

DILG: Illegal cigarette factory busted in Tanza, Cavite

By Joviland Rita



The Department of the Interior and Local Government (DILG) announced Friday the discovery of an illegal cigarette manufacturing operation inside a warehouse in Tanza, Cavite. At a press

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PBBM to Add Pre-Cast Plants for Faster Housing

By Darryl John Esguerra



HOUSING FOR ALL. President Ferdinand R. Marcos Jr. hands over a symbolic key to a beneficiary during the Expanded Pambansang Pabahay para sa Pilipino (4PH) program milestone event and the 7th anniversary celebration of the Department of Human Settlements and Urban Development at the Megawide Pre-Cast Plant in Taytay, Rizal on Monday (Feb. 16, 2026). The ceremony highlighted the administration's push to accelerate housing delivery through modern construction technology and expanded financing support. (RTVM screengrab)

President Ferdinand R. Marcos Jr. on Monday pushed for the expansion of pre-cast housing facilities nationwide as part of efforts to accelerate the

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Bataan Cavite Bridge Award Delayed



The Philippine government has deferred the awarding of the contract for the 32 kilometer Bataan Cavite Interlink Bridge due to national security concerns.

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Bacoor, transport agencies tackle LRT 1 Cavite extension

BACOR, Cavite — Officials of Bacoor City met with national transport authorities on Thursday to take stock of the ongoing LRT Line 1 Cavite Extension, a major rail project seen to help decongest traffic in the southern corridor of Metro Manila.

Mayor Strike Revilla presided over the coordination meeting held at the Sangguniang Bayan Room Conference Room, gathering representatives from the Department of Transportation, Light Rail Transit Authority, and members of the Cavite Extension Project Team.

Among the key matters discussed were the city government's proposals concerning the Talaba and NOMO stations, including a request for a feasibility study for the planned NOMO

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Cavite Career Caravan Opens Doors for Jobseekers

By F. Tamio



CAVITE CITY — Job opportunities expanded for Caviteños as the Cavite Career Caravan rolled through Cavite City on February 19, bringing together employers and jobseekers in a single venue.

Led by the Office of the Provincial Public Employment Service Manager (OPPESM) under Ms. Rizalie Pinpin-Enero, and in partnership with Mayor Denver R. Chua and

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Gov't Infra Projects Boost Residential Demand

By Joann Villanueva

Infrastructure projects that will allow commuters to travel more easily around the country are among the factors seen as drivers of the real property sector this 2026. In a briefing on Wednesday,

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Farmer-scientists push for climate-smart agri communities

By Patricia Bermudez

TRECE MARTIRES CITY, Cavite (PIA) — The country's farmer-scientists, or those who combine traditional farming experience with modern technology, have renewed their commitment in helping shape the agriculture industry by promoting sustainable and resource-efficient practices. The Agriculture Training Institute (ATI) in

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Bataan Cavite bridge award delayed

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The massive infrastructure project, formally known as the Bataan-Cavite Interlink Bridge, is designed to connect Mariveles in Bataan to Naic in Cavite through a fixed crossing over Manila Bay. Once completed, it is expected to ease traffic

congestion in Metro Manila and strengthen links between Central Luzon and Calabarzon.

Estimated to cost 3.9 billion dollars or about Php219 billion, the bridge is being financed through a mix of Philippine government

funds and loans, with the Asian Development Bank serving as both financier and safeguards monitor.

The Department of Public Works and Highways earlier said the winning bidder would be announced by November 29, 2025.

However, the timeline has been moved as the Asian Development Bank continues its review of submitted proposals and has yet to issue the required no objection letter.

In a statement, the bank said the proposals remain under thorough evaluation to ensure compliance with technical, financial, environmental,

and governance standards. No contract will be awarded without its clearance.

Opposition to the project centers on the possible involvement of China Harbour Engineering Company, a subsidiary of China Communications Construction Company. Maritime and shipping groups, including the Philippine Interisland Shipping Association, have urged the government to reject bids involving the Chinese firm, citing concerns that participation in such a strategic structure may pose security risks.

