



2025 OTOP Next Gen Program kicks off in Cavite with ACT session

The 2025 OTOP (One Town, One Product) Next Gen program officially commenced on May 28, 2025, with the Assessment, Consultation, and Triage (ACT) facilitated by the Office of the Provincial Cooperatives Development Officer (OPCDO), at the Sangguniang Panlalawigan Session Hall, Trece Martires City. The activity marked the beginning of a comprehensive product development journey for 20 selected entrepreneur-beneficiaries from the province of Cavite.

The ACT session served as a vital platform for participating entrepreneurs to engage in one-on-one consultations with representatives from key government agencies, including the Food and Drug Administration (FDA), Department of Science and Technology (DOST), Intellectual Property Office of the Philippines (IPOPHL), and the Office of the Provincial Agriculturist (OPA). **2025 OTOP • 6**

Medical and Dental Mission Held in Tropical Village, Brgy. San Francisco



A total of 335 residents of Tropical Village, Brgy. San Francisco, City of Gen. Trias benefited from a medical and dental mission held last May 29, 2025. The activity was conducted by the Provincial Government of Cavite (PGC) through the Office of the Provincial Governor and Office of the Pro- **MEDICAL • 6**

DOST Empowers Onion Farmers with Tech and Market Access

In a bid to revitalize the onion industry and uplift the livelihood of farmers in Occidental Mindoro, the Department of Science and Technology (DOST) is spearheading a series of interconnected science and technology-based interventions aimed at strengthening the entire agricultural value chain—from production and processing to market access.



Local farmers have long struggled with challenges such as market saturation, the influx of imported onions, and inadequate post-harvest infrastructure—issues that have resulted in substantial financial losses during peak harvest seasons. In response, the Department of Science and

Technology (DOST), through its regional office in MIMAROPA and affiliated programs, is implementing targeted interventions to boost farm productivity, minimize post-harvest losses, and enhance market access. During a recent visit to Occidental Mindoro, DOST-MIMAROPA officials in-

spected key initiatives that reflect their commitment to inclusive rural development through science and technology. These include the onion processing facility at Occidental Mindoro State College (OMSC) – Murtha Campus, the Smart Drip Irrigation **DOST EMPOWERS • 6**

NEWS

DTI-Laguna Boosts MSME Competitiveness Through Food Safety Compliance Seminars

Victoria, Laguna - The Department of Trade and Industry - Laguna Provincial Office (DTI-Laguna), in collaboration with the Department of Science and Technology Region IV-A, conducted a series of Food Compliance Seminars aimed at capacitating micro, small, and medium enterprises (MSMEs) in the food processing sector.

These initiatives are part of the One Town, One Product (OTOP) Next Gen program, DTI's flagship project that encourages MSMEs to upgrade their products and services through innovation, standards compliance, and brand development to foster local and global

market competitiveness. With food processing being one of the priority industries in Laguna, the seminar focused on helping MSMEs fulfill some of the compliance gaps, such as obtaining a License to Operate with the Food and Drug Administration (FDA), which falls under the FDA mid-tier regulatory oversight. Traditional and mechanized processors often struggle



market competitiveness. With food processing being one of the priority industries in Laguna, the

with food safety compliance due to limited resources and technical knowledge.

The series of capacity-building activities commenced on April 15 with Food Safety and Quality

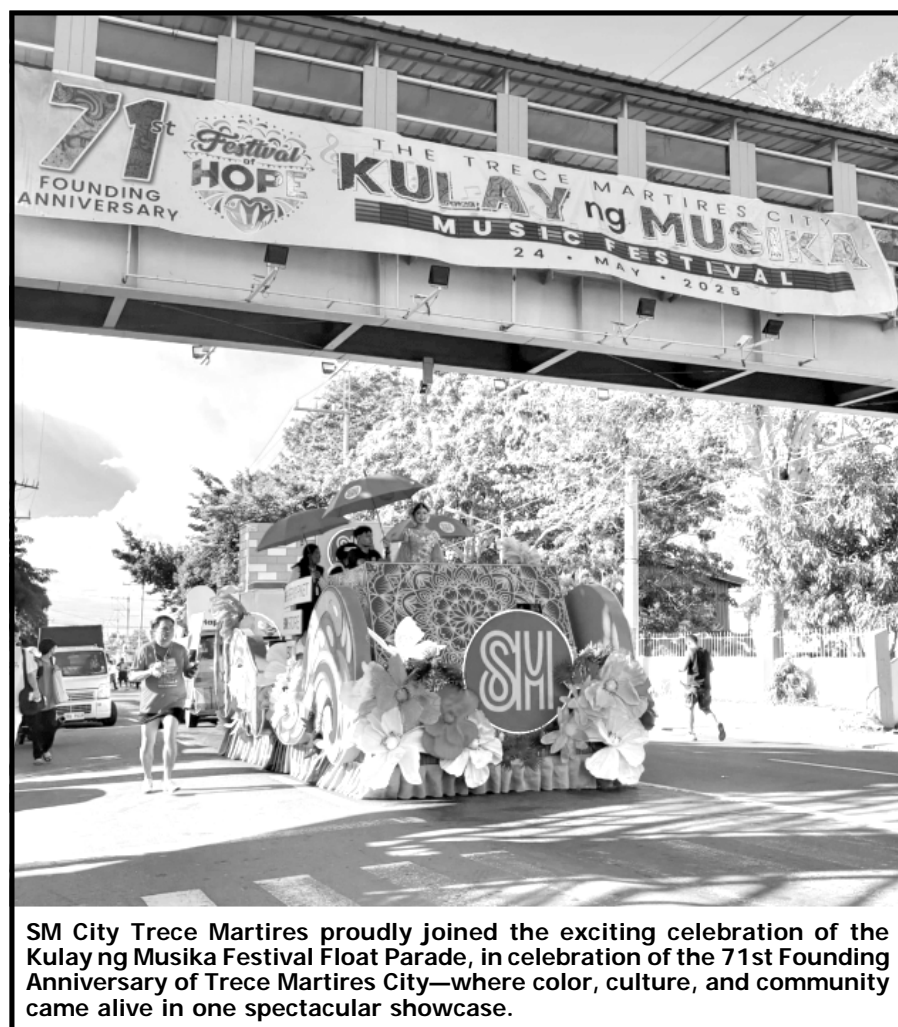


Management followed by Current Good Manufacturing Practices in the New Normal on April 24, Product and Process Standardization on May 8, and Workshop and One-on-One Consultancy on Sanitation Standard Operating Procedures on

May 23, 2025, all of which took place at DTI-Laguna Provincial Office in Victoria, Laguna.

