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DENR turns to rewards system, banks on community action for 'Malinis na Barangay' implementation

CALAMBA CITY, Laguna (PIA) — After more than two decades of implementing the Ecological Solid Waste Management Act of 2000 or Republic Act No. 9003, the Department of Environment and Natural Resources (DENR)



CALABARZON is traditional enforce-
complementing its (Turn to p.2)

Oil supply sufficient, program in place amid price hike-Palace

MANILA – Malacañang on Wednesday assured the public that government relief initiatives, including the expanded Unified Package for Livelihoods, Industry, Food and Transport (UPLIFT) program, are in place to cushion the impact of rising fuel prices driven by tensions in the Middle East.

Palace Press Officer

Claire Castro gave the assurance during a press briefing, adding that the country maintains a sufficient oil supply.

“Alam po naman natin na meron po tayong UPLIFT at may mga programa po tayo kung saan maaari nating tulungan lalong-lalo na po ang direktang nata-target po ng epekto ng krisis sa Middle East (We all know that

we have UPLIFT and other programs to provide assistance, especially to those directly affected by the impact of the crisis in the Middle East),” Castro said.

Castro added that government savings could be tapped to support the continued implementation of the expanded UPLIFT program.

(Turn to p.2)



SUFFICIENT SUPPLY. A rider refuels at a gas station in Paco, Manila on Wednesday (Sept. 16, 2026). Malacañang assured the public of stable petroleum supplies and existing relief interventions, such as the expanded UPLIFT program, amid rising fuel costs triggered by the Middle East conflict. (PNA photo by Yancy Lim)

Cavite barangays welcome scholarships, grants under Bawat Barangay Makikinabang program

CARMONA CITY, Cavite (PIA) — Barangays across Cavite Province are looking forward to building safer communities where students can finish their studies without worrying about their safety and daily commutes.

During the Cavite leg of the Bawat Barangay Makikinabang Program last September

11, Toto Cantimbulan, President of the Liga ng mga Barangay in Dasmariñas City, thanked President Ferdinand Marcos Jr. for launching an initiative that ensures government projects are responsive to community needs.

“Nagpapasalamat ako sa Pangulong Ferdinand Marcos Jr. para sa programang direk-



tang ibinibigay sa mga barangay. Sana hindi lang ito ang simula at

sana ay magtuloy-tuloy ito.”

Having served as a

barangay official for 15 years, Cantimbulan noted that this is the first time a national program brought benefits that were tailor-fit to their community needs.

“Napakasaya ng barangay namin dahil sa 15 taon na panunungkulan namin,

first time nagkaroon ng programa ang Pangulo at ang pamahalaang nasyunal na direktang ibinababa sa barangay; mga programa kung saan pangangailangan ng barangay ang inuuna.”

In partnership with the Office of the Ex-

(Turn to p.2)

OIL... FR. P. 1

The Department of Energy (DOE) has transmitted a certification to the Development Budget Coordination Committee (DBCC) confirming that Dubai crude prices have breached the USD80 per barrel threshold for a month.

From Aug. 13 to Sept. 11, 2026, the average price of Dubai crude reached USD99.41 per barrel. Under existing guidelines, reaching this threshold allows the government to consider suspending or reducing excise taxes on petroleum products.

Asked if President Ferdinand R. Marcos Jr. is considering suspending fuel taxes, Castro noted that the DBCC has yet to submit its final evaluation and recommendation.

She said interventions for affected sectors, particularly transportation, would be tackled during the 11th Economic Development Council meeting presided over by the President at Malacañan Palace on Wednesday afternoon.

"Ang isa sa mga usapin dito ay patungkol sa

transportasyon. So, tignan po natin (One of the matters to be discussed concerns transportation. So, let us see)," she said.

When asked if the President would issue an urgent decision, Castro reiterated that Marcos acts based on technical recommendations presented to him.

"Alam naman po natin na lahat kailangang aksyunan agad ay mabilis naman pong umakasyon ang ating Pangulo (As we know, whenever there is a matter that needs to be addressed immediately, our President acts swiftly)," Castro said.

"Depende na po iyan kung ano ang magiging rekomendasyon. Kapag nandiyan na po ang rekomendasyon, umaakasyon naman agad ang ating Pangulo (It will depend on what the recommendation will be. Once the recommendation is submitted, our President acts immediately)," she added.

Castro emphasized that Marcos' primary directive is to secure energy stability and prevent fuel shortages. (PNA)

TESDA... FR. P. 6

cash release timing and school-year-based program rollout.

He said obligation delays are also caused by SARO (Special Allotment Release Order) releases, school readiness, internal processing gaps, and the need to identify specific programs.

Tulfo also pressed TESDA on Commission on Audit observations, including uncorrected accounting errors and omissions, scholarship deficiencies, and doubtful tuition repayments under the UAQTEA (Universal Access to Quality Tertiary Education Act) diploma program.

COA representative Aldrin Cerrado said TESDA had submitted an Agency Action Plan

and Status of Implementation, but validation of the agency's actions was still ongoing.

Cerrado said COA had recommended changes in the treatment of funds downloaded to provincial and district offices, noting that many of these offices have no accountants.

Tulfo said the Senate should carefully weigh whether to increase or reduce TESDA's budget if audit issues are not fully explained.

Benitez said TESDA scholarship packages include tuition, allowances, and insurance because they are designed for workforce development and are approved by the tripartite TESDA Board. (PNA)

CAVITE... FR. P. 1

Executive Secretary, the Bawat Barangay Makikinabang Program is a national government initiative that provides direct financial assistance worth P200,000 to every barangay across the country.