The delay also comes amid ongoing geopolitical tensions between the Philippines and China over issues in the West Philippine Sea. While China remains one of the country's largest trading partners, Philippine authorities have signaled that national security

and public sentiment will weigh heavily on major infrastructure decisions.

Despite the postponement, the government maintains that the bridge remains a priority project under the Build Better More program. Officials said the planned interlink bridge is expected to improve mobility, speed up the transport of goods, and support long term economic growth across Luzon once completed.

The postponement highlights the balancing act facing the Philippines as it pursues large scale infrastructure development while safeguarding its strategic and sovereign interests.

Source: Report by Jay Hilotin, Senior Assistant Editor, Gulf News (February 13, 2026), with additional information from Bloomberg.

PBBM to add pre-cast plants for

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implementation of the Expanded Pambansang Pabahay para sa Pilipino (4PH) program. Leading the milestone event of the 4PH and the 7th anniversary celebration of the Department of Human Settlements and Urban Development (DHSUD) at the Megawide Pre-Cast Plant in Taytay, Rizal, Marcos underscored the role of modern construction technology in speeding up housing delivery without sacrificing quality and affordability.

“Gagawin po namin lahat ng aming kakayahan upang hindi lamang itong plantang itong nakikita ninyo ngayon kung hindi madagdagan pa at maparami pa upang mapabilis ang konstruksyon at maparami ang aming maibibigay na tahanan (We will do everything in our power to ensure that this plant you see today will be expanded and multiplied to speed up construction and increase the number of homes we can provide),” Marcos said in his speech.

Marcos toured the facility, which produces

pre-cast components such as walls, slabs, beams, and columns for 4PH projects financed by Pag-IBIG Fund.

Pre-cast construction allows simultaneous production of building components in a controlled environment, significantly shortening project timelines.

Marcos said modern building technologies not only reduce construction time but also shorten the waiting period for families aspiring to have their own homes.

From July 2022 to January 2026, the administration has completed and financed over 423,000 housing units under various modalities, according to the President.

During the ceremony, Marcos also led the ceremonial awarding of symbolic keys to beneficiaries of vertical and horizontal housing projects in Palayan, Nueva Ecija; San Mateo, Rizal; Caloocan City; Imus, Cavite; San Fernando, Pampanga; and Mamburao, Occidental Mindoro.

Certificates of Lot Award under the

Enhanced Community Mortgage Program and Certificates of Entitlement for beneficiaries of long-standing Presidential Proclamations were also distributed.

The event also marked the unveiling of the pilot UP Rental Housing Project inside the University of the Philippines Diliman campus, expanding 4PH coverage to rental housing.

DHSUD Secretary Jose Ramon Aliling said the Expanded 4PH now offers multiple modalities, including vertical, horizontal, community mortgage, rental housing, and proclamation areas, to respond to the needs of different sectors. Pag-IBIG

Fund Chief Executive Officer Marilene Acosta said the agency supports modern construction technologies to accelerate socialized housing delivery while ensuring affordability.

Pag-IBIG has invested PHP10 billion in Megawide-preferred shares to support the construction of more than 7,000 housing units in Cavite for over two years, with a 9 percent annual return aimed at sustaining competitive dividends for members. In 2025, Pag-IBIG released a record PHP140.54 billion in housing loans, benefitting 90,727 members.

Created in 2019 under Republic Act 11201, DHSUD reaffirmed its commitment to advancing inclusive and resilient communities as it marked its seventh year of service. (PNA)



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Farmer-scientists push for climate-smart

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CALABARZON reminded the farmers of their role during a seminar on Circular Economy for Magsasaka Siyentista marking ATI's 39th anniversary celebration.

The session underscored the importance of farmers in the country's food production chain as active partners in shaping practical and innovative agriculture solutions.

It also highlighted that

combining field experience to research and technology can be applied in farming communities, reinforcing that farmers are active partners in shaping the country's agriculture practices.

Dr. Rolando Maningas, Center Director for ATI CALABARZON, in a statement, emphasized the importance of similar learning sessions in bridging the gap between

traditional farming and technological innovations to promote environmentally responsible agricultural communities.

“Through concrete examples and grounded discussions, the session underscored the importance of resilience, environmental responsibility, and sustainability, strengthening the Center's role as a vital bridge between innovation and the

field, and supporting the development of climate-smart and environmentally responsible agricultural communities.”