These trainings equipped participants—known as OTOPreneurs—with the fundamental knowledge and useful resources that

they needed in order to start creating their own food safety systems. DTI-Laguna keeps opening doors for improved product quality, market access, and economic opportunities in the province (CPMoraless, DTI-Laguna).



SM City Trece Martires proudly joined the exciting celebration of the Kulay ng Musika Festival Float Parade, in celebration of the 71st Founding Anniversary of Trece Martires City—where color, culture, and community came alive in one spectacular showcase.



REQUEST FOR QUOTATION

Procurement of
IT Supplies

RFQ NO. 2025-10-150

Mode of Procurement: Shopping (CNAS)

Period of Submission: June 5-11, 2025

For bidding opportunities, please visit the PhilGEPS website.

PhilHealth Regional Office IV-A

PhilHealthRegion4A

region4a@philhealth.gov.ph

www.philhealth.gov.ph PhilHealthofficial teamphilhealth actioncenter@philhealth.gov.ph

Editorial

The heat danger of global warming, by the numbers

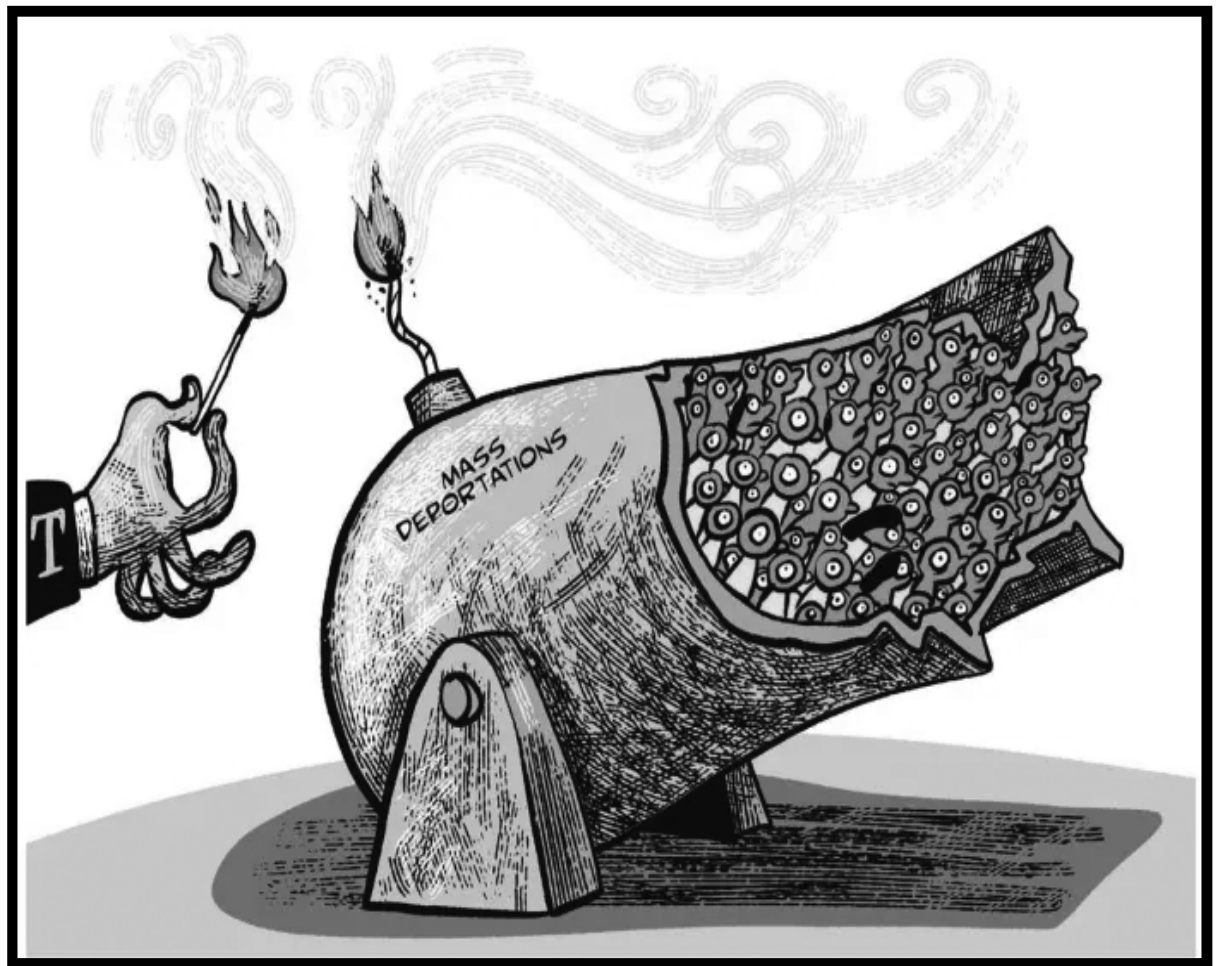
MONDAY, June 2, was Heat Action Day, an event primarily supported by the International Red Cross, along with other organizations, as part of a global campaign to raise awareness of the dangers of extreme heat. A report published just ahead of the event by researchers from World Weather Attribution, Climate Central and the Red Cross Climate Center warns that "heat waves are becoming longer and more likely with ongoing fossil fuel burning, but remain an underappreciated threat in many countries."

Despite the discomfort of hot weather periods we seem to be experiencing more frequently in this country, we think that "underappreciated threat" is a good characterization of the perception of climate change-induced heat waves here. The dangers of extreme heat are addressed only when the heat wave is already happening, and quickly forgotten when the threat passes. As the new research reveals, however, climate change-induced heat waves are rapidly becoming a new normal, rather than occasional events to be endured.

The research was a review of global temperatures for a one-year period between May 2024 and May 2025. It used the World Weather Attribution definition of extreme heat, which is a common metric used by other agencies, as well, where "extreme heat" is a temperature higher than 90 percent of the historical daily average temperatures on the same day in a given location. The report used the 1991-2020 timeframe as its baseline, or in other words, the 30 years preceding the onset of the Covid-19 pandemic.