The two-pronged financial grant allocates P100,000 for education through a scholarship for five college students, and another P100,000 for other priority infrastructure, security, and social projects.

Cantimbuhan also acknowledged the Office of the Executive Secretary for helping bridge the program for

barangays.

"Nagpapasalamat kami sa Pangulong Ferdinand Marcos Jr. para sa programang direktang ibinibigay sa mga barangay. Sana hindi lang ito ang simula at sana ay magtuloy-tuloy ito. Kay Executive Secretary Ralph Recto naman, salamat sa inyong mensahe at kayo ang binigyan ng pagkakataon ng pangulo na maghatid nito sa amin."

Meanwhile, Tanza Mayor Archangelo Matro noted that many barangays are prioritizing service vehicle upgrades and scholarship grants to improve

DENR... FR. P. 1

ment approach with a reward-based strategy to encourage communities to properly manage their waste.

DENR CALABARZON Regional Executive Director Henry Adornado said the agency is now putting greater emphasis on recognizing communities that demonstrate effective and innovative waste management practices through the 'Malinis na Barangay' program.

"Ang approach naman natin is reward system. Strategic ito, responsive and community-centered activity kung saan ang bida ay 'yung barangay,'" Adornado said during the Kapihan sa PIA program of the Philippine Information Agency.

The Malinis na Barangay program is designed as a strategic, responsive, and community-centered initiative that identifies barangays in the region implementing effective, innovative, and sustainable ways of managing their solid waste in every com-

munity.

Instead of looking only at what communities are doing wrong, the program seeks to identify what barangays are doing right, recognize their efforts, and provide incentives that can encourage other communities to adopt similar practices.

The program will award P100,000 to the champion barangay, P75,000 to the first runner-up, and P50,000 to the second runner-up. For the DENR, however, the financial incentives are only part of the bigger objective.

"It's not only the reward; ang gusto natin makikita dito ay magkaroon ng behavioral change ang ating community para hindi nahihirapan kami sa national government in convincing these people to properly manage their solid waste," Adornado said.

Adornado added that the Malinis na Barangay program also seeks to reduce the collected household waste, and instead fo-

cus on segregation and enriching the circular economy within local governments.

DENR expressed belief that encouraging barangays to become active partners in ad-

public service delivery. "Sa meeting ng aming mga barangay, ang kanilang priority ay 'yung mga scholarship at additional na mga sasakyan na kanilang magagamit sa pagseserbisyo sa kanilang lugar."

Matro said he hopes

that aside from social services, their town can also benefit from national housing projects, highlighting their vulnerability to severe weather and monsoons.

"Wish po namin na patuloy pong makapaghatid [ang Pangulo] ng tulong sa aming lalawigan, at sa bayan ng Tanza. Ang bayan ng Tanza ay daanan ng bagyo. Napakarami po naming mga evacuee kahit walang bagyo at habagat lang. Sana magkaroon kami ng housing projects na mapaglipatan po." (PB-PIA CALABARZON)

dressing the waste problem contributes to the administration's push for a cleaner and more sustainable country. (AM/PIA CALABARZON)

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

FORECLOSURE CASE NO. F-467-26

BDO UNIBANK, INC.,
Mortgagee,

-versus-

DENN BERT R. ROBERTO
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, **DENN BERT R. ROBERTO**, represented by **Gloria Ricasio Roberto** as Attorney-in-Fact, with postal addresses at (1) Block 5, Lot 19 Phase 2B, Barangay San Luis Antipolo City (currently occupied); and (2) Block 7, Lot 14, Kensington 20, Brgy. Navarro, General Trias, Cavite (currently occupied), to satisfy the mortgage indebtedness which as of **June 5, 2026** amounts to **NINE HUNDRED TWENTY THOUSAND TWO HUNDRED TWENTY SEVEN PESOS and 37/100 (Php920,227.37)**, 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 **September 29, 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 property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2019062940

LOT NO:14 Block: 7 Plan No. Pcs-04-030759
Portion of: Lots 14 & 15, Blk. 7; & 8 Block 8 and Block 12, Psd-04-227769, Lot 1645, FRS-04-005328 and Lot 1651, RS-04-005328, both of San Francisco de Malabon Estate, Decreed No. 4270 LRC Record No. 5964
Location: Barangay of Bacao 1 (formerly Navarro), City of Gen. Trias, Province of Cavite, Island of Luzon
Boundaries:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	SW	Lot 13, Block 7, Pcs-04-030759
2-3	NW	Lot 12, Block 7, Pcs-04-030759
3-4	NE	Road Lot 11, Pcs-04-030759
4-1	SE	Lot 16, Block 7, Pcs-04-030759

AREA: FIFTY (50) 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 **October 06, 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, **28 August 2026.**

JOSELITO L. ARANDA
Sheriff IV

Copy furnished

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

MR. DENN BERT R. ROBERTO/MS GLORIA R. ROBERTO
1. Block 5 Lot 19 Phase 2B, Barangay San Luis, Antipolo City
2. Block 7, Lot 14, Kensington 20, Brgy. Navarro, General Trias, Cavite

Published at: Cavite News Publishing
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WARNING: It is absolutely prohibited to remove deface or destroy this Notice of Extra-Judicial Sale on or before the date of sale.