The farmer-scientists also renewed their oath to reiterate their commitment to applying the knowledge and innovation provided by the DA-ATI in shaping their farming and fishing communities to become more productive and resilient. (PB-PIA CALABARZON, ATI CALABARZON)

Cavite career caravan opens doors

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the local government, the event drew 330 registered jobseekers and featured 40 local and three international companies offering a total of 12,419 vacancies. Thirty applicants were hired on the spot. In addition, 11 national government agencies were present to assist participants in

updating records and providing services. These included the Philippine Statistics Authority, Social Security System, PAGIBIG Fund, Department of Trade and Industry, PhilHealth, National Bureau of Investigation, Technical Education and Skills Development Authority,

Bureau of Internal Revenue, Department of Labor and Employment (DOLE), Integrated Bar of the Philippines, and the Office of the Provincial Cooperatives Development Officer, which offered guidance on cooperative, livelihood, and entrepreneurial programs. Career coaching sessions

also helped attendees improve their resumes, prepare for interviews, and avoid illegal recruitment practices. Recent graduates especially benefited from these sessions, gaining support in launching their careers. The event received backing from Ms. Marivic B. Martinez, Director II of DOLE-Cavite, and City Councilor Emily Misenas Tirona, Chairperson of the Committee on Labor and Employment.

Bacoor, transport agencies tackle

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stop. Local officials also raised concerns about the proposed relocation of the Niog Station intermodal hub and its access road.

The parties likewise examined the use of funds under existing memoranda

of agreement. These cover the construction of the Niog access road, the resettlement of informal settler families affected by the project, and the clearing of structures along the railway alignment.

The Cavite extension will lengthen the current light rail line from Baclaran deeper into Cavite, passing through Bacoor and serving fast growing communities south of Manila. Once completed, the project is

expected to provide a more efficient transport option for millions of daily commuters. Also present in the meeting were city planning and development officials, accounting personnel, and engineers from the mayor's office. The DOTr delegation included five technical representatives, while the LRTA sent three officials.

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Chiz to Lead Senate Panel on Ban vs Officials Kin in Gov’t Contracts

Senator Francis “Chiz” Escudero will lead Senate hearings on a priority measure that will disqualify relatives of public officials from entering into government contracts, following his appointment as chairperson of a newly created subcommittee under the Committee on Civil Service, Government Reorganization and Professional Regulation. The Senate approved Escudero’s designation during last Monday’s plenary after Majority Leader Juan Miguel Zubiri disclosed that the move was made at the request of Senator Ronald “Bato” dela Rosa, chair of the parent committee.

The chamber then referred the proposal under Senate Bill No. 783 to Escudero’s subcommittee, underscoring its role in bolstering transparency and accountability in public procurement. The senator from Sorsogon, who principally authored SB 783, has long championed reforms to bar public officials and their relatives up to the fourth civil degree from participating in government contracts.

The bill, co-authored by Senators Bong Go and Joel Villanueva, is currently pending. In filing the bill on August 4, 2025, Escudero emphasized that banning officials and their kin from government projects would “boost procurement safeguards” and close gaps that allow undue influence in public transactions. He also stressed that such reforms are vital to restoring public trust and ensuring that government resources are allocated fairly and transparently. “This subcommittee will ensure that integrity in public service is not only discussed but institutionalized,” Escudero said. “By disqualifying relatives of officials from government contracts, we close the loopholes that allow undue influence and strengthen the country’s procurement safeguards as part of our continuing efforts to fight graft and corruption,” he added.

The creation of the subcommittee reflects the Senate’s commitment to prioritize anti-corruption measures, in line with President Marcos Jr.’s call to eliminate undue influence in public transactions. With Escudero at the helm, hearings are expected to fast-track deliberations and consolidate legislative proposals that safeguard government procurement from familial and political interference. “Makakaasa ang taumbayan na ang mga pulong na ating pangungunahan ay mananatiling transparent at bukas sa pagdinig ng bawata’t panig upang matiyak na ang resulta ng mga public hearings na ito ay malinaw, at tunay na nagsusulong ng tapat na pamahalaan,” he concluded.

DILG: Illegal cigarette factory busted

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conference, DILG Secretary Jonvic Remulla said a law enforcement operation was conducted at the warehouse on Thursday morning through a letter of authority from the Bureau of Customs (BOC).

"Ito po ay in operation since August of 2025. Ang estimated production nila ay umabot hanggang P2 billion simula August," Remulla said.

(The illegal cigarette manufacturing has been in operation since August of 2025. Its estimated production has reached P2 billion since August.)

The facility was reportedly registered as "Cavite South Luzon Steel Management" and declared as a canned goods storage site.

A concerned citizen reported a strong tobacco odor was emanating from

the area. Surveillance later confirmed alleged cigarette manufacturing activities, prompting the inspection.

During the raid, the following were confiscated:

- cigarette manufacturing machinery
- industrial generators
- a forklift
- sacks of dried tobacco
- packaging materials
- raw cigarette components
- alleged counterfeit finished products bearing various brand names
- boxes of Fresh Tobacco Square sets

The BOC estimated the total value of the seized contraband at P200 million. Fake and irregular tax stamps were also found at the site, bolstering probers' suspicions that perpetrators

dodged lawful tax payments on the items.

Case build-up and inventory procedures are ongoing in preparation for the filing of charges under the Customs Modernization and Tariff Act as well as the Anti-Agricultural Economic Sabotage Act.

Authorities are looking at two persons who are allegedly linked to the illegal activity.

Remulla also warned distributors and market vendors that authorities will begin raids next week as part of efforts to dismantle the supply chain of illegal cigarettes.

Meanwhile, the DILG secretary said a high-ranking "protector" has emboldened smugglers to pursue their illegal cigarette enterprises.

Although the supposed protector has yet to

be identified, Remulla expressed confidence that this would soon be revealed.

Combined elements of the Bureau of Customs, Armed Forces of the Philippines (AFP), Philippine National Police (PNP), and the DILG carried out the Tanza operation as part of the administration's campaign against smuggling and economic sabotage.

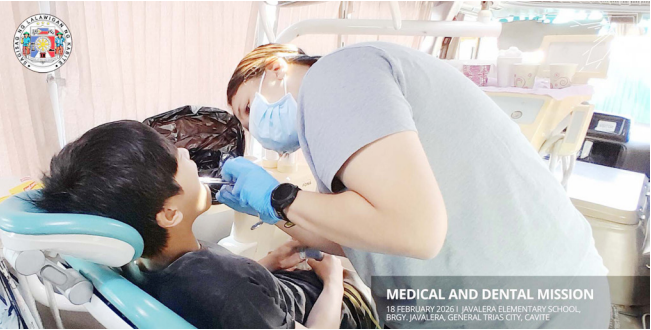
Revilla said the government loses some P30 billion annually due to illegal cigarette operations.

He warned that the government will not only go after manufacturers of the contraband, but the distributors and retailers as well.

Anyone caught selling the illegal cigarettes, the DILG chief said, faces charges in relation to the Anti-Agricultural Economic Sabotage Act, which is a non-bailable offense. — with a report from Oscar Oida/ VDV, GMA Integrated News

Gentriseños Receive Free Health Services in Javalera

By R. Dones



GENERAL TRIAS CITY — Hundreds of residents in Brgy. Javalera benefited from free medical and dental care during a mission organized by the Provincial Government of Cavite on February 18 at Javalera Elementary School. A total of 436 individuals received services through the outreach, which was coordinated by the Office of the Provincial Governor and the Office of the Provincial Health Officer. The GEAMH Team led medical consultations, while the General Trias Dental Team provided dental care. Support came from AMIGA District Hospital, Barangay Health Workers, and Punong Barangay Teodulo Romero. Among the beneficiaries, 337 received medical consultations, 39 availed of dental services, 52 underwent Fasting Blood Sugar testing, and four patients each received X-ray and ECG procedures. Free medicines were also distributed to qualified residents. The mission is part of the provincial government’s ongoing effort to bring essential health services closer to communities and ensure timely, quality care for every Caviteño.