The researchers then did a counterfactual comparison of those observed temperatures against a scenario in which there is no global warming, i.e., if the historical temperature trend prior to the industrial period had simply continued up to the present day. This allowed them to filter out normal environmental and weather effects, and determine the actual impact of climate change on temperatures.

The findings are alarming. In just the 12-month period studied, human-caused climate change added an average of 30 days of ex-



treme heat for about 4 billion people, or roughly half the Earth's population. In 195 countries and territories — so essentially everywhere on the planet — climate change at least doubled the number of extreme heat days, compared with the no climate change temperature scenario. All 67 of the major heat events in the past year — defined as events that caused significant human casualties or property damage — were made more likely by climate change, the report adds.

PH's one major heat event

For the Philippines specifically, the country was subject to one major heat event (between Aug. 9 and 14, 2024), which was determined to have been made 16 times more likely to occur because of climate change, and had a temperature anomaly of 0.9 degrees Celsius over the historical average. For the entire one-year period of the study, the average temperature in the Philippines was 0.7 C above the 30-year historical average, with 106 days of extreme heat. Of those, the researchers could attribute at least 80 of them to the effects of human-induced global warming.

The report recommends key strategies for countries to prepare for heat waves. These include increased reporting and monitoring of heat

impacts and the development of heat action plans, which the report states "have been proven to be extremely effective at reducing death tolls during heat waves."

That certainly seems like sound advice, particularly when we have the figures to show that we can and most likely will experience the equivalent of three months of any year of extreme heat. Managing it to prevent heat-related injuries and deaths and adverse economic impacts is not primarily a government responsibility, however. The government can and must ramp up its efforts to educate the public about the dangers of excessive heat, and bolster public health care assets to better address heat-related illnesses such as heat exhaustion and heatstroke, but ultimately it is up to individuals and organizations to modify their activity to remain safe.

We should all accept that excess heat is a fact of life, and will have an increasing effect on our daily routines in the coming years. Take heed of the health and safety information shared by the government and organizations such as the Red Cross, and do what you must to keep yourself and those you are responsible for safe.

HUWAG MAGPAKA-BUSOG

Ang pagkain ng labis ay nagdudulot nang masamang epekto dahil nahihirapan ang ating katawan na tunawin ito. Dodoble ang trabaho ng ating atay, pale (pancreas) bato at puso dahil sa sobrang pagkabusog. Tataas din bigla ang ating asukal sa dugo (blood sugar). Kapag labis ang kinain mong karne, marami ring dumi (na kung tawagin ay "free radicals") ang ilalabas nitong mga pagkain.

Kaya ipinapayo ng eksperto ang pagkain ng "high nutrient at low calorie diet." Ang ibig sabihin ay mataas sa nutrisyon ang iyong dapat kainin pero mababa naman sa calorie. Para matupad ito, subukang kumain nang mas maraming gulay, isda, prutas, beans at soy products (tofu, taho, tokwa).

Bawasan ang pagkain ng karneng baka at baboy, matatamis na inumin, at matatabang pagkain. Medyo limitahan din ang pagkain ng kanin (mga kalahati o 1 tasang kanin lang bawat kainan), pero damihan na lang ang gulay at prutas. Kung mababawasan mo

DOKTOR NG MASA

ni Dr. Willie Ong



lang ng 10% ang iyong kinakain ay pupuwede na.

Ang isa pang kasabay na payo ay ang pagkain ng 5-6 na beses sa isang araw, pero pakonti-konti lang. Ang isang saging, mansanas o pandesal ay puwedeng pang-meryenda na.

Sa ganitong paraan, dahan-dahan ang pagpasok ng nutrisyon sa katawan. Mas maginhawa ito sa mga organ ng ating katawan. At marahil dahil dito, kaya humahaba ang buhay ng mga taga-Okinawa. Gayahin natin sila. Huwag magpakabusog.



PMC PULSO NG MAKABAGONG CAVITEÑO NEWS PUBLICATION, a community newspaper published weekly, every Sunday and circulated throughout the province of Cavite, has its editorial and business office at Blk. 7 Lot 8 & 10 Salinasville I, Bacoor City, Cavite

DTI NO. 1017276 Mobile No.: 09959874383

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SUBSCRIPTION RATE

1 Month P 20.00 3 Months P 60.00
6 Months P 120.00 One Year P 240.00

ADVERTISING RATE

Commercial.....P200.00/col. cm. Legal.....P160.00/col. cm.

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LEGAL NOTICES



Republic of the Philippines
Fourth Judicial Region
Regional Trial Court of Cavite
Office of the Clerk of Court & Ex-Officio
Sheriff
New Justice Hall, J.P. Rizal Avenue,
Kaybagal South, Tagaytay City

PROSAMARITAN LENDING CORPORATION,
Mortgagee / Creditor,

-versus- **EJF NO. TG-25-040**
FOR: EXTRA JUDICIAL FORECLOSURE
OF MORTGAGE UNDER ACT

IMELDA P. OCAMPO,
Mortgagor,
X- ----- X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Petitioner-Mortgagee, **PROSAMARITAN LENDING CORPORATION**, an entity duly registered and existing under the Philippine Law, with office address at Block 278, Lot 12, ELF Building Level Unit 2-C AFP Housing, Brgy. Bulihan, Silang, Cavite, pursuant to the terms and conditions of the Real Estate Mortgage ("MORTGAGE") executed and notarized on August 21, 2024 by Borrower-Mortgagor, **IMELDA P. OCAMPO**, single, of legal age, Filipino citizen, with residence and postal addresses at (1) 2133 G. Cruz St., Bacalaran, Parañaque, Metro Manila and (2) Block 3, Lot 15 and Lot 16, Mag-asawang Ilat Filipinas Farm Subdivision, Tagaytay City; and (3) Purok 3 Buna Cerca, Indang, Cavite represented by **GLORIA L. MAGBANUA**, as per Special Power of Attorney executed and notarized on May 10, 2024, in favor of the Petitioner/Mortgagee, over a real estate properties including improvements thereon, described in and covered by **TRANSFER CERTIFICATES OF TITLE NOS. (T-24941) 076-2024005698 and (T-24942) 076-2024005699** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Borrower-Mortgagor in the amount of **FIVE MILLION FIVE HUNDRED EIGHTY-FOUR THOUSAND ONE HUNDRED TWENTY-EIGHT PESOS (Php5,584,128.00)** exclusive of all legal fees, charges and expenses, as of March 11, 2025, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Alex E. Martinez, will sell at public auction on **July 2, 2025 at 10:00 o'clock in the morning** or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. (T-24941) 076-2024005698
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in CITY OF TAGAYTAY, bounded and describes as follows: A PARCEL OF LAND (LOT 15, BLOCK 3 OF THE CONSOLIDATION AND SUBDIVISION PLAN PCS-6049, SHEET 2, BEING A PORTION OF THE CONSOLIDATION OF LOT 1, BLOCK 5 (LRC) PSD-107240 AND LOT 4, PSU-119558, L.R.C. RECORD NO. N-29302), SITUATED IN THE CITY OF TAGAYTAY. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 19, BLOCK 3; ON THE SE., ALONG LINE 2-3 BY LOT 20, BLOCK 3; ON THE SW., ALONG LINE 3-4 BY LOT 14, BLOCK 3 ALL OF THE CONSOLIDATION AND SUBDIVISION PLAN; ON THE NW., ALONG LINE 4-5-6-7-8 BY ROAD LOT 3 (10.00 M. WIDE) AND ON THE NE., ALONG LINE 8-1 BY LOT 16, BLOCK 3, BOTH OF THE CONSOLIDATION AND SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING N. 5 DEG. 51'E., 1626.52 M. FROM BLLM 4, CITY OF TAGAYTAY; THENCE S. 15 DEG. 08'E., 5.00 M. TO POINT 2; THENCE S. 74 DEG. 52'W., 14.00 M. TO POINT 3; THENCE N. 16 DEG. 22'W., 20.04 M. TO POINT 4; THENCE N. 71 DEG. 37'E., 3.96 M. TO POINT 5; THENCE N. 65 DEG. 23'E., 3.96 M. TO THE POINT 6; THENCE N. 58 DEG. 55'E., 3.97 M. TO POINT 7; THENCE N. 52 DEG. 30'E., 3.96 M. TO POINT 8; THENCE S. 12 DEG. 18'E., 18.54 M. TO THE POINT OF THE BEGINNING, CONTAINING AN AREA OF **THREE HUNDRED AND EIGHT (308) SQUARE METERS**. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS., BEARINGS TRUE; DATE OF ORIGINAL SURVEY, MAY 7, 1948 AND THAT OF THE CONSOLIDATION AND SUBDIVISION SURVEY, SEPTEMBER 26-28, 1970 AND APRIL 12-16, 1971, APPROVED AUGUST 27, 1971. is

registered in accordance with the provision of the Property Registration Decree in the name of **Owner: IMELDA P. OCAMPO**, FILIPINO, OF LEGAL AGE, SINGLE **Address: 2133 G.G. CRUZ ST., BACLARAN, PARAÑAQUE, METRO MANILA"**

TRANSFER CERTIFICATE OF TITLE NO. (T-24942) 076-2024005699
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in CITY OF TAGAYTAY, bounded and describes as follows: A PARCEL OF LAND (LOT 16, BLOCK 3 OF THE CONSOLIDATION AND SUBDIVISION PLAN PCS-6049, SHEET 2, BEING A PORTION OF THE CONSOLIDATION OF LOT 1, BLOCK 5 (LRC) PSD-107240 AND LOT 4, PSU-119558, L.R.C. RECORD NO. N-29302), SITUATED IN THE CITY OF TAGAYTAY. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 15, BLOCK 3; ON THE NW., ALONG LINE 2-3-4-5-6-7 BY ROAD LOT 3 (10.00 M. WIDE) BOTH OF THE CONSOLIDATION AND SUBDIVISION PLAN; ON THE NE., ALONG LINE 7-8 BY LOT 17, BLOCK 3; ON THE NE., ALONG LINE 8-9 BY LOT 18, BLOCK 3 AND ON THE SE., ALONG LINE 9-1 BY LOT 19, BLOCK 3, ALL OF THE CONSOLIDATION AND SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING N. 5 DEG. 51'E., 1626.52 M. FROM BLLM 4, CITY OF TAGAYTAY; THENCE N. 12 DEG. 18'W., 18.54 M. TO POINT 2; THENCE N. N. 46 DEG. 14'E., 3.96 M. TO POINT 3; THENCE N. 39 DEG. 47'E., 3.97 M. TO POINT 4; THENCE N. 33 DEG. 22'E., 3.96 M. TO POINT 5; THENCE N. 27 DEG. 01'E., 3.96 M. TO POINT 6; THENCE N. 27 DEG. 23'E., 2.80 M. TO POINT 7; THENCE S. 15 DEG. 08'E., 5.00 M. TO POINT 8; THENCE S. 12 DEG. 29'E., 25.35 M. TO POINT 9; THENCE S. 74 DEG. 52'W., 14.00 M. TO POINT OF THE BEGINNING; CONTAINING AN AREA OF **THREE HUNDRED TWENTY NINE (329) SQUARE METERS**. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS., BEARINGS TRUE; DATE OF ORIGINAL SURVEY, MAY 7, 1948 AND THAT OF THE CONSOLIDATION AND SUBDIVISION SURVEY, SEPTEMBER 26-28, 1970 AND APRIL 12-16, 1971, APPROVED AUGUST 27, 1971. is registered in accordance with the provision of the Property Registration Decree in the name of **Owner: IMELDA P. OCAMPO**, FILIPINO, OF LEGAL AGE, SINGLE **Address: 2133 G.G. CRUZ ST., BACLARAN, PARAÑAQUE, METRO MANILA"**

In the event the public auction should not take place on the said date, it shall be held on **July 9, 2025** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATES OF TITLE NOS. (T-24941) 076-2024005698 and (T-24942) 076-2024005699** the encumbrances thereon, if any there be.

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

Tagaytay City, Philippines, May 19, 2025.

(Sgd.) ATTY. VARBRA ANN A. VARIAS-DIMAYUGA
Clerk of Court VI & Ex-Officio Sheriff

(Sgd.) ALEX E. MARTINEZ
Sheriff-in-Charge

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE, DEFACE OR DESTROY THIS NOTICE OF SHERIFF'S SALE ON OR BEFORE THE DATE OF THE AUCTION SALE UNDER THE PENALTY OF LAW

Copy Furnished:

PROSAMARITAN LENDING CORPORATION

Petitioner/Mortgagee
Block 278, Lot 12, ELF Building Level Unit 2-C AFP Housing, Brgy. Bulihan, Silang, Cavite

IMELDA P. OCAMPO

Borrower-Mortgagor
(1) 2133 G. G. Cruz St., Bacalaran, Parañaque, Metro Manila
(2) Block 3, Lot 15 and Lot 16, Mag-asawang Ilat Filipinas Farm Subdivision, Tagaytay City
(3) Purok 3 Buna Cerca, Indang, Cavite represented by GLORIA L. MAGBANUA

GLORIA L. MAGBANUA

Attorney-in-Fact
(1) Purok 3, Buna Cerca, Indang, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: June 2, 9 & 16, 2025

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
Branch 130, Trece Martires City
rtc1tmt130@judiciary.gov.ph
09198753023

IN RE: PETITION FOR ISSUANCE OF OWNER'S DUPLICATE OF TRANSFER CERTIFICATE OF TITLE NO. 077-2017000358 OF THE OFFICE OF THE REGISTER OF DEEDS OF TRECE MARTIRES CITY

LRC CASE NO. 6832-027-24

JOSEPH JOVITO N. PERIDO,
REPRESENTED BY HIS ATTORNEY-IN-FACT GOLDSTAR REALTY AND DEVELOPMENT CORPORATION,
Petitioner.

X- ----- X

ORDER

On April 23, 2025, the initial hearing was reset considering that the undersigned was on official leave and a Constancia was issued setting the hearing of this case on May 21, 2025 and July 30, 2025.

Considering that this case requires publication, the previous settings on May 21, 2025 and **July 30, 2025** are hereby cancelled. Set the initial hearing on **July 30, 2025** and **August 20, 2025**, both at 8:30 o'clock in the morning, at which date, hour, and place, any and all interested persons are required to appear and show cause why the Petition should not be granted.

Let a copy of this Order be published for three (3) consecutive weeks, at the expense of the petitioner, in a newspaper of general circulation and be posted at the Trece Martires City Public Market, the City and Barangay Halls where the property is situated, as well as on the land itself located at Greenforbes City, Barangay Hugo Perez, Trece Martires City, Cavite, and other copies be furnished to the Registry of Deeds for the City of Trece Martires, Office of the Solicitor General, petitioner and its counsel.

The Sheriff of this Court is hereby directed to post copies of this Order accordingly.

Send a copy of this Order to the Office of the Clerk of Court (OCC), Regional Trial Court, Trece Martires City, Cavite for raffle of the publication.

SO ORDERED.

DONE IN CHAMBER on April 28, 2025 in Trece Martires City, Cavite, Philippines.

(Sgd.) GAYSOL C. LUNA
Presiding Judge

Copy Furnished:

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Counsel for the Petitioner
asalve1978@gmail.com

OFFICE OF THE SOLICITOR GENERAL (OSG)
efile@osg.gov.ph

REGISTRY OF DEEDS FOR THE CITY OF TRECE MARTIRES
Trece Martires City, Cavite

ATTY. MARICEL LILLED ASUNCION-ROXAS
Clerk of Court
Office of the Clerk of Court (OCC),
Regional Trial Court, Trece Martires City, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: June 2, 9 & 16, 2025

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LEGAL NOTICES

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
CITY OF IMUS, CAVITE

SECURITY BANK CORPORATION,
Mortgagee,

**-versus- EXTRA-JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER
ACT 3135 AS AMENDED BY ACT 4118**

**DIN RICHARD PERE DELA PEÑA
AND DIN L G MAI PERE DELA PEÑA,**
Mortgagors.

FC No. 19392-25

X- ----- X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **SECURITY BANK CORPORATION**, mortgagee, with principal office at Security Bank Centre, 6776 Ayala Avenue, Makati City against **DIN RICHARD PERE DELA PEÑA and DIN L G MAI PERE DELA PEÑA**, mortgagors, with residence and postal address at Lot 11 Block 1 Acacia Street, Verville Subdivision, Brgy. Bayan Luma VIII, Imus City, Cavite and/or 27 Sebastian, Mataas na Kahoy, Batangas to satisfy the mortgage indebtedness which as of March 20, 2025 amounts to **ONE MILLION EIGHT HUNDRED SIXTY THOUSAND FIVE HUNDRED FIFTY-FIVE PESOS and 20/100 (P1,860,555.20)** Philippine Currency, including interest and penalty charges, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at public auction on **July 8, 2025 at 10:00 a.m.** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Bulwagan Ng Katarungan, Aguinaldo Highway, Imus City, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following properties with all the improvements therein, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-
2022000334**

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF BAYAN LUMA, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

**LOT NO: 11 BLOCK NO: 1 PLAN NO: PSD-04-218716
PORTION OF: LOT 259-B-1, (LRA) PSD-347818; LRC REC. NO. 8843**

LOCATION: BARANGAY OF BAYAN LUMA, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NORTH	ROAD LOT 3, PSD-04-218716
2-3	EAST	LOT 10, BLOCK 1, PSD-04-218716
3-4	SOUTH	LOT 90 IMUS ESTATE
4-1	WEST	LOT 12, BLOCK 1, PSD-04-218716

TIE POINT: MON. NO. 109, IMUS ESTATE

LINE	BEARING	DISTANCE
TO CORNER 1	N. 83° 24' E	1310.42 M.
1-2	N. 88° 35' E	4.00 M.
2-3	S. 01° 25' E	10.23 M.
3-4	S. 87° 37' W	4.00 M.
4-1	S. 01° 25' W	10.30 M.

AREA: FORTY ONE (41)

Owner: DIN L.G. MAI P DELA PEÑA, OF LEGAL AGE, FILIPINO CITIZEN, SINGLE

Address: #27 SAN SEBASTIAN, MATAAS NA KAHUY, BATANGAS 4223, PHILIPPINES

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

In the event the public auction should not take place on the said date, it shall be held on **July 15, 2025** at 10:00 a.m. without prior notice.

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

Imus City, Cavite, Philippines, May 27, 2025.

(Sgd.) **MARIA CHONA D. TANGUANCO**
Sheriff IV

Approved:

(Sgd.) **ARMIE A. FRANCISCO**
Clerk of Court VI

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
City of Bacoor
Email: rtcbcrocc@judiciary.gov.ph
Telephone No. 09273707489

PHILIPPINE NATIONAL BANK,
Mortgagee,

-versus- Foreclosure No. 2025-71
For: Extra-Judicial Foreclosure of
Real Estate Mortgage

**SPS. RUFINO E. AGBUNAG, JR. AND
NERISA C. AGBUNAG,**
Mortgagors.

JINKY ROSE C. TOLENTINO,
Co-Borrower.

X- ----- X

NOTICE OF EXTRA-JUDICIAL FORECLOSURE

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, **PHILIPPINE NATIONAL BANK**, at PNB Financial Center, President Diosdado Macapagal Boulevard, Pasay City, and against the mortgagors, **NERISA C. AGBUNAG for herself and as attorney-in-fact of her husband RUFINO E. AGBUNAG, JR. and as attorney-in-fact of JINKY ROSE C. TOLENTINO as Co-Borrower** at Block 22, Lot 9 Phase 2, Casimiro Westville Homes, Mulawit St., Ligas 3, Bacoor City, Cavite and Block 8 Lot 5 Phase 2, RCD Villas de Bacoor, Brgy. Dulong Bayan, Bacoor City, Cavite, to satisfy the mortgagee indebtedness which as of March 31, 2025, amounts to **TWO MILLION EIGHT HUNDRED FORTY THOUSAND FIVE HUNDRED SIXTY FOUR PESOS & 25/100 (P2,840,564.25)**, Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fees incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on **June 24, 2025 at 10:00 o'clock in the morning** or soon thereafter, at the main entrance of the Hall of Justice of Bacoor City, Cavite, to the highest bidder for CASH and In Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 167-
2021006498**

**LOT NO: 5 BLOCK NO: 8 PLAN NO: PSD-04-241451
PORTION OF: LOT 3947, IMUS ESTATE (FRS-04-005197); LRC RECORD NO. 8843**

LOCATION: BARANGAY OF DULONG BAYAN, MUNICIPALITY OF BACOR, PROVINCE OF CAVITE, ISLAND OF LUZON.

AREA: FORTY SQUARE METERS (40), MORE OR LESS

"All sealed bid must be submitted to the undersigned on the above stated time and date."

"In the event the public auction should not take place on the said date, it shall be held on **July 1, 2025**, without further notice."

Prospective buyers or bidders are hereby enjoined to investigate for themselves the title to the said property and

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SECURITY BANK CORPORATION,
Security Bank Centre, 6776 Ayala Avenue, Makati City

DIN RICHARD PERE DELA PEÑA and DIN L G MAI PERE DELA PEÑA
Lot 11 Block 1 Acacia Street, Verville Subdivision, Brgy. Bayan Luma VIII, Imus City, Cavite and/or
27 Sebastian, Mataas na Kahoy, Batangas

ANDREMAR S. MANGROBANG
LARIBA MANGROBANG MIRALLES DUMBRIQUE FULGENCIO
REGONDOLA RODRIGUEZ AYENTO & SALAMAT
Security Bank Centre Building, 6776 Ayala Avenue, Makati City

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: June 2, 9 & 16, 2025

encumbrances, if any there be.

City of Bacoor, May 20, 2025.

(Sgd.) **MELY C. HERMOSURA-VISTA**
Clerk of Court VI

By:

(Sgd.) **DEMETRIO T. VILLANUEVA, JR.**
Sheriff IV

Copy Furnished:

S.P. MADRID & ASSOCIATES
17th Floor Chatham House Condominium, Valero Street cor.
V.A. Rufino Street Makati City, Metro Manila

PHILIPPINE NATIONAL BANK
PNB Financial Center, President Diosdado Macapagal Boulevard, Pasay City

SPS. RUFINO E. AGBUNAG, JR. AND NERISA C. AGBUNAG and JINKY ROSE C. TOLENTINO
-Block 22, Lot 9 Phase 2, Casimiro Westville Homes, Mulawit St., Ligas 3, Bacoor City, Cavite
-Block 8 Lot 5 Phase 2, RCD Villas de Bacoor, Brgy. Dulong Bayan, Bacoor 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.

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: May 26, June 2 & 9, 2025

PAPI Appeals

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page 8

runs rampant, we need someone who not only knows the job—but has walked the beat."

Santos also cautioned against the optics of frequent leadership changes in the PCO, noting that Ruiz is already the fourth press secretary since 2022.

"Another replacement at this juncture will not look good for the administration, especially now that it is beset by criticisms from various political sectors. Stability in government communication is

not a luxury—it is a necessity," he emphasized.

PAPI's appeal joins the growing chorus of support from media practitioners and communication professionals who view Ruiz's leadership as a much-needed anchor in the government's information efforts.

"We ask the President to weigh not just politics but performance. Secretary Ruiz has the media's trust—and that is one currency no public servant can afford to lose," Santos concluded.

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NEWS

2025 OTOP

from
page 1

In addition, they had the opportunity to work with a professional outsourced designer who will guide them in enhancing their product branding and packaging.

A seminar on Design Trends was also conducted, where participants learned about the stages of creating impactful logos, labels, and packaging—essential elements for making their products market-ready and globally com-

petitive.

The OTOPI Next Gen Program, scheduled to run from May to September 2025, is a flagship initiative of the Department of Trade and Industry (DTI) aimed at supporting and scaling up micro, small, and medium enterprises (MSMEs) through capacity-building, product development, and market access.

Present during the opening activity were Ms. Llibeth R. Chavez, OIC-

Provincial Director of DTI Cavite, and Ms. Rizalie P. Enero, Officer-in-Charge of OPCDO, who both delivered inspiring messages of support and encouragement to the participating entrepreneurs.

With the continuous support from various government agencies and the provincial government, the 2025 OTOP Next Gen Program is expected to significantly uplift the quality and marketability of local products from Cavite, paving the way for broader economic opportunities and inclusive growth. **(OPIO)**

Dakak Affirms

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156-hectare property and does not involve any areas accessed by guests. Resort management has filed a motion for reconsideration and stressed that operations remain unaffected.

In a public address, Dakak President Svetlana J. de Leon shared that the resort has not only weathered pandemic-era challenges, but is also now focused on innovation, tourism recovery, and strategic partnerships. Inspired by earlier business collaborations in areas like Tagoloan and Siquijor, Dakak is actively exploring tie-ups that promote sustainable tourism and enhance the overall visitor experience.

Over the years, Dakak has evolved beyond being just a beach resort. It now houses nine dining venues, a 24-hour café, multiple swimming pools (including a water-

fall-fed children's pool), water sports facilities, and the Dakak Adventure Zone, home to the longest dual zipline in the country. A highlight of the resort is its world-class golf course, considered one of the most beautiful and scenic in the Philippines. The course's coastal views, well-manicured fairways, and championship-level design make it a destination in itself for golf lovers. Paired with the resort's top-notch amenities, it offers a complete package of relaxation and recreation.

For those seeking a truly elevated experience, Dakak also offers helicopter tours aboard the Robinson R-44 chopper, allowing guests to explore Dapitan's coastline and nearby islands from above.

Adding to the resort's appeal is its strategic location. Just a 30-minute

drive from Dipolog Airport, Dakak serves as the perfect jump-off point to explore Dapitan's rich cultural and natural heritage.

Visitors can walk through time with landmarks like the Relief Map of Mindanao, the Rizal Shrine, and the Spanish-era seat of government, as well as heritage houses that offer a glimpse into the city's storied past. Nature lovers can venture into the area's many caves, waterfalls, and mountain trails, making it a haven for hikers and adventurers.

Despite legal noise surrounding a small land parcel, the message from Dakak is clear: the resort is not only fully operational but actively growing. It remains committed to Filipino hospitality, innovation, and tourism excellence — and welcomes both travelers and future partners to take part in the next chapter of its story. **(Nelson Santos)**

DOST Empowers

from
page 1

System deployed in on-farm farms in San Jose, and the centralized weaving center for the Ina Buhid indigenous women in Bato-Ili, Monte Claro—all of which aim to improve the livelihoods of farming communities and indigenous groups by blending innovation with cultural preservation.

In addition, DOST officials visited four SETUP-assisted beneficiaries to assess their progress and identify opportunities for further support and innovation.

These enterprises included the OMSC Food Processing Center cum Onion Processing Facility, which utilizes upgraded technologies to enhance the production of value-added onion products; Ufudan mga Ina Buhid sa Aligon Gamat, a women-led indigenous group preserving traditional weaving practices while generating income through handicrafts; Tawaraw Salt Producers, a local community enterprise engaged in the sustainable production and processing of salt; and Alpha Palay Trading & Rice Mill, which has improved its rice milling operations through technology interventions aimed at increasing efficiency and product quality.

One of the core technologies introduced is the Smart Drip Irrigation System under the Smart and Sustainable Communities Program. This system enables efficient water use, minimizes

waste, and boosts crop yields—key components for climate-resilient agriculture. To complement this, DOST has redeployed essential post-harvest equipment through its Small Enterprise Technology Upgrading Program (SETUP), including a cabinet dryer and stainless steel tables, now installed at the OMSC – College of Agriculture's Food Processing Center in Murtha Campus.

In line with the growing emphasis on value-added production, the facility is being expanded with a dedicated Onion Processing Facility, backed by a ₱10 million grant from the Department of Agriculture. The upgraded facility will house advanced equipment such as a freeze dryer and water retort, further enhancing OMSC's capability to support both education and local agribusiness development.

To help farmers maximize available technologies, DOST-MIMAROPA, through its Provincial Science and Technology Office (PSTO), has conducted training on low-cost post-harvest techniques using locally available materials, teaching practical methods such as sun-drying, blending, and heat application. One standout product from these efforts is onion-based ice cream—an innovative creation that highlights the potential of crop diversification and value-added processing to generate new income

streams and extend shelf life. Complementing these agricultural initiatives, DOST-MIMAROPA also supports cultural preservation and economic empowerment through the centralized weaving center of the Ina Buhid women, which provides livelihood opportunities while sustaining traditional handloom weaving practices.

Bridging the gap between innovation and commercialization, DOST has partnered with Lazada Philippines to help micro, small, and medium enterprises (MSMEs) and farmer cooperatives expand their reach in the digital marketplace, giving locally developed products greater visibility and access to broader consumer bases. In addition, DOST continues to collaborate with the Philippine Chamber of Commerce and Industry (PCCI) and other key stakeholders to promote inclusive supply chains and scalable agri-technologies that enhance the competitiveness of farmers, strengthen local enterprises, and ensure wider benefits for consumers.

These initiatives reflect DOST's broader mission of transforming rural economies through inclusive innovation. By investing in R&D, enabling technology transfer, and fostering strategic partnerships, the agency is building a resilient onion ecosystem in Occidental Mindoro—one that sets a model for sustainable agricultural development nationwide. **(Nelson Santos)**



Medical

from
page 1

vincial Health Officer.

Medical and dental professionals from General Emilio Aguinaldo Memorial Hospital

(GEAMH) provided free services such as medical consultations, dental check-ups, and tooth extractions. Free medi-

cines and mosquito repellent lotion were also distributed to all recipients.

The mission aimed to bring basic health services closer to the people, especially those in need. **(R. Dones)**

MAGLIBANG TAYO

KAPALARAN

ARIES (Mar. 21-Apr. 19) - Hahamunin ka ngayon ng iyong kapalaran at titingnan kung papatulan mo ang mga taong mahilig kumontra sa kanilang kapwa. Masuwerteng kulay-violet. Tips sa lotto-3-11-29-32-36-38.

TAURUS (Apr. 20-May 20) - Tagapag-ayos, ito ang papel mo sa mundo. Iwasan mong pumanig sa kahit sino, dahil ang tunay na nag-aayos ay iniisip lamang kung paano magkasundo ang dalawang panig. Masuwerteng kulay-peach. Tips sa lotto-9-19-21-24-35-40.

GEMINI (May 21-June 20) - Hindi naman mahirap iwasan ang gulo. Bilisan mo ang pagpapasya, at gayundin ang pagpapatupad ng mga ito. Masuwerteng kulay-red. Tips sa lotto-5-16-20-22-34-42.

CANCER (June 21-July 22) - Lumayo ka muna sa problema. Ito ang sikreto kung paano makabubuo ng solusyon sa mga suliranin. Masuwerteng kulay-brown. Tips sa lotto-2-17-26-29-38-44.

LEO (July 23-Aug. 22) - Hindi ka matitinag. Nagkakamali ang mga nag-aakalang bibigay ka kapag dumarami ang problema mo. Masuwerteng kulay-white. Tips sa lotto-4-11-23-25-37-41.

VIRGO (Aug. 23-Sept. 22) - Kung ano ang hinahanap mo, iyon din ang makikita mo. Pero hindi sapat na makita lamang ito — mas mahalagang kumilos ka upang makamit ito. Masuwerteng kulay-green. Tips sa lotto-5-19-21-24-28-40.

LIBRA (Sept. 23-Oct. 22) - Mahirap paniwalaan, pero kailangan mong malaman na mas mabuting magpasalamat kapag may naiinggit sa iyo, kesa ikaw ang mainggit sa kanila. Masuwerteng kulay-yellow. Tips sa lotto-6-13-27-30-39-42.

SCORPIO (Oct. 23-Nov. 21) - Iwasan mong ilabas ang sama ng loob mo, dahil baka muli mong hindi makontrol ang galit mo. Mas mabuting mamasyal at maglibang upang sumaya ang iyong pakiramdam. Masuwerteng kulay-purple. Tips sa lotto-8-17-22-25-32-37.

SAGITTARIUS (Nov. 22-Dec. 21) - Ito ang araw na makikinabang ka sa pagkakamali ng iba. Sa halip na mainis, mas mainam na tahimik kang magpasalamat sa pagkakataong dumating. Masuwerteng kulay-pink. Tips sa lotto-4-16-26-28-35-41.

CAPRICORN (Dec. 22-Jan. 19) - Kakaiba ang takbo ng kapalaran mo ngayon. Sa mga sandaling nalulungkot ka, bigla namang darating ang magagandang biyaya na mapapasaiyo. Masuwerteng kulay-beige. Tips sa lotto-6-17-20-24-29-45.

AQUARIUS (Jan. 20-Feb. 18) - Madaling gawan ng paraan ang pakiramdam mong hindi umuusad ang buhay. Kumilos ka na parang nag-eehersisyo, at simulan mo ito sa simpleng galaw. Masuwerteng kulay-blue. Tips sa lotto-1-19-21-27-33-40.

PISCES (Feb. 19-Mar. 20) - Lumayo ka sa mga alam mong magpapahamak lamang sa iyo. Huwag mong tularan ang iba na kahit alam na nilang hindi mabuti ang isang tao, ayaw pa rin nilang layuan. Masuwerteng kulay-black. Tips sa lotto-7-12-15-25-34-42.

SUDOKU

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

SAGOT: SUDOKU VOL. 22 #13

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

HOW TO PLAY: Sudoku puzzle is made up of a 9-by-9 grid with nine 3-by-3 sub-grids called boxes. There are 9 rows, 9 columns and 9 boxes in every puzzle. The object of the game is to fill all squares in the grid with the correct number.

The rules are: • Every row, column and box must contain all the digits 1 to 9.

• Each number can only appear once in every row, column or box.

• Every puzzle has only one correct solution!

Did You Know?



DID YOU KNOW AN ALASKAN TOWN GOES DARK FOR OVER 60 DAYS?

The residents of Barrow, Alaska, must be the most avid consumers of vitamin D supplements, because their town sees darkness for about 65 days of the year. The 65 days of darkness, known as polar night, is due to their geographical location above the Arctic Circle. Here are some geography facts everyone gets wrong.

WORD HUNT

Fashion Designers

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

CALVIN KLEIN
VALENTINO
GUESS
PRADA
CHANEL
CHRISTIAN DIOR
FENDI
MARC JACOBS
GUCCI
VINCE CAMUTO
COACH
JIMMY CHOO
HERMES
MIU MIU
UGG
VERSACE
ARMANI

Dakak Affirms Operational Status Amid Land Dispute Misinterpretation

Amid circulating misinformation about its operations and ownership status, Dakak Beach Resort has clarified that it remains fully operational, not for sale, and is in fact expanding its offerings while opening doors for new business collaborations.



A household name in Philippine tourism, Dakak continues to stand as one of Mindanao's premier destinations. With its sweeping white sand beaches, lush landscapes, and luxurious accommodations that feature uniquely Filipino designs — including bamboo-crafted rooms and capiz-shell windows — Dakak offers an immersive and serene escape for both local and international guests.

Recently, a Supreme Court ruling caused some public confusion after it ordered the resort to vacate a 1,602-square-meter property in Barangay Taguilon, Dapitan City. However, the legal dispute — which dates back several years — pertains only to less than 1% of the resort's

DAKAK AFFIRMS • 6



Taas-noo, Pilipinas—mas 'Pinas Saya dito sa SM! In celebration of National Flag Day, SM City Tanza proudly joined to raise the Philippine flag honoring the freedom, pride, and joy of being Filipino. This marks the beginning of the countdown to the 127th Independence Day.

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VOL. 22 NO. 14

JUNE 2 - 8, 2025

P 10.00

Email: pulsocavitenyo@yahoo.com

ISSN 1656-7684

PAPI Appeals to PBBM: Retain Jay Ruiz as PCO Secretary

“Changing the guards mid-game sends the wrong signal,” warns PAPI President Nelson Santos

The Publishers Association of the Philippines, Inc. (PAPI), one of the country's largest and oldest media organizations, is appealing to President Ferdinand R. Marcos Jr. to retain Secretary Jay Ruiz as head of the Presidential Communications Office (PCO), citing his professionalism, journalistic integrity, and stabilizing presence in a crucial time for government messaging.

In a statement, PAPI President Nelson Santos expressed confidence in Ruiz's capacity to lead the PCO amid swirling political noise and public pressure.

“While we fully respect

the ongoing evaluation being conducted on Secretary Ruiz, we believe that changing the guards in the middle of the ballgame does not bode well for the administration—especially at a time when coherent, credible communication is most needed,” Santos said.

Ruiz, a veteran field reporter and highly respected broadcast journalist, brings with him decades of experience from the front line of news coverage. His deep understanding of both the media landscape and public sentiment, Santos noted, are rare qualities that perfectly match the demands of a modern-



day PCO Secretary. “We in the community press and mainstream media alike have witnessed Secretary Ruiz's commitment to fairness, truth, and the free flow of accurate information,” Santos added. “At a time when misinformation

PAPI APPEALS • 5

SM Retail Job Fair: Trabaho Para sa Pinoys 2025 at SM City Dasmariñas

SM City Dasmariñas opened its doors to nearly 1,000 hopeful jobseekers during the S Retail: Trabaho Para sa Pinoys 2025 Job Fair, held in partnership with SM Supermalls, Public Employment Service Office (PESO), Department of Labor and Employment (DOLE), and the Local Government Unit of Dasmariñas. Twenty-five SM Retail companies participated, offering a wide range of employment opportunities.



The event saw an impressive turnout and immediate impact, with 226 applicants hired on the spot—marking another milestone in SM's commitment to supporting employment and empowering Filipino communities.