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

FORECLOSURE CASE NO. F-658-26

BDO UNIBANK, INC.,
Mortgagee,

-versus-

SPS. SHARON L. ASTO AND ROMMEL
M. ASTO,
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, **SPS. SHARON L. ASTO AND ROMMEL M. ASTO**, with postal addresses at (1) Lot 6 Block 25 Phase 12 Purok 3 Package 3 Barangay 188, Zone16, District 1, Tala Leprosarium, Caloocan (occupied by third party); and (2) Lot 65 Block 13 Westwood Phase 5 Barangay Pasong Camachile, General Trias, Cavite (abandoned property), to satisfy the mortgage indebtedness which as of **July 20, 2026** amounts to **NINE HUNDRED FIFTEEN THOUSAND FOUR HUNDRED FIFTY TWO PESOS and 60/100 (Php915,452.60)**, 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 **29 September 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 property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2020050186

LOT NO:65 Block: 13 Plan No. Pcs-04-032025
Portion of: BLK. 28, PCS-04-029303, BLK. 14, PCS-04-031691, LOT 1939-A & Lot 1939-D (LRA) PSD-29632, LRC RECORD NO. 5964, DECREE NO. 4270
Location: BARANGAY OF PASONG CAMACHILE, CITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
Boundaries:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	SE	Lot 66, Block 13, Pcs-04-032025
2-3	SW	Lot 67, Block 13, Pcs-04-032025
3-4	NW	Road Lot 13, Pcs-04-032025
4-1	NE	Lot 63, Block 13, Pcs-04-032025

AREA: FIFTY (50) 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 **October 06, 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, **28 August 2026.**

RICARDO A. TOLEDO
Sheriff IV

Copy furnished

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

SPS SHARON L. ASTO AND ROMMEL M. ASTO
(1) Lot 6 Block 25 Phase 12 Purok 3 Package 3 Barangay 188, Zone 16, District 1, Tala Leprosarium, Caloocan (occupied by third party;)
(2) Lot 65 Block 13 Westwood Phase 5 Barangay Pasong Camachile, General Trias, Cavite (abandoned property)

Published at: Cavite News Publishing
Dates: September 3, 10, & 17, 2026

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

FORECLOSURE CASE NO. F-506-26

BDO UNIBANK, INC.,
Mortgagee,

-versus-

ROGER G. ABARICO,
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, **ROGER G. ABARICO**, with residence and postal addresses at (1) Lot 28, Block 166 Calachuchi Street, Zone 10, Pembo, Makati City (occupied by third party); and (2) Lot 68, Block 12 Somerset 14, Brgy. Navarro, Gen. Trias, Cavite (currently occupied), to satisfy the mortgage indebtedness which as of **May 22, 2026** amounts to **TWO MILLION FORTY FIVE THOUSAND ONE HUNDRED SEVENTY TWO PESOS and 16/100 (Php 2,045,172.16)**, 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 **29 September 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 property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2019063351

LOT NO:68 Block: 12 Plan No. Pcs-04-028981
Portion of: the cons/subd of Lots 1, 2, & 3, Pcs-04-011336; Lot 2457-B-3, Psd-04-024243; Lot 2469-A, Psd-04-233225; Lot 2457-A, Lot 2457-C, FLS-1228-D; Lot 2458, FRS-04-005325; Lot 2468, all of San Francisco de Malabon Estate, Decreed No. 4270, LRC Rec. No. 5964
Location: Barangay of: Navarro, Municipality of : Gen. Trias, Province of: Cavite
Boundaries:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NE	Lot 69, Block 12, Pcs-04-028981
2-3	SE	Lot 2473, SFDM Estate
3-4	SW	Lot 155, Block 12, Pcs-04-028981
4-1	NW	Road Lot 24, Pcs-04-028981

AREA: NINETY TWO SQUARE METERS (92), 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 **October 06, 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, **28 August 2026.**

RICARDO A. TOLEDO
Sheriff IV

Copy furnished

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

MR ROGER G. ABARICO
(1) Lot 28, Block 166 Calachuchi Street, Zone 10, Pembo, Makati City
(2) Lot 68, Block 12 Somerset 14, Brgy. Navarro, Gen. Trias, Cavite

Published at: Cavite News Publishing
Dates: September 3, 10, & 17, 2026

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

FORECLOSURE CASE NO. F-487-26

CHINA BANK SAVINGS, INC.
Mortgagee,

-versus-

SPS. JOEFFREY L. VARGAS and
REALYN S. VARGAS,
Mortgagors/Borrowers,

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, **CHINA BANK SAVINGS, INC.**, with business address at CBS Building No. 314 Sen. Gil Puyat Avenue, Makati City against the Mortgagors/Borrowers, **SPS. JOEFFREY L. VARGAS and REALYN S. VARGAS**, with known addresses at (1) 156 Timalan, Concepcion, Naic, Cavite and (2) Blk. 57A, Lot 6 Primerose St. Phirst Park Homes Phase 1, (Batch 3) Governor's Drive, Brgy. Tanauan, Tanza, Cavite, to satisfy the mortgage indebtedness which as of **May 28, 2026** amounts to **ONE MILLION NINETY THOUSAND NINE HUNDRED FIFTY SIX PESOS and 32/100 (PhP1,090,956.32)**, Philippine Currency, inclusive of interest, penalties and other charges 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 **29 September 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 property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-201937494

LOT NO. 6 Block No. 57A Plan No. Pcs-04-030746
Portion of: Lot 2171-B-1, Psd-04-003866, Lot 2171-N-B, FL-1479-D Sta. Cruz de Malabon Estate Lot 2171-B-2-1, Psd-04-025600 & Lot 2171-B-2-J, Psd-04-024600

Location: Barangay of Tanauan, Municipality of Tanza, Province of Cavite, Island of Luzon