CHIZ PUSHES 99 YEAR LAND LEASE LAW TO BOOST INVESTMENT

Senator Francis “Chiz” Escudero is urging the national government to aggressively market the new 99 year lease terms under Republic Act No. 12252, saying the measure must be positioned as a long term anchor for jobs, capital, and development. Escudero issued the call as the Philippine economy expanded by only 4.4 percent in 2025, below the government’s 5.5 to 6.5 percent target and slower than the 5.5 percent posted in 2024. He warned that the country must compensate for weaker growth by strengthening investor confidence and accelerating structural reforms. “The law is already in place. What we need now is aggressive promotion and clear messaging to investors that the Philippines is ready for long term partnerships,” he said.

The veteran legislator noted that foreign direct investment inflows continue to soften, underscoring the urgency of attracting long term capital. Latest data show that FDI net inflows reached only around \$7.1 billion from January to November 2025, a significant decline from the \$9.08 billion recorded in the same period in 2024. He said this contraction, driven by weaker intercompany borrowings and more cautious global sentiment, signals that the Philippines must move decisively to restore investor confidence and compete more aggressively for capital in the region. The senator also added that the labor market remains fragile, with the unemployment rate holding at 4.4 percent in December 2025, equivalent to approximately 2.26 million jobless Filipinos.

Youth unemployment also remains in double digits, reflecting persistent structural challenges in job creation. Escudero stressed that without stronger investment inflows, particularly in sectors requiring long term capital, the country risks prolonging underemployment and missing opportunities to absorb its growing young workforce.

He emphasized that reforms like RA 12252 can help reverse these trends by encouraging investors to commit to projects that generate stable, high quality jobs over decades. The Bicolano senator pointed to agencies such as the Philippine Economic Zone Authority (PEZA) and the Subic Bay Metropolitan Authority (SBMA) as key drivers in marketing ecozones and tourism hubs as long term destinations for capital, jobs, and innovation. PEZA alone approved P260 billion in investments in 2025, while SBMA continues to attract logistics, manufacturing, and tourism projects that require long gestation capital. “In times of slowdown, we must think in centuries, not quarters. RA 12252 ensures that those who invest here will stay for generations, creating stability that outlasts economic headwinds,” he added.

Escudero emphasized that RA 12252, which amends RA 7652 or the Investor’s Lease Act, extends land leases for foreign investors from 50 years to 99 years—a step he described as a structural reform that can help cushion the impact of weaker growth and provide certainty for long term projects. He noted that sectors such as ecozones, tourism, renewable energy, and agribusiness stand to benefit most.

These industries require heavy capital and long gestation periods, making the extended lease terms a decisive factor in investment decisions. Escudero, the law’s principal author, added that reforms must continue even when growth slows. “We cannot pause structural change because of short term numbers. On the contrary, we must push harder so that the next cycle of growth is stronger and more resilient,” he explained.

Gov't infra projects boost residential

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Dino Palanca, Director of Research and Marketing of real estate services company KMC Savills, said existing stock in the residential segment has gone down after property developers have trained their eyes on other segments and the market after an oversupply in the past.

He said residential property developments continue to rise in Cavite, Laguna, Batangas and Rizal as well as in Pampanga, even if the latter is already a bit far from Metro Manila.

“The drivers are evident. We’re grateful that the government also has stepped in to play in building infrastructure projects and interconnecting businesses altogether. What this does

is, apart from making ease of travel and business, it makes it more convenient, is also connects us regionally to, I guess, some more direct range areas of opportunity,” he said.

In terms of the office market, John Corpus, Executive Director for Tenant Representation, said healthcare, financial technology, information technology, game development and robotics segment of the information technology-business process management (IT-BPM) sector is what drives office space demand.

For retail spaces, businesses have reverted to large format operations such as big supermarkets after the small format

businesses like food carts and smaller store branches did not grow as fast as expected, said Alex Samuel, Director for Consultancy and Valuation.

“So, that said, traditional formats that have a larger type of scale are more stable for the retailers,” he said.

Warehousing, logistics hubs and distribution centers are also boosting the retail spaces segment, according to Ninoy Tea, Executive Director for Investment Services.

“We’ve seen the growth of logistics hubs exponentially. We feel that it will continue to grow in the next five to 10 years,” he said.

For the hospitality

segment, hotels and accommodation facilities in Subic in the province of Zambales have great opportunities due to the military exercises, and in Bohol.

In terms of government policies that will further bolster investors’ confidence to place their funds in the domestic real estate market, KMC Savills executives cited the need to lift the moratorium on putting up new economic zones in Metro Manila that will be accredited by Philippine Economic Zone Authority, the need to provide incentives for tenants that support the government’s green and sustainable initiative, and the need to increase leeway on foreign ownership to help the manufacturing sector. (PNA)



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

BANGKO SENTRAL NG PILIPINAS,
Petitioner-Mortgagee,

-versus-

JOCELEY C. ALVAREZ,
Respondent/Mortgagor,
X-----X

File No. FC-DC-2023-26
EXTRA JUDICIAL FORECLOSURE OF REAL
ESTATE MORTGAGE UNDER ACT 3135, AS
AMENDED BY ACT 4118

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, **BANGKO SENTRAL NG PILIPINAS** with postal address at BSP Building, A. Mabini cor. P. Ocampo Streets, Malate, Manila against the mortgagor, **JOCELEY C. ALVAREZ**, with postal address at (1) No. 5-D Bldg., 2, LMN Condo., 8441 Sucat Road, Parañaque, Metro Manila, and (2) Lot 33 Blk. 5, Goldenville Subdivision, Phase II, Brgy. Sabang, City of Dasmariñas, Cavite and for the satisfaction of the mortgaged debt which as of **JANUARY 15, 2026** amounts to **ONE MILLION ONE HUNDRED EIGHTY FIVE THOUSAND EIGHT HUNDRED FIFTY EIGHT PESOS AND 57/100 (Php 1,185,858.57)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned sheriff will sell at public auction on **MARCH 18, 2026** at 10:00 o'clock in the morning or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro I, Dasmariñas City, Province of Cavite to the highest bidder and for **CASH or CERTIFIED CHECK**, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

Transfer Certificate of Title No. T-698899

IT IS HEREBY CERTIFIED that certain land situated in Municipality of Dasmariñas, Province of Cavite.
A parcel of land (Lot 33, Blk. 5 of the subd. plan. Psd-04-0087052 being a portion of Lot 3255, Imus estate (Rs-04-001977), L.R.C. Rec. No. situated in the Brgy. of Sabang, Mun. of Dasmariñas, Province of Cavite. Bounded on the SE., along line 1-2 by Road Lot 3; on the SW., along line 2-3 by lot 32, Blk. 5, both of the subd. plan; on the NW., along line 3-4 by Lot 3257, Imus Estate (LRA) PR-13508); on the NE., along line 4-1 by Lot 34, Blk. 5, of the subd. plan. Beginning at a pt., marked "1" on plan, being N.11 21'W., 1050.24 m. from Mon. 140, Imus Estate; thence S.82 deg. 15'W., 3.50 m. to pt. 2; thence N.7 deg. 45'W., 10.00 m. to pt. 3; thence N.82 deg. 15'E., 3.50 m. to pt. 4; thence S.7 deg. 45'E., 10.00 m. to the pt. of beginning, containing an area of THIRTY FIVE (35) SQ. METERS. All pts. referred to are indicated in the plan and are marked on the ground by P.S. cyl. conc. mons. 15x60 cm.; bearings true; date of orig. survey, July 27, 1905-June 11, 1908 and that of the subd. survey, June 13-17, 1995 and was approved on Dec. 1995.

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

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

In the event that the public auction should not take place on the said date and time, it shall be held on **MARCH 31, 2026**, at the same time and place without further notice.

Dasmariñas City, Cavite, February 5, 2026.

ARLYN P. BARCELON
Sheriff IV

ATTY. MARCELA L. BAYBAY
Clerk of Court VI & Ex-Officio Sheriff

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(2) Lot 33 Blk. 5, Goldenville Subdivision, Phase II, Brgy. Sabang, City of Dasmariñas, Cavite

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2. The Bulletin Board of Dasmariñas City Hall
3. The Bulletin Board of Dasmariñas City Post Office
4. The Bulletin Board of Dasmariñas City Public Market

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

EAST WEST BANKING CORPