28 December 1989, or more than a year after her demise. Plaintiff claims that such circumstance clearly demonstrates that the questioned deed is simulated, falsified, and void ab initio. Plaintiff further alleges that the signature appearing above the name of Felisa Pacifico in the deed materially differs from her purported genuine signatures appearing in other documents, specifically the Marriage Contract of Jesus Bautista and Cornelia Reyes and a Certificate of Ownership, copies of which were likewise attached to the complaint for signature comparison purposes.

In this regard, plaintiff asserts that Felisa Pacifico could not have validly consented to or participated in the execution of the questioned deed considering that she was already deceased at the time of its alleged execution and notarization. Plaintiff likewise contends that the insertion of her name and signature in the Deed of Absolute Sale constitutes a patent falsity which renders the document inexistent and incapable of transmitting any lawful right or title over the subject property.

Plaintiff likewise avers that as one of the compulsory heirs[9] of Felisa Pacifico, he stands to be prejudiced by the continued existence of the title issued in the names of spouses Bonifacio Frias and Zenaida Remulla-Frias, considering that the questioned conveyance allegedly deprived the compulsory heirs of their successional rights over the property. Plaintiff claims that despite earnest efforts among the siblings to amicably settle the matter and revert the title to the names of their deceased parents for proper intestate succession proceedings, no settlement was reached.

The records further show that plaintiff initially sought recourse before the barangay, resulting in the issuance of a Certificate to File Action[10]. Plaintiff also lodged a criminal complaint for Falsification of Public Document before the Office of the City Prosecutor of Imus, Cavite. However, the same was allegedly dismissed on the ground that the criminal action had already prescribed. Plaintiff nevertheless maintains that despite the dismissal of the criminal complaint, the civil action for declaration of nullity of the questioned deed remains viable and imprescriptible considering that the action is predicated on the alleged inexistence and nullity of the contract itself.

To support his theory, plaintiff invokes the ruling of the Supreme Court in City of Tanauan v. Millonte, where the High Court held that if one of the supposed parties to a contract was already deceased at the time of its execution, the contract is undoubtedly simulated and false, and therefore null and void. Plaintiff likewise relies on Article 1410 of the Civil Code which provides that an action for the declaration of inexistence of a void contract does not prescribe.

In support of the complaint, plaintiff presented and identified documentary evidence including: (1) Transfer Certificate of Title No.T-280704[11]; (2) the previously cancelled title covering the property[12]; (3) Tax Declaration[13]; (4) birth certificates of the parties and their siblings[14]; (5) death certificates of Felipe Remulla and Felisa Pacifico; (6) the questioned Deed of Absolute Sale dated 28 December 1989[15];(7) documents allegedly bearing the genuine signatures of Felisa Pacifico for comparison purposes[16]; (8) the Certificate to File Action issued by the barangay[17]; (9) the Resolution of the Office of the City Prosecutor of Imus, Cavite [18]; (10) the engagement letter pertaining to attorney's fees[19]; and (11) the Judicial Affidavits of plaintiff Domingo P. Remulla and witness Leticia C. Remulla[20].

Plaintiff thus submits that the totality of the documentary and testimonial evidence on record sufficiently establishes that the questioned Deed of Absolute Sale dated 28 December 1989 is simulated, falsified, and void ab initio for having purportedly included as a contracting party a person who had already died prior to its execution. Consequently, plaintiff contends that Transfer Certificate of Title No. T-280704 issued pursuant thereto should likewise be declared null and void, cancelled, and the previous title reinstated, together with the grant of damages and attorney's fees prayed for in the complaint.

The Plaintiff, through counsel, filed an Ex-Parte Pre-Trial Conference Brief dated 6 March 2026, which was received by the Court electronically on the same date.

During the ex-parte presentation of Plaintiff's evidence, the Plaintiff presented two (2) witnesses, namely, Domingo P. Remulla ("Domingo", for brevity), the plaintiff herself, and Leticia C. Remulla ("Leticia", for brevity) The first witness to testify was the plaintiff, Domingo P. Remulla.

In his Judicial Affidavit, Domingo P. Remulla, he instituted the present action against his sister, Zenaida Remulla-Frias, seeking the annulment of a Deed of Absolute Sale, the cancellation of Transfer Certificate of Title (TCT) No. T-280704, and the recovery of damages. He claimed that the property located at No. 159 Malagasang 1-E,Imus, Cavite, with an area of 149 square meters and presently covered by TCT No. T-280704, was originally registered in the names of their parents, spouses Felipe Remulla and Felisa Pacifico, under TCT No. T-87077. According to him, the property formed part of the estate of his deceased parents and should have devolved upon their six children, namely Domingo, Zenaida, Carmelito, Elenita, Gaudencio, and David Remulla.

Domingo testified that he later discovered that TCT No. T-87077 had been cancelled and replaced by TCT No. T-280704 in the names of spouses Bonifacio Frias and Zenaida Remulla-Frias. He asserted that the transfer was based on a Deed of Absolute Sale dated December 28, 1989, purportedly executed by their father, Felipe Remulla, in favor of the spouses. He, however, contended that the transaction was fraudulent because the deed bore the name and signature of their mother, Felisa Pacifico, despite the fact that she had allegedly died on May 5, 1988, more than a year before the execution of the deed. Consequently, he maintained that it was impossible for his mother to have consented to the sale and that the signature appearing above her name was not genuine.

To support his claim, Domingo referred to documents containing what he identified as genuine specimen signatures of his mother, including a Marriage Certificate of Jesus Bautista and Cornelia Reyes and a Certificate of Ownership. He stated that a comparison between the signatures appearing in those documents and the signature appearing in the questioned Deed of Absolute Sale revealed substantial differences, leading him to conclude that the signature on the deed was not that of his mother.

Domingo further testified that he discovered the existence of the sale sometime in May 2019. According to him, he had instructed his wife, Leticia C. Remulla, who was then in Trece Martires City,Cavite, to inquire into matters relating to their tenancy before the Department of Agrarian Reform. While there, she also visited the Registry of Deeds and examined the records pertaining to their parents' property. Through this inquiry, they obtained copies of the cancelled title reflecting that ownership had already been transferred to spouses Bonifacio Frias and Zenaida Remulla-Frias.They subsequently continued their investigation and were eventually shown a copy of the Deed of Absolute Sale. It was upon examining that document that they allegedly noticed the presence of Felisa Pacifico's signature despite her prior death.

After discovering the alleged irregularities, Domingo confronted his sister, Zenaida Remulla-Frias, together with their siblings Elenita and Gaudencio. According to him, Zenaida maintained that the sale was legitimate. Unable to obtain an amicable settlement, Domingo filed a complaint before Barangay Malagasang 1-E, Imus, Cavite, accusing his sister of falsification. The barangay proceedings failed to produce a settlement, resulting in the issuance of a Certificate to File Action dated December 1, 2022.

Thereafter, Domingo filed a complaint for Falsification

of Public Document before the Office of the City Prosecutor of Imus, Cavite. He testified that the complaint was dismissed pursuant to a Resolution dated October 23, 2023, on the ground that the criminal action had already prescribed. Despite the dismissal, he claimed that he continued to suffer anxiety, sleepless nights, and emotional distress due to fears that the property would permanently be lost to him and his siblings. He likewise alleged that he had learned of plans by Zenaida to transfer or donate the property to her adopted child, thereby heightening his concern that the property would pass to a person who was not a blood relative.

Following the dismissal of the criminal complaint, Domingo consulted legal counsel regarding his available remedies. According to him, he was advised that although a criminal action for falsification could no longer be pursued because of prescription, he and his siblings could still seek civil remedies to protect their alleged hereditary rights and challenge the validity of the Deed of Absolute Sale. Acting on such advice, he engaged the services of a lawyer and paid an acceptance fee of Seventy-Five Thousand Pesos (P75,000.00), together with appearance fees of Five Thousand Pesos (P5,000.00) for every hearing. He asserted that these expenses became necessary because his sister refused to voluntarily recognize or return the shares in the property which he believed belonged to the heirs.

Domingo maintained that he and his siblings acquired hereditary/ rights over the property upon the deaths of their parents and that, as heirs, they should have been informed of, and allowed to participate in, any disposition of the property. He claimed that they remained unaware of the purported sale for many years and expressed concern that the property might eventually be transferred to Zenaida's adopted child. Consequently, he believed that legal action had become necessary to preserve what he considered to be the rights of the heirs over the property.

He further testified that the property had an assessed value of Fifty-Five Thousand Eight Hundred Eighty Pesos (₱55,880.00), as reflected in Tax Declaration No. A-239-0012-01559 issued by the Assessor's Office of Imus, Cavite.

Ultimately, Domingo prayed that the court declare null and void the Deed of Absolute Sale dated December 28, 1989, cancel Transfer Certificate of Title No. T-280704 in the names of Bonifacio Frias and Zenaida Remulla-Frias, and restore Transfer Certificate of Title No.T-87077 in the names of spouses Felipe Remulla and Felisa Pacifico. He likewise sought the award of damages against Zenaida Remulla-Frias for the anxiety, worry, and emotional distress he allegedly suffered as a consequence of the disputed transfer of the property and her refusal to amicably resolve the matter.

The second witness presented by the plaintiff was Leticia C.Remulla.

Leticia substantially corroborated the testimony of the plaintiff regarding the history of the subject property, the cancellation of Transfer Certificate of Title No. T-87077, the issuance of Transfer Certificate of Title No. T-280704 in the names of spouses Bonifacio Frias and Zenaida Remulla-Frias, the existence of the Deed of Absolute Sale dated December 28, 1989, the circumstances surrounding the discovery of the questioned transaction, the subsequent confrontation with the defendant, the filing of the barangay complaint and criminal complaint for falsification, the dismissal thereof on the ground of prescription, and the institution of the present civil action.

In particular, Leticia testified that, upon the instruction of her husband, she personally went to the Registry of Deeds in Trece Martires City, Cavite and obtained copies of documents relating to the subject property, including the titles and the Deed of Absolute Sale, which led to the discovery of the questioned transfer. She likewise testified that she personally secured from the Philippine Statistics Authority copies of the birth certificates of the Remulla siblings as well as the death certificates of Felipe Remulla and Felisa Pacifico. She further identified the documentary exhibits consisting of the titles, certificates of live birth, death certificates, Deed of Absolute Sale, Marriage Certificate, Certificate of Ownership, Certificate to File Action, Resolution of the Office of the City Prosecutor, Engagement Letter, and Tax Declaration.

Leticia likewise testified regarding the emotional and mental condition of the plaintiff after learning of the questioned transfer and the subsequent dismissal of the criminal complaint. According to her, she personally observed that the plaintiff became worried,withdrawn, and depressed, often appearing troubled and preoccupied. She stated that the plaintiff became particularly distressed upon learning that the defendant allegedly intended to donate the property to her adopted child, as he feared that the property left by his parents would permanently be lost to him and his siblings. She further testified that because of these circumstances, the plaintiff sought legal assistance and incurred expenses amounting to P75,000.00 as acceptance fee and P5,000.00 for every court appearance.

Finally, Leticia testified that the assessed value of the subject property, as reflected in Tax Declaration No. A-239-0012-01559 issued by the Assessor's Office of Imus, Cavite, is P55,880.00.

The documentary evidence presented by plaintiff in support of his claims consists of the following:

ANNEX	DESCRIPTION
A	Transfer Certificate of Title No. T-280704
B	Cancelled TCT No. T-87077
C	Birth Certificate of Carmelito P.Remulla
D	Birth Certificate of Elenita Remulla-Rubio
E	Birth Certificate of Gaudencio Remulla
F	Birth Certificate of David P. Remulla
G	Birth Certificate of DOMINGO P.REMULLA
H	Death Certificate of Felipe Remulla
I	Death Certificate of Felisa Pacifico
I-1	Date of Death May 05, 1988
J	Deed of Absolute Sale dated December 28,1989
J-1	Name insertion of name Felisa Pacifico
J-2	Purportedly Signature
K	Marriage Certificate of Jesus Bautista and Cornelia Reyes
K-1	Signature of Felisa Pacifico
L	Certificate of Ownership
L-1	Signature of Felisa Pacifico
M	Certificate to File Action
N	Resolution of City of Prosecutor's Office
O	Engagement Letter
P	Judicial Affidavit of Domingo P.Remulla
P-1	Signature of Domingo Remulla
Q	Tax Declarations
R	Judicial Affidavit of Leticia C. Remulla
R-1	Signature of Leticia C. Remulla
S	Affidavit of Undertaking of Leticia C.Remulla

The Court admitted Exhibits "A" to "R", inclusive of their respective sub-markings, in its Order dated 13 April 2026. Thereafter, considering that defendant Zenaida Remulla-Frias failed to file her Answer, the plaintiff was allowed to present its evidence ex parte. Upon the completion of the presentation of plaintiff's evidence, the case was deemed submitted for decision on the same date.

Subsequently, however, in its Order dated 25 June 2026, the Court set the case for clarificatory hearing after finding that certain matters required further clarification before judgment could be rendered. During the clarificatory hearing, the Court directed the plaintiff, through counsel, to file, on or before 10 July 2026, a Compliance containing: (1) a manifestation or explanation as to why the undertaking of Leticia C. Remulla, as stated in her Sinumpaang Salaysay ng Pagsasagawa, to submit Exhibit "J" had not been complied with, and why neither the original nor a certified true copy thereof was available; and (2) a Certification from the Registry of Deeds for the Province of Cavite attesting that the reference to Transfer Certificate of Title (TCT) No. T-87077, as appearing on the face of TCT No.T-280704, notwithstanding the indistinct three-digit hyphenated extension, refers to TCT No. T-87077, and that both title numbers pertain to one and the same certificate of title.

In compliance with the foregoing directive, the Court received on 10 July 2026 a Compliance and Submission with Motion to Re-Open and Issue Subpoena/Subpoena Duces Tecum(Ex Parte) dated even date. In said pleading, the plaintiff explained that Exhibit "J", the Deed of Absolute Sale dated 28 December 1989, could no longer be submitted because neither the original nor a certified true copy thereof was available. As regards the required certification, the plaintiff represented that Leticia Ramos personally verified the matter with the Registry of Deeds for the Province of Cavite and was informed that the extension number "581" in TCT No. T-87077-581 refers to the Registry of Deeds docket book number, thereby confirming that TCT No. T-87077 and TCT No.T-87077-581, which was cancelled upon the issuance of TCT No. T-280704, refer to one and the same title. The plaintiff further alleged, however, that its request for a written certification was denied by the Officer-in-Charge of the Records Section on the ground that the Registry of Deeds does not ordinarily issue such certifications. Consequently,the plaintiff moved for the reopening of the case to enable it to present as an additional witness a representative from the Registry of Deeds for the Province of Cavite, and prayed that a subpoena duces tecurn ad testificandum be issued directing the Chief of the
Registry of Deeds, or his/her authorized representative, to appear before the Court, testify, and produce the pertinent records.

Finding the motion to be meritorious, the Court, in its Order dated 10 July 2026, granted the reopening of the case solely for the reception of the relevant documents from the Registry of Deeds and the testimony of a representative from the Registry of Deeds for the Province of Cavite.

Pursuant thereto, during the hearing held on 16 July 2026, the plaintiff presented as its third witness Santiago Tañag, Jr. (hereinafter referred to as "Tañag"), Administrative Aide IV and representative of the Registry of Deeds for the Province of Cavite. Tañag produced before the Court the original copy of TCT No. T-87077 and a certified true copy of TCT No. T-280704. He testified that the extension number "581" appearing in TCT No.T-87077-581 refers to the Registry of Deeds docket book number, and that TCT No.T-87077-581 and TCT No. T-87077, which was cancelled upon the issuance of TCT No. T-280704, pertain to one and the same certificate of title. He likewise testified regarding the annotation appearing on TCT No. T-87077, which states:

"Entry No. 8626-41 - Sale in favor of SPOUSES BONIFACIO FRIAS AND ZENAIDA REMULLA-FRIAS-Covering the parcel of land described in the cert. of title for a consideration of P40,000.00, by virtue of a Deed of Sale exec. before a Not. Public for Makati, Metro Manila xxx (Doc. No. 57, Page No. 12, Book No. I, Series of 1989),in lieu thereof TCT No. T-280704 was issued on file with the Registry.
Date of inst.- Dec 28, 1989
Date of inscription: Feb 9, 1990 at 1:00 p.m."

ISSUES

1. Whether the Deed of Absolute Sale dated 28 December 1989 is null and void;
2. Whether Transfer Certificate of Title No. T-280704 issued in the names of Spouses Bonifacio Frias and Zenaida Remulla-Frias should be cancelled; and
3. Whether the plaintiffs are entitled to attorney's fees and damages.

RULING OF THE COURT

Art. 1409. The following contracts are inexistent and void from the beginning:
XXX
(2) Those which are absolutely simulated or fictitious;
XXX
Art. 1410. The action or defense for the declaration of the inexistence of a contract does not prescribe.

The foregoing provisions embody the settled principle that contracts tainted with illegality or otherwise falling within the circumstances enumerated under Article 1409 of the Civil Code are inexistent and void from the beginning. Being void ab initio, such contracts are deemed never to have produced any legal effect and cannot be validated by ratification, acquiescence, or lapse of time. Moreover, pursuant to Article 1410, the action or defense for the declaration of their inexistence is imprescriptible. Accordingly, the Court shall first resolve the validity of the Deed of Sale in question, for its determination is indispensable to the proper adjudication of the rights asserted by the parties.
On the Validity of the Deed of Absolute
Sale dated 28 December 1989.

The principal issue for resolution is whether the Deed of Absolute Sale dated 28 December 1989,[21] purportedly executed by spouses Felipe Remulla and Felisa Pacifico in favor of spouses Bonifacio Frias and Zenaida Remulla-Frias, constitutes a valid and legally enforceable conveyance capable of transferring ownership over the subject property.

The evidence adduced by plaintiff establishes that Felisa Pacifico died on 05 May 1988, as evidenced by her duly issued Death Certificate.22 This fact is material and decisive. The questioned Deed of Absolute Sale bears the date 28 December 1989, or more than one (1) year after her death. Thus, at the time the deed was purportedly executed, Felisa Pacifico could no longer participate in any transaction, execute any instrument, or manifest consent to a contract of sale.

Article 1409(2) of the Civil Code provides that contracts which are absolutely simulated or fictitious are inexistent and void from the beginning. Absolute simulation exists when the parties merely create the appearance of a juridical act despite the absence of a genuine transaction or the impossibility of the purported agreement. In the present case, the deed represents that Felisa Pacifico personally conveyed the property and executed the instrument as a vendor. Such representation is patently impossible. A person who has already died cannot appear before the parties, execute a deed, transfer property, or give consent to any juridical act.

The foregoing circumstances strongly indicate that the questioned deed merely created the appearance of a valid conveyance notwithstanding the impossibility of Felisa Pacifico's participation therein. To better appreciate the nature of simulated contracts and the legal consequences that flow from such simulation, reference may be made to the discussion of Justice Eduardo P. Caguioa on the concept and requisites of simulation:

"xxx Simulation is the declaration of a fictitious intent manifested deliberately and in accordance with the agreement of the parties in order to produce for the purpose of deceiving others the appearance of a transaction which does not exist or which is different from their true agreement. Simulation involves a defect in the declaration of the will. xxx Simulation requires the following:(1)A deliberate declaration contrary to the will of the parties; (2)Agreement of the parties to the apparently valid act; and (3) The purpose is to deceive or to hide from third persons although it is not necessary that the purpose be illicit or for purposes of fraud. The above three requisites must concur in order that simulation may exist. XXX"[23] (citations omitted)

Accordingly, the questioned Deed of Absolute Sale does not embody a transaction that could have actually occurred in the manner represented therein. Rather, it merely creates the appearance of a valid conveyance notwithstanding the impossibility of Felisa Pacifico's participation. The deed therefore constitutes an absolutely simulated or fictitious contract within the contemplation of Article 1409(2) of the Civil Code and is consequently inexistent and void ab initio.

This finding is further reinforced by several patent irregularities appearing on the face of the questioned Deed of Absolute Sale. A careful examination of the document reveals that the name "FELISA PACIFICO"[24] appears to have been inserted using a font style distinct from that employed in the remainder of the instrument and appears superimposed over the name of the original vendor, Felipe Remulla. Significantly, notwithstanding the purported inclusion of Felisa Pacifico as a seller, the document consistently refers to the seller in the singular as "VENDOR", thereby indicating that only one vendor was originally contemplated by the instrument. This circumstance strongly suggests that the insertion of her name may not have formed part of the deed as originally prepared and executed.

The document likewise contains other unusual features. The residence certificate number attributed to Felisa Pacifico was handwritten and reflects an issuance date of 29 November 1989 in Manila[25], despite evidence showing that she was then residing in Imus, Cavite. Equally noteworthy is the circumstance that, although all of the purported parties to the transaction were residents of Imus,Cavite, the deed was allegedly acknowledged before a notary public in Makati City. No explanation has been offered as to why the parties would

travel to another city for the execution and notarization of the instrument. While this circumstance alone may not be sufficient to invalidate the document, it nevertheless constitutes an additional badge of irregularity when considered together with the other anomalies appearing on its face.

More telling, the signature appearing opposite the name of Felisa Pacifico in the questioned deed substantially differs from her signatures appearing in earlier documents, particularly her Marriage Certificate dated 15 March 1953, where she signed as a witness to the marriage solemnization, and her Certificate of Ownership dated 30 April 1972. The signatures appearing in these earlier documents exhibit a marked degree of consistency despite having been executed nearly two decades apart, thereby providing a reliable basis for comparison. By contrast, the signature appearing in the questioned deed departs significantly from the form, stroke pattern,and overall characteristics of the signatures appearing in the foregoing documents.

The Court is mindful that handwriting examination ordinarily falls within the province of expert analysis. Nevertheless, courts are not precluded from undertaking a visual comparison of disputed signatures with admittedly genuine specimens appearing in the record. In the present case, the marked dissimilarities between the questioned signature and the earlier signatures of Felisa Pacifico,viewed in conjunction with the numerous irregularities attending the preparation and execution of the deed, substantially impair the document's credibility. Taken collectively, these circumstances persuade the Court that the questioned instrument did not genuinely emanate from Felisa Pacifico and is therefore undeserving of faith and credence.

Ultimately, however, the issue of whether the signature was forged is not dispositive. The controlling fact remains that Felisa Pacifico had already died prior to the purported execution of the Deed of Absolute Sale. Her prior death rendered her participation in the transaction legally and physically impossible, such that she could neither execute the instrument nor validly convey the property. Consequently, the deed merely created the appearance of a conveyance that could not have actually occurred.

The Court likewise notes that defendant failed to present any evidence to rebut plaintiff's claims. Despite having been validly served through publication and thereafter declared in default, defendant neither appeared nor offered any explanation regarding the circumstances surrounding the execution of the deed. No evidence was presented to dispute the fact of Felisa Pacifico's prior death, authenticate her purported signature, or otherwise establish the validity of the conveyance. Consequently, the evidence on record stands unrebutted.

The foregoing circumstances bring this case squarely within the doctrine enunciated by the Supreme Court in City of Tanauan v. Millonte, where it was held that "(i)f any one party to a supposed contract was already dead at the time of its execution, such contract is undoubtedly simulated and false and, therefore, null and void by reason of its having been made after the death of the party who appears as one of the contracting parties therein. xxx. All the same,as long as one contracting party to the contract is proven with evidence to be dead at the time of the execution of the contract - in this case, Ambrosio - the Deed of Absolute Sale should be considered as definitely simulated. Thus, it produced no legal effect."[26]

"Article 1410 of the Civil Code relevantly states that "(t)he action or defense for the declaration of the inexistence of a contract does not prescribe." In other words, "an action that is predicated on the fact that the conveyance complained of was null and void ab initio is imprescriptible." Therefore, Millonte, as an heir, could assail the validity of the Deed of Absolute Sale even years after the execution of the document, and even if the title of the property has already been transferred in the name of the City of Tanauan. The passage of time in this case could not defeat the legal principle that a null and void contract can be assailed anytime due to the imprescriptibility of the action. In like manner, given that the action is imprescriptible, the petitioner cannot invoke laches as a defense. Undeniably, Millonte is not estopped from assailing the Deed of Absolute Sale specifically since the signatures of the Gonzaga siblings were forged and without any binding or legal effect.[27] (Citations omitted)

It is a settled rule that the declaration of nullity of a contract which is void ab initio restores the parties to the situation existing prior to its execution.[28] A void contract produces no rights, creates no obligations, and cannot serve as a source of ownership.

Accordingly, the Court finds that the Deed of Absolute Sale dated 28 December 1989 is an absolutely simulated contract and is therefore void ab initio. Being void from the beginning, it produced no legal effect, transmitted no ownership rights, and cannot serve as a valid source of title over the subject property.

Whether Transfer Certificate of Title
No. T-280704 Should Be Cancelled.

Having determined that the Deed of Absolute Sale dated 28 December 1989 is void ab initio, the Court must next determine the effect of such nullity upon Transfer Certificate of Title No. T-280704[29], which was issued pursuant thereto.

It is a fundamental principle in land registration that a certificate of title derives its validity from the lawful instrument upon which it is based. While a Torrens title generally enjoys the presumption of regularity and indefeasibility, such protection does not extend to a title whose very source is a void transaction. A void contract conveys no rights and transfers no ownership. Consequently, a title issued pursuant to a void conveyance is itself devoid of legal foundation.

This is because the Torrens system was never intended to validate an invalid source of title or to confer ownership where none was lawfully acquired. Registration does not create title; it merely confirms and records rights that already exist. Thus, where the underlying conveyance is void, the subsequent issuance of a certificate of title cannot operate to legitimize the defective transaction or vest ownership in the purported transferee.

"Insofar as a person who fraudulently obtained a property is concerned, the registration of the property in said person's name would not be sufficient to vest in him or her the title to the property. A certificate of title merely confirms or records title already existing and vested. The indefeasibility of the Torrens title should not be used as a means to perpetrate fraud against the rightful owner of real property. Good faith must concur with registration because, otherwise, registration would be an exercise in futility. A Torrens title does not furnish a shield for fraud, notwithstanding the long-standing rule that registration is a constructive notice of title binding upon the whole world."[30]

The evidence on record establishes that Transfer Certificate of Title No. T-280704 was issued by reason of the questioned Deed of Absolute Sale. Since the Court has found the deed to be void from the beginning, the transfer of ownership reflected in the subsequent title necessarily lacks a valid juridical basis. Simply stated, no title could lawfully arise from an instrument that never produced legal effect.

The Court finds guidance in the ruling of the Supreme Court in City of Tanauan v. Millonte, where it was held that a void deed cannot be the source of any valid transfer of ownership. Thus, where a certificate of title is issued pursuant to a void conveyance, the derivative title is likewise void and must be cancelled. The nullity of the source instrument necessarily carries with it the nullity of the title that originated therefrom.

Accordingly, Transfer Certificate of Title No. T-280704 must likewise be declared null and void and ordered cancelled.

The cancellation of Transfer Certificate of Title No. T-280704,however, does not leave the property without a valid title. Consistent with established jurisprudence, the legal consequence of declaring the subsequent conveyance void is the restoration of the last valid certificate of title existing prior to the void transaction. Since Transfer Certificate of Title No. T-87077 was the title existing immediately before the execution of the void Deed of Absolute Sale, said title must be reinstated.

The fact that the registered owners named in Transfer Certificate of Title No. T-87077, spouses Felipe Remulla and Felisa Pacifico, are already deceased does not preclude such reinstatement. As explained by the Supreme Court in Delos Santos v. Abejon, 807 Phil. 720, 731 (2017) citing Development Bank of the Philippines v. Court of Appeals, 319 Phil. 447, 454-455 (1995), the restoration of the prior title in the names of deceased registered owners is merely a correction of the state of the land registration records and a recognition of. the last valid title existing before the void conveyance. Such reinstatement does not constitute an adjudication of ownership in favor of any particular heir nor does it determine the respective shares of the successors-in-interest.

Upon the death of the registered owners, their rights over the property passed by operation of law to their estate and ultimately to their lawful heirs in accordance with the rules on succession. Thus, while Transfer Certificate of Title No. T-87077 must be reinstated in the names of spouses Felipe Remulla and Felisa Pacifico as the last valid certificate of title, the determination of the rights, participation, and respective shares of their heirs remains subject to the appropriate settlement proceedings and is not resolved in the present action.

Accordingly, the Court finds it proper to order the cancellation of Transfer Certificate of Title No. T-280704 and the reinstatement of Transfer Certificate of Title No. T-87077, without prejudice to the subsequent settlement of the estate of the deceased registered owners and the determination of the rights of their lawful heirs in the proper proceedings.

On the Claims for Moral Damages, Attorney's Fees, Appearance Fees, and Costs of Suit.

Apart from the principal reliefs sought, plaintiff prays for the award of moral damages in the amount of P50,000.00, attorney's fees in the amount of P75,000.00, appearance fees of P5,000.00 for every hearing attended, and costs of suit.
The Court finds no sufficient factual or legal basis to grant the claims for moral damages, attorney's fees, and appearance fees.

Plaintiff testified that he allegedly suffered anxiety, sleepless nights, and emotional distress as a consequence of the questioned transaction. However, such allegations are supported only by his own testimony and that of his spouse. No medical records, psychological evaluation, or other competent and independent evidence was presented to establish the nature, extent, or gravity of the alleged suffering. It is settled that moral damages are not recoverable merely because the party experienced worry, inconvenience, or emotional discomfort arising from a dispute or litigation. The law requires competent proof that the claimant actually suffered mental anguish, serious anxiety, wounded feelings, or similar injury as a proximate result of the wrongful act complained of.

Moreover, the evidence does not establish that defendant acted in bad faith, fraud, malice, or any wanton manner that would justify an award of moral damages.

Neither is there sufficient basis for the award of attorney's fees and appearance fees. While plaintiff may have incurred expenses in pursuing the present action, attorney's fees are not recoverable as a matter of course. Under Article 2208 of the Civil Code, attorney's fees may be awarded only in the instances expressly provided by law and upon a clear showing of factual, legal, or equitable justification. Aside from establishing the nullity of the questioned deed, plaintiff failed to demonstrate any circumstance that would warrant the imposition of attorney's fees as damages. The settled rule is that attorney's fees are not awarded every time a party prevails in litigation, as no premium should be placed on the right to litigate,[31] They are not to be awarded every time a party wins a suit. [32]

Accordingly, the claims for moral damages and attorney's fees must be denied.

As to the costs of suit, the Court finds the award thereof proper. Costs ordinarily follow the result of the suit and are recoverable by the prevailing party as a matter of course.[33]

WHEREFORE, premises considered, judgment is hereby rendered PARTIALLY GRANTING the Complaint filed by plaintiff DOMINGO P. REMULLA against defendants ZENAIDA REMULLA-FRIAS and the REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE. Accordingly, the Court hereby:

1. DECLARES the Deed of Absolute Sale dated 28 December 1989 covering the subject property NULL and VOID ab initio;
2. DECLARES Transfer Certificate of Title No. T-280704, issued in the names of Spouses Bonifacio Frias and Zenaida Remulla-Frias, covering a parcel of land with improvements situated at Malagasang I-E, City of Imus, Cavite, containing an area of One Hundred Forty-Nine (149) square meters, NULL and VOID;
3. ORDERS the Registry of Deeds for the Province of Cavite to CANCEL TCT No. T-280704; and REINSTATE the Transfer Certificate of Title No. T-87077 previously existing in the name of FELIPE REMULLA and FELISA PACIFICO;
4. ORDERS defendant Zenaida Remulla-Frias to pay the cost of suit amounting to P4,430; and
5. DENIES the plaintiff's claim for moral damages, attorney's fees,and appearance fees for lack of merit.

All monetary award shall earn legal interest at the rate of six percent (6%) per annum from the finality of this Judgment until full satisfaction thereof.

SO ORDERED.

Issued this 22nd day of July 2026 in Imus City, Cavite.

(Sgd.) JAIME I. CORDEZ, JR.
Presiding Judge

Copy Furnished:
Atty. Marvin L. Maristela - maristela1011@yahoo.com / maristelalawoffice.legal@gmail.com
Atty. Chika E.Bugtas - cebugtas@gmail.com
Domingo P. Remulla - 159-A, Malagasang 1-E, Imus City, Cavite
Zenaida Remulla-Frias - 159Malagasang 1-E, Imus City, Cavite
Registry of Deeds, Province of Cavite - rd.provinceofcavite@lra.gov.ph
24 Revised Rules of Court, Rule 142,5ec.1.

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
MUNICIPAL TRIAL COURT IN CITIES
BRANCH 3
CITY OF IMUS, CAVITE
CONTACT NOS.(0416)852-7017/09671238333
EMAIL ADDRESS:
mtcc1imu003@judiciary.gov.ph

DOMINGO P. REMULLA,
Plaintiff,

CIVIL CASE NO. 25-3036
FOR: Annulment of Deed of Absolute Sale, Cancellation of Transfer Certificate of Title No. T-280704 and Damages

- versus -

ZENAIDA REMULLA-FRIAS and REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE,
Defendants.
x----------x

ORDER

Before the Court is the plaintiff's Motion for Leave of Court to Serve "Decision" by Publication,[1] filed through counsel, Atty. Marvyn L. Maristela, seeking leave to serve the Judgment upon the defendant by publication.

The Court rendered its Judgment on 22 July 2026, copies of which were sent to the parties. The plaintiff received a copy thereof, while the copy sent to the defendant was returned to the Court marked "unclaimed".

The records further show that the defendant was summoned by publication but failed to appear in the action. Accordingly, service of the Judgment upon the defendant by

publication is warranted.

WHEREFORE, the plaintiff's Motion for Leave of Court to Serve "Decision" by Publication is hereby GRANTED. The Judgment dated 22 July 2026 shall be served upon the defendant by publication in a newspaper of general circulation, at the plaintiff's expense.

Considering that no newspapers are accredited with the Office of the Clerk of Court of the Municipal Trial Court in Cities, Imus City, Cavite, the matter of publication shall be referred to the Office of the Clerk of Court of the Regional Trial Court, Imus City, Cavite, for inclusion in its raffle of judicial notices for publication, subject to the approval of Hon. Emmanuel S. Ocsing, Executive Judge thereof.

SO ORDERED.

Issued this 6th day of October 2026 in Imus City, Cavite.

(SGD) JAIME I. CORDEZ, JR.
Presiding Judge

Copy furnished:
Office of the Clerk of Court
Municipal Trial Court in Cities
Ground Floor, IVTS Building, Hall of Justice, Emilio Aguinaldo Highway, Barangay Palico IV, Imus City, Cavite
mtcc1imuocc@judiciary.gov.ph

Office of the Clerk of Court
Regional Trial Court
2nd Floor, Former South Supermarket Building, Highway, Barangay Bayan Luma 7, Imus City, Cavite
rtc1imuocc@judiciary.gov.ph

Atty. Marvyn L. Maristela
200 Unit A, Greengate Road, Malagasang I-A, Imus City, Cavite
maristela1011@yahoo.com
maristelalawoffice.legal@gmail.com

Registry of Deeds,
Province of Cavite
Capitol Compound, Trece Martires City, Cavite
rd.provinceofcavite@lra.gov.ph

Zenaida Remulla-Frias
159-A, Malagasang 1-E, Imus City, Cavite

Domingo P. Remulla
159 Malagasang 1-E, Imus City, Cavite

JIC/fsr

WATERFRONTNEWS:
November 11, 2026



Patuloy din sa pagpapalawak ng network ng mga pasilidad upang mas maraming residente sa Cavite, Laguna, at Quezon ang magkaroon ng mas madaling access sa mga benepisyong ito.

Sa kasalukuyan, mayroon nang 285 YAKAP-ready facilities na nakatugon sa itinakdang readiness requirements ng PhilHealth. Samantala, may 286 PhilHealth GAMOT Providers ang rehiyon na handang mag-dispense ng covered medicines sa mga miyembro. I-scan ang QR code para matiyak ang availability ng mga kailangang gamot sa malapit na GAMOT pharmacy sa inyong lugar.

QUEZON LAGUNA CAVITE

Para sa karagdagang impormasyon at updated na listahan ng YAKAP at GAMOT Providers, maaaring bisitahin ang opisyal na website ng PhilHealth sa www.philhealth.gov.ph o makipag-ugnayan sa pinakamalapit na PhilHealth Local Health Insurance Office. ###(JNBC)

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

BANGKO MABUHAY (A RURAL BANK), INC.,
Mortgagee,

-versus- **FORECLOSURE CASE NO. F-865-26**

JESSE PABALINAS married to TERESITA R. PABALINAS,
Debtor/Mortgagor.

x----------x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Petitioner/Mortgagee, **BANGKO MABUHAY (A RURAL BANK) INC.,** with business address at A. Soriano Highway, Daang Amaya III, Tanza, Cavite against the Mortgagors, **JESSE PABALINAS married to TERESITA R. PABALINAS,** with residence and postal address at 190 Camia St., VFL Subd., San Rafael III, Noveleta, Cavite, herein represented by their Attorney-in-Fact, Efigenia R. Zamuco, with residence and postal address at 9110 Liano Compound, Burol 1, Dasmariñas City, Cavite, to satisfy the mortgage indebtedness which as of September 28, 2026 amounts to **THREE MILLION FOUR HUNDRED EIGHTY TWO THOUSAND FIVE HUNDRED NINETY SIX PESOS and 46/100 (PhP3,482,596.46),** Philippine Currency, inclusive of interest as of said date but exclusive of all other charges incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **NOVEMBER 17, 2026 at 10:00 o'clock in the morning** until 12:00 o'clock noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency, the following described properties with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. (T-47229)
(T-201902) 077-2026000624
(Tax Declaration No. 00-0004-01-00908-R)

A parcel of land (Lot 3719-B-3-C-3, of the subdivision plan, Psd-04-008008, being a portion of Lot 3719-B-3-C (LRC) Psd-310878, L.R.C. Rec. No. 5960, situated in Bo. Palawit Mun. of Trece Martires City, Province of Cavite. Bounded on the W., along line 1-2 by Lot 3719-B-3-C-5, of subd. plan, on the N., along line 2-3 by Lot 3719-B-3-C-2 of subd. plan; on the S. & W., along lines 4-5-1 by Lot 3719-B-3-C-4 of the subd. plan. Beginning at a point marked "1" on plan x x x containing an area of **THREE HUNDRED THIRTEEN (313) SQUARE METERS,** x x x

TRANSFER CERTIFICATE OF TITLE No. (T-47230)
(T-201903) 077-2026000623
(Tax Declaration No. 00-0004-01-00910-R)

A parcel of land (Lot 3719-B-3-C-4, of subdivision plan, Psd-04-008008, being a portion of Lot 3719-B-3 (LRC) Psd-310878, L.R.C. Rec. No. 5960, situated in Bo. Palawit Mun. of Trece Martires City, Province of Cavite. Bounded on the N., along line 1-2-3 by Lot 3719-B-3-C-3 of subd. plan, on the NE., along line 3-4 by Lot 3719-B-3-C-1 of subd. plan; on the S., along line 4-5 by Lot 3718 San on the W., along line 5-6 by Lot 3719-B-2 (LRC) Psd-309530; on the N., along line 6-1 by Lot 3719-B-3-C-5 of the subd. plan. Beginning at a point marked "1" on plan x x x containing an area of SEVEN HUNDRED (700) SQUARE METERS, x x x

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

In the event the public auction should not take place on the said date and time, it shall be held on **NOVEMBER 24, 2026** without further notice.

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

Trece Martires City, OCTOBER 20, 2026.

(SGD) ANDRES B. ESPINA
Sheriff IV

Copy furnished:

BANGKO MABUHAY (A RURAL BANK) INC.
A.Soriano Highway, Daang Amaya III, Tanza, Cavite

SPS. JESSE PABALINAS & TERESITA R. PABALINAS
190 Camia St., VFL Subd., San Rafael III, Noveleta, Cavite

MS. EFIGENIA R. ZAMUCO
9110 Liano Compound, Burol 1, Dasmariñas City, Cavite

WARNING: It is absolutely prohibited to remove deface or destroy this Notice of Extra Judicial Sale on or before the date of sale.

WATERFRONTNEWS:
OCT. 28, NOV. 4 & 11, 2026



REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
BRANCH 23
TRECE MARTIRES CITY
rtc1tmt023@judiciary.gov.ph/ 0969-635-1721

IN THE MATTER OF CHANGE OF NAME OF JEROME RUCERO CACHO TO JEROME MONTES GACHO UNDER RULE 103 OF THE RULES OF COURT,

JEROME RUCERO CACHO,
Petitioner,

-versus- **TMSP-050-25**
FOR: PETITION FOR CHANGE OF NAME UNDER RULE 103 OF THE REVISED RULES OF COURT

THE LOCAL CIVIL REGISTRAR OF THE CITY OF TRECE MARTIRES,
Respondent.

x----------x

O R D E R

A verified petition for the change of name of **JEROME RUCERO CACHO** to **JEROME MONTES GACHO,** was filed by the petitioner.

Finding the petition to be sufficient in form and substance, set this case for hearing on **August 26, 2026** at 8:30 in the morning.

Further, let the Order be published at least once a week for three (3) consecutive weeks in a newspaper of general circulation at the expense of the petitioner. In addition, let copy of the Order be furnished the Office of the Solicitor General, the petitioner and his/her counsel.

SO ORDERED.

Trece Martires City, Cavite, May 8, 2026.

(SGD) PURIFICACION A. BARING TUVERA
Presiding Judge

WATERFRONTNEWS:
NOVEMBER 4, 11 & 18, 2026

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Vol. XVI: No. 18 P10 CIRCUL ATED NATIONWIDE November 11 - 17, 2026



HONORING EXEMPLARY PUBLIC SERVICE & INTEGRITY! Dr. Siegfred L. Manaois, Special Deputy Collector at the Port of NAIA (Bureau of Customs), was honored with the Exemplary Public Service, Institutional Integrity, and Civic Leadership Award at The Legacy Business Awards 2026 at Okada Manila. Working alongside District Collector Atty. Ma. Yasmin O. Mapa and Customs Commissioner Ariel F. Nepomuceno, Dr. Manaois continues to advance border security, trade facilitation, and ethical governance at one of the nation's key gateways. (BELOW PHOTO) Students and faculty from the Lyceum of the Philippines – Davao recently explored the Bureau of Customs – Port of Davao for an engaging educational port visit. Highlights included an insightful welcome from Deputy Collector for Assessment Mark Ian C. Quiñones and Deputy Collector for Operations Atty. Roswald Joseph J. Pague, guided office tours, and a lively Q&A session on the Customs Modernization and Tariff Act (CMTA). Under the leadership of Commissioner Ariel F. Nepomuceno and District Collector Maita S. Acevedo, the BOC Port of Davao remains committed to empowering the next generation of customs professionals!



Nakiisa ang mga kawani ng Philippine Information Agency (PIA) Calabarzon sa isinagawang 4th Quarter Nationwide Simultaneous Earthquake Drill (NSED) ngayong Huwebes, Nobyembre 5. Ang mga kawani ng ahensya ay nakibahagi sa gawain bilang bahagi ng patuloy na pagsisikap na palakasin ang kahandaan at kakayahang tumugon sa oras ng sakuna, partikular na ang lindol. Layunin ng NSED na sanayin ang bawat isa kung ano ang dapat at tamang gawin sa oras na mangyari ang isang lindol. *#NSED2026 #PanatagAngMayAlam #BawatSegundoMahalaga #IntegratedStateMedia #ISM*



We continue to prepare for the possible effects of El Niño to ensure the preparedness of our city, especially in terms of water and electricity supply. With the help of the good coordination of our partner agencies, we will strive to protect the interests of every Imuseño in the face of the challenges it may bring. *#AlistoImuseño #LungsodNgImus*



MAYOR DAHLIA A. LOYOLA, RESOURCE PERSON OF THE 2ND SOCIAL PROTECTION STATISTICS CONFERENCE OF DSWD AND UNDP: We shared our knowledge as a Resource Person at the 2nd Social Protection Statistics Conference of the Department of Social Welfare and Development (DSWD) in collaboration with the United Nations Development Programme (UNDP). We led the plenary presentations on "LGU Best Practices: Harnessing Community-Based Monitoring System (CBMS) and Localized Statistics for Resiliency" with representatives of Baguio City Mayor Benjamin B. Magalong. Here, we highlighted our achievements in using CBMS to strengthen planning and deliver services to our community. *#CityOfCarmona #LungsodNgCarmona #LGUCarmona #BayanMunaLagi #DapatAngatLahat*