Boundaries:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	EAST	Road Lot 61, Block, Pcs-04-030746
2-3	SOUTH	Lot 4, Block 57A, Pcs-04-030746
3-4	WEST	Lot 3,Block 57A, Pcs-04-030746
4-5	WEST	Lot 5, Block 57A, Pcs-04-030746
5-1	NORTH	Lot 8, Block 57A, Pcs-04-030746

AREA: FORTY FOUR SQUARE METERSS (44), 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 **October 06, 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, **28 August 2026.**

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy furnished

BUENAVENTURA PAGTAKHAN CONSTANTINO
MANGROBANG ROSELL AND ASSOCIATES
Counsel for the Mortgagee
12th Floor, China Bank Savings Building
314 Sen Gil Puyat Avenue, Makati City

SPS. JOEFFREY L. VARGAS & REALYN S. VARGAS
(1) 156 Timalan, Concepcion, Naic, Cavite
(2) Blk. 57A, Lot 6 Primerose St. Phirst Park Homes Phase 1 (Batch 3) Governor's Drive, Brgy. Tanauan, Tanza, Cavite

Published at: Cavite News Publishing
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REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

FORECLOSURE CASE NO. F-630-26

MAYBANK PHILIPPINES, INC.,
Petitioner/Mortgagee,

-versus-

ARMIDALYN COMBIS SALAZAR
REPRESENTED BY ATTORNEY-IN-FACT
BRIGIDA C. SALAZAR
Respondent/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, **MAYBANK PHILIPPINES, INC.** with business address at Maybank Corporate Center, 7th Avenue corner 28th Street, Bonifacio Global City, Taguig City, against the Respondent/Mortgagor, **ARMIDALYN COMBIS SALAZAR REPRESENTED BY HER ATTORNEY-IN-FACT BRIGIDA C. SALAZAR** with given address at Sitio Riverside, Brgy. Banglayan, Narvacan, Ilocos Sur and Block 14 Lot 02, Westwood Phase 2, Brgy. Pasong Camachile II, General Trias, Cavite, to satisfy the mortgage indebtedness which as of **July 20, 2026** amounts to **TWO MILLION FOUR HUNDRED TWENTY SEVEN THOUSAND THREE HUNDRED NINETY PESOS AND 65/100 (PhP2,427,390.65)**, Philippine Currency, inclusive of interests and penalties, service charge attorney's fees 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 **29 September 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 property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2024050971

Lot No. 2 Block No. 14 Plan No. Pcs-04-030704
Portion of: BLOCK 26, PCS-04-029303; LOT 1941 (FRS-04-005432) & LOT 2230, (FRS-04-005414) ALL OF SAN FRANCISCO DE MALABON ESTATE, DECREEED NO. 4270 LRC REC. NO. 5964

Location: BARANGAY OF PASONG CAMACHILE II, CITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

Boundaries:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NE	LOT 1, BLOCK 14, PCS-04-030704
2-3	SW	ROAD LOT 2, PCS-04-030704
3-5	SW	ROAD LOT 18 PCS-04-030704
5-6	NW	LOT 4, BLOCK 14, PCS-04-030704
6-7	NE	LOT 7, BLOCK 14, PCS-04-030704
7-8	NE	LOT 5, BLOCK 14, PCS-04-030704
8-1	NE	LOT 3, BLOCK 14, PCS-04-030704

AREA: ONE HUNDRED FORTY THREE (143) 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 **October 06, 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, **28 August 2026.**

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy furnished

ATTY. MELVIN C. MALABANAN
Counsel for the Mortgagee
c/o Maybank, Second Floor, Legaspi Towers 300
P. Ocampo St. Corner Roxas Blvd. Malate, Manila

ARMIDALYN COMBIS SALAZAR, REPRESENTED BY HER ATTORNEY-IN-FACT BRIGIDA C. SALAZAR

Prices of building materials in NCR eases in August



CONSTRUCTION MATERIALS. Workers at a construction site in Ermita, Manila, on Feb. 24, 2026. The Philippine Statistics Authority said Wednesday (Sept. 16) retail prices of construction materials in the National Capital Region slightly went down to 2 percent in August this year from 2.1 percent in July. (PNA photo by Yancy Lim)

MANILA – The retail price index of construction materials in the National Capital Region (NCR) eased in August compared to the previous month.

Data released by the Philippine Statistics Authority (PSA) showed that the construction materials retail price index (CMR-PI) eased to 2 percent in August from 2.1 percent in July.

The PSA attributed this to the slower annual increase in the miscellaneous construction materials at 1.1 percent from 1.8 percent the previous month.

Slower annual increases were also recorded in the indices of carpentry materials and masonry materials at 0.6 percent and 2.3 percent, from 0.9 percent and 2.4 percent in July.

In a Viber message, Rizal Commercial Banking Corporation chief economist Michael Ricafort said the lower CMRPI during the month could partly reflect a slowdown

in construction activities amid the government underspending due to the anomalous flood-control projects, increased vacancy rates in office, and higher inflation and interest rates that increased borrowing costs.

Ricafort said these slowed down construction activities that reduced the demand and retail prices of construction materials.

“For the coming months, higher global crude oil prices, higher inflation, near record high U.S. dollar/peso exchange rate could lead to higher prices of construction materials,” he said.

“[The] catchup spending by the national government especially on infrastructure to pump prime the economy amid geopolitical risks could fundamentally lead to some pick up in construction activities, and also lead to some pickup in demand and prices of construction materials,” he added. (PNA)

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Handog ng Pangulo brings government services closer to Caviteños

More than 5,000 Caviteños benefited from various government services and assistance during Handog ng Pangulo, Serbisyong Sapat para sa Lahat, a government service convergence initiative held on September 14 at the New Provincial Government Center in Trece Martires City, simultaneously with activities in various cities and provinces nationwide.

Leading the Cavite activity was DILG Secretary Juanito Victor Remulla, together with Governor Abeng Remulla, Vice Governor Ram Revilla Bautista, 7th District Representative Ping Remulla, provincial board members, and mayors from Cavite's cities and municipalities.

The activity brought together the Provincial Government of Cavite (PGC) and participating national government agencies (NGAs), providing one-stop access to essential services, livelihood and agricultural assistance, educational support, legal services, health care, employment opportunities, and other government programs.

Among the major assistance provided was the Rice Distribution Program, which served 5,000 beneficiaries from Barangay Cabuco, Trece Martires City.

Participating agencies also delivered substantial sector-specific assistance. TESDA distributed allowances, training support funds, starter toolkits, and scholarship vouchers, while NIA Cavite-Batangas awarded livelihood projects, including a ₱300,000 Rice-Duck Farming Livelihood Project, ₱210,000 High-Value Crop Production with Drip Irrigation System Project, and ₱500,000 RTL Chicken Project for the CY 2026 Most Outstanding Irrigators Association at the regional level.

The Department of Agriculture provided ₱4,034,902 worth of agricultural programs and services, while DTI-Cavite awarded ₱673,000 for an Ideation, Design, and Development Laboratory and ₱580,000 for a Coffee Roasting Facility.

For education and migrant assistance, CHED RO IV-A granted ₱1.86 million in UniFAST assistance to qualified Cavite State University grantees, while DMW RO IV-A extended ₱8.1 million through the AKSYON Fund for overseas Filipino workers in need.

Meanwhile, BFAR IV-A provided three FRP boats worth ₱210,000, ₱1.8 million worth of inputs for three HDPE fish cages, and ₱15 million for the establishment of a Common Post-Harvest Facility under the FishCoRe Project.

Legal and public assistance were also made available through the Department of Justice–Office of the Provincial Prosecutor-Cavite, Public Attorney's Office, Department of Agrarian Reform-Cavite, Bureau of Immigration, OWWA RWO IV-A, Land Registration Authority–Registry of Deeds, and Philippine Crop Insurance Corporation. The DOH Center for Health Development–CALABARZON likewise turned over assistive devices, including wheelchairs, canes, and crutches, to identified beneficiaries.

The PGC, through the Office of the Governor Medical Mission Team, provided medical and dental consultations, while the Office of the Provincial Public Employment Service Manager (OPPESM) facilitated a job fair for Caviteños seeking local and overseas employment.

The Handog ng Pangulo highlighted the government's commitment to bringing services closer to the people through a coordinated, one-stop delivery of programs and assistance. Through the convergence of the PGC and participating NGAs, Caviteños gained easier access to services supporting their health, livelihood, education, agriculture, employment, legal concerns, and overall welfare.--- OPIO



Medical and Dental Mission Brings Care to Imuseños

The Provincial Government of Cavite conducted a Medical and Dental Mission in Barangay Alapan 2A, Imus City, on September 10, 2026, bringing free healthcare services closer to the community.

Services rendered included 435 medical consultations, 80 dental extractions, 61 ECG screenings, and 75 fasting blood sugar (FBS) tests, with free medicines provided, serving a total of 651 beneficiaries.

The Office of the Provincial Health Officer (OPHO) Medical Team, in coordination with the Rural Health Unit (RHU) of Imus City, delivered the medical services, while a team of dentists from Imus provided dental care. The activity was supported by barangay officials, Barangay Health Workers and Nutrition Scholars, who assisted in coordinating and attending to beneficiaries.

The initiative reflects the Provincial Government of Cavite's continuing commitment to bringing accessible and responsive healthcare services directly to communities across the province.--- OPIO



MEDICAL & DENTAL MISSION HELD IN BARANGAY BACAO, GENERAL TRIAS CITY

On September 9, 2026, a Medical and Dental Mission was successfully conducted in Barangay Bacao 2, General Trias City, providing essential healthcare services to residents of the community.

A total of 490 patients were served during the mission, with 412 patients receiving medical consultations and 42 patients availing of dental services. Additional diagnostic services were also provided, including 11 ECG tests and 25 FBS (Fasting Blood Sugar) tests.

The activity was attended by City Councilor Kyle Salazar, who joined and supported the community healthcare initiative.

The mission was made possible through the assistance of the Barangay Nutrition Scholars (BNS) and Barangay Health Workers (BHWs). Dental services were provided by the City of General Trias dental team, while medical consultations were conducted by healthcare professionals from General Emilio Aguinaldo Memorial Hospital.

The activity reflects the continuing efforts to bring accessible healthcare services closer to residents and address their basic medical and dental needs within the community.--- OPIO

TESDA races to upskill more workers before PH labor force ages

MANILA – The Philippines must train more workers while its labor force remains large, Technical Education and Skills Development Authority (TESDA) Secretary Kiko Benitez told senators Tuesday, warning that the country risks losing its demographic advantage if it fails to expand access to technical-vocational education.

During the Senate finance subcommittee hearing on TESDA's proposed 2027 budget, Benitez said the working-age population is expected to peak and decline sooner, making upskilling crucial as new technologies reshape the economy.

"We need to make sure that we maximize and harness the demographic dividend as the Philippines is growing old before becoming rich," Benitez said.

He said TESDA has to future-proof Filipino workers as artificial intelligence, new technologies, and innovative learning systems transform about 25 percent of jobs.

Benitez said TESDA received its highest budget on record in 2026, the same year the country's education spending reached 4.4 percent of gross domestic product, meeting the UNESCO benchmark.

Despite this, he said, TESDA's share remained small, accounting for only about 2 percent of the education budget even if its potential clients cover a much larger portion of the popula-



TRAINING HUB. TESDA's Provincial Training Center in Barangay Crispina, Banna, Ilocos Norte, following its launch on March 24, 2026. TESDA Secretary Kiko Benitez told senators on Tuesday (Sept. 15) that the country risks losing its demographic advantage if it fails to expand access to technical-vocational education. (PNA photo by Leilanie Adriano)

tion.

Benitez said the country has about 74 million to 75 million working-age Filipinos, while TESDA's 2026 scholarship funds can support only about 650,000 beneficiaries.

He said the technical-vocational education and training network can absorb up to 1.5 million face-to-face trainees yearly through private and public training institutions.

TESDA currently works with 4,715 private technical-vocational institutions, 178 TESDA training institutions, and 271 public providers under local universities and colleges, state universities and colleges, and local government units.

Benitez said scholarship funds are being steered toward priority sectors under the National Technical Education and Skills Development Plan, including tourism, manufacturing, construction, information technology-business process management,

and agriculture.

TESDA is also scaling AI-related training for BPO and digital workers, with 34,766 beneficiaries identified for institution-based AI and data courses and 10,000 BPO workers undergoing enterprise-based upskilling.

Benitez said the agency has registered 880 micro-credential courses since March 2025, including 133 on AI and digital skills.

For 2027, Benitez said TESDA originally proposed almost PHP39 billion but received PHP20.9 billion under the National Expenditure Program, about 20 percent lower than its 2026 allocation and 46.8 percent below its proposal.

"A higher budget is key to sustaining TESDA's momentum," he said.

TESDA is seeking an additional PHP5.7 billion to support 162,656 more beneficiaries, expand higher-level qualifications, train senior high school Tech-Pro teachers, support barangay-based health

UP Manila laboratory offers cadaver-based simulation training

MANILA – The University of the Philippines Manila (UP Manila) has opened a new laboratory that would allow health professionals to practice surgical and clinical procedures using cadaveric specimens before performing them on actual patients.

In a news release Tuesday, UP Manila said the Surgical Knowledge Intensive Learning Laboratory through Simulation (SKILLS) Laboratory, launched early this month, aims to provide a dedicated facility for cadaver-based simulation training and other medical education activities.

"Unlike the conventional anatomy laboratory, which primarily uses cadavers to teach human anatomy and dissection, SKILLS uses cadaver-based simulation to allow trainees to practice clinical and surgical procedures in a controlled environment before performing them on patients," it said.

"The opening of the SKILLS laboratory marks a major step in UPCM's (UP College of Medicine) continuing efforts to modernize medical

and enterprise training, and host seven skills competitions under WorldSkills Asia 2027.

Senator Erwin Tulfo, however, questioned TESDA's fund use, citing budget research showing a 68 percent obligation rate and 45.2 percent disbursement rate in 2025.

"Maybe because your utilization rate is low for 2025 and 2026,"



SKILLS LABORATORY. UP Manila is strengthening surgical skills for health professionals through the SKILLS Laboratory, a cadaver-based simulation facility that lets them practice in a controlled setting before treating actual patients. UP Manila on Tuesday (Sept. 15, 2026) said the laboratory mainly focuses on anatomy and dissection, allowing trainees to simulate clinical and surgical procedures in a controlled setting. (Photo courtesy of UP Manila)

education, strengthen clinical skills training, and promote patient safety," it added.

Unlike a conventional anatomy laboratory that mainly focuses on anatomy and dissection, the SKILLS Laboratory allows trainees to simulate clinical and surgical procedures in a controlled setting.

The facility is equipped with digital anatomy dissection tables and visualizers, surgical and skull-base stations, endoscopic towers, drills and microscopes, including an obstetrics and gynecology station with a hysteroscope.

An integrated audio-Tulfo told Benitez, saying the government may have cut the agency's proposed allocation because it appeared slow in spending funds.

Benitez acknowledged that disbursements were "much lower than they should be" but said TESDA usually catches up toward November or December due to

visual and wireless system allows procedures and other laboratory activities to be transmitted to other locations for teaching, observation, and demonstrations.

A two-day course on AO Spine Advanced Level Anatomical Specimen brought together spine surgeons and specialists from the Philippines and abroad for hands-on training in basic endoscopic spine procedures using cadaveric specimens, conducted by AO Spine, a global academic community and professional organization for spine surgeons, researchers, and medical specialists.

The course specifically targeted orthopedic spine fellows, young consultants, and neurosurgeons beginning their practice in endoscopic spine surgery.

The SKILLS Laboratory is part of UP Manila's continuing efforts to strengthen clinical skills training and prepare health professionals before they perform procedures on actual patients. (PNA)

(See p.2)

ProGRESS Bill seeks higher take-home pay, healthier lifestyle for Filipinos

BATANGAS CITY (PIA) — The Department of Finance (DOF) urged stakeholders to support the proposed ProGRESS (Promoting Revenue, Growth and Equity Towards Socio-Economic Sustainability) tax reform package, which seeks to provide greater income support to Filipino workers while promoting healthier and more environmentally friendly lifestyles.

The DOF made the call during its Stakeholders Forum on the ProGRESS tax reform agenda for Southern Luzon held at the PonteFino Hotel in Batangas City on September 11, 2026.

The regional consultation was the second in a series of forums conducted by the department to hear directly from businesses, key industries, local governments, academe, and other regional stakeholders. The consultations aim to gather inputs and ensure that regional perspectives are considered in refining the proposed tax reform package.

The consultation underscored the DOF's commitment to bringing policy discussions closer to stakeholders outside the National Capital Region. Through these engagements, the department can directly hear from industries and communities that contribute to the country's tax revenues and economic development.

DOF Undersecretary Karlo Fermin Adriano said the proposed measure aims to increase the income support



available to Filipinos while encouraging healthier and more environmentally friendly lifestyles.

"The goal is to increase the support income of Filipinos and promote healthier and environmentally friendly lifestyles," Adriano said.

Among the proposed measures is the increase in the annual personal income tax exemption threshold from P250,000 to P350,000. The measure is expected to benefit millions of individual taxpayers, with potential savings of up to P17,500 per tax bracket.

The bill also proposes exempting micro, small, and medium enterprises (MSMEs) from the Minimum Corporate Income Tax (MCIT), providing additional support to smaller businesses.

It also includes revenue-enhancing measures on products associated with social, environmental, and health costs, with the aim of promoting healthier and more responsible communities.

Revenues generated from these measures will help support the implementation of the Universal Health Care Act and other priority government programs. The proposed bill fur-

ther seeks to impose a higher excise tax on vehicles priced above P8 million, while increasing taxes on other non-essential goods and expanding tax coverage to include private sea vessels and aircraft.

It also proposes a 15 percent Global Minimum Tax on large multinational enterprise groups, ensuring fairer tax collection while preserving the country's taxing rights.

Meanwhile, the proposed update to the Motor Vehicle Road User's Charge (MVUC) seeks to adjust rates that have remained unchanged for more than two decades, taking into consideration inflation and the rising costs of infrastructure maintenance.

The DOF will continue conducting consultations in different parts of the country.

The nationwide consultation underscores the Marcos administration's commitment to pursuing tax reforms through transparency, stakeholder engagement, and evidence-based policy-making, ensuring that reforms strengthen the economy while promoting a fairer and more sustainable tax system for all Filipinos. (MPDC-PIA Batangas)

SSS LoanLite now available through UnionDigital Bank mobile app

Quezon City - The Social Security System (SSS) announced that UnionDigital Bank (UD) has officially begun accepting applications for the SSS Micro Loan Program, also known as SSS LoanLite, through its mobile application, giving qualified SSS members a convenient and secure digital channel to access short term financial assistance.

SSS President and Chief Executive Officer Robert Joseph M. de Claro said UD is the first of the four participating financial institutions (PFIs) to make SSS LoanLite available through its digital platform.

"After months of preparation, SSS LoanLite is finally here. Qualified members can now apply through the UnionDigital Bank mobile application, making access to short-term financial assistance more convenient and secure," de Claro said "We are also working with our other PFIs, which will soon make SSS LoanLite available through their respective digital platforms."

SSS LoanLite is a digital microloan facility designed to provide qualified member with accessible, secure, and affordable short-term financial assistance for immediate needs. It is part of SSS' continuing efforts to promote financial inclusion, strengthen member services, and provide members a safer alternative to informal and potentially predatory lending arrangements.

First SSS loan facility for employed members with fully digital application

SSS LoanLite is the first SSS loan facility for employed members that allows qualified private-sector employees to apply through a PFI's mobile application

without the employer certification normally required for conventional SSS loans.

The application and related transactions are facilitated through the UD mobile application, eliminating the need for members to secure and submit the usual employer certification for conventional SSS short-term loans.

Qualified members may apply for loans ranging from P1,000 to P20,000, depending on the average of their 12 latest Monthly Salary Credits. Available repayment periods are 15, 30, 60 or 90 days, with an interest rate of 8% per annum, equivalent to approximately 0.67% per month.

The fully digital process is designed to make loan application more convenient and may allow eligible applications to be processed and approved within minutes, subject to the applicable SSS and PFI requirements, verification procedures, and system processing.

Eligibility and other requirements

To qualify for SSS LoanLite, members must meet the eligibility requirements under SSS Circular No. 2026-005, including the applicable age, with at least 36 total contributions, including at least six posted monthly contributions within the 12-month period immediately preceding the loan application, having no past-due Short-Term Member Loans or active SSS Micro Loan, maintaining an account with the PFI enrolled in its online facility, and SSS account status.

All eligibility requirements under SSS Circular No. 2026-005 shall apply. Members are encouraged to review the Circular for the complete eligibility requirements, loan terms, conditions, and other

program details. The Circular is available on the official SSS website.

Repayments will be collected according to the agreed schedule through an automatic debit arrangement, which will serve as the default collection mode. Deductions will mainly be made from the account where the loan proceeds were credited. Members are encouraged to repay on time to maintain good standing and remain eligible for future SSS LoanLite availment, subject to applicable requirements.

Safer alternative to informal lending

De Claro said SSS LoanLite is intended to help address members' short-term financing needs while encouraging them to use formal financial services.

"SSS LoanLite is part of our broader effort to expand access to formal financial services and protect our members from predatory lending. Through our partnership with UD, we are supporting faster, safer, and more convenient access to credit for qualified members," de Claro said.

SSS reminded members to use only the official UD mobile application when applying for SSS LoanLite and not to transact with individuals or third parties offering to process their loan applications.

Members are advised to carefully review the loan disclosure statement before accepting the loan, including the applicable interest, fees, repayment schedule, and other terms and conditions.

SSS will continue to work with its other PFIs to make SSS LoanLite available through their respective digital platforms, providing more qualified members with convenient access to formal short-term credit. By SSS

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PH beats first-round opponents in World Chess Olympiad

MANILA – The Philippines kicked off its campaign in the 46th World Chess Olympiad on a high note Wednesday at the Silk Road International Exhibition Center in Samarkand, Uzbekistan.

Michael Concio Jr., Pau Bersamina, Daniel Quizon and Jem Garcia prevailed over their Togolese rivals, 4-0, in the men's division while Mhage Sebastian, Ruelle Canino, Jan Jodilyn Fronda and Shania Mae Mendoza won over their opponents from Malawi with the same score.

Grandmaster Darwin Laylo and Woman GM Janelle Mae Frayna are expected to lead their respective teams in the second round.

The Philippines, ranked No. 57 among 208 nations, will face seventh seed Azerbaijan in the men's division, while the Filipinas, seeded No. 42 among 190 countries, will battle the Syrians.

The Philippines placed 59th in the men's division, while the women's team bagged the Category B gold medal to finish 24th two years ago in Budapest, Hungary.

Meanwhile, National Chess Federation of the Philippines deputy president for Mindanao and Misamis Occidental Gov. Henry Oaminal Sr. has offered PHP1 million if the Philippines finishes in the Top 10 or PHP500,000 for a Top 20 finish.

He also promised



HEAD OF DELEGATION: National Chess Federation of the Philippines deputy president for Mindanao and Misamis Occidental Gov. Henry Oaminal Sr. (6th from right) with the players competing at the 46th World Chess Olympiad in Samarkand, Uzbekistan. The men's and women's teams conquered their opening-round rivals on Wednesday (Sept. 16, 2026). (Contributed photo)

PHP500,000 (gold), PHP300,000 (silver), and PHP200,000 (bronze) for the team category and PHP100,000 (gold), PHP75,000 (silver), and PHP50,000 (bronze) for individual.

Oaminal gave USD500 to each team member.

"It will come from his own pocket," NCFP secretary-general and national women's coach GM Jayson Gonzales said. (PNA)

Perpetual secures first win in NCAA basketball

MANILA – University of Perpetual Help secured its first victory in the NCAA Season 102 men's basketball after beating Emilio Aguinaldo College, 83-72, Thursday at the FiLOil EcoOil Centre in San Juan.

Angelo Gelsano finished with 17 points, 10 rebounds, three steals and two assists as the Altas bounced back from their 77-84 loss to the Letran Knights last Sunday.



STANDOUT. University of Perpetual Help's Angelo Gelsano goes for the basket during the game against Emilio Aguinaldo College in the NCAA Season 102 men's basketball at the FiLOil EcoOil Centre in San Juan on Thursday (Sept. 17, 2026). The Altas won, 83-72. (NCAA photo)

Leobert Casinillo Mark Gojo Cruz and Juan Tulabot scored

Bullpups roll to fourth win in UAAP basketball

MANILA – Defending champion National University Nazareth School (NUNS) rolled to its fourth straight win after demolishing University of the Philippines Integrated School, 100-45, Wednesday in the UAAP Season 89 U16 basketball at the SM Mall of Asia Arena.

Jerick Geron finished with 16 points and five rebounds as the Bullpups extended their winning run to 20 games dating back to Season 88.

"I am grateful to Coach Leo (Pujante). He gave me the opportunity to showcase my game. I still have plenty of shortcomings, but I am also thankful that I played well today," Geron said after the game.

Elijah Javier contributed 13 points and 13 rebounds, while Jesse Arellano had 11 points and 11 rebounds for NUNS, which took a commanding 88-42 lead entering the fourth quarter.

Zandro Lugatiman finished with 18 points and eight rebounds, while Kean Poquiz added 12 points and two steals for the Fighting Maroons.



TOP SCORER. Jerick Geron of National University Nazareth School goes for the basket during the game against University of the Philippines Integrated School in the UAAP U16 basketball at the Mall of Asia Arena. He finished with 16 points and five rebounds in leading the Bullpups to a 100-45 win. (UAAP photo)

Meanwhile, Far Eastern University-Diliman defeated De La Salle-Zobel, 86-76, to remain unbeaten after three outings.

Nicus Calma led the Baby Tamaraws with 20 points and nine rebounds while Bernard Alsola and Griffin Barlan scored 15 and 14 points, respectively.

"If we just keep up the good work and maintain our great character, we might make it to the Finals again," FEU-D head coach Muriel Garcia said.

Ryle Villaruz had 27 points and 12 rebounds, while Enzo Purugganan added 18 points and three assists for the Baby Archers, who took their second win against two losses.

15 points each.

Rey Maglupay chipped in 11 points, including a triple that capped a 9-0 run to give Perpetual a 71-61 lead, six minutes left.

EJ Castillo led EAC with 19 points, five rebounds and two assists, followed by Harvey Raymundo with 17 points and two steals and Jude Bagay with 11 points and four rebounds.

"We are preparing

In the other game, Adamson University clobbered Ateneo de Manila University, 78-56, to share fifth place with University of Santo Tomas at 1-2.

Kobe Edrada paced the Baby Falcons with 22 points and seven assists followed by Raphael Gayatin and Dwayne Sepnio with 16 and 14 points, respectively.

Jayden Ylen led Ateneo with 16 points and 11 rebounds, while Karl Gandionco had 11 points and seven rebounds. Richkurt Dela Cruz and Ezequiel Molina contributed 10 points apiece.

UPIS and Ateneo are at the bottom of the standings with identical 0-3 records. (PNA)

for all the games we'll be playing to be really close contests," said Gojo Cruz, who also had six assists and four rebounds.

"We're grateful that we were able to execute in crunch time what we worked on during practice. We're thankful for the win, but we hope to keep this going since the season is still long," he added. (PNA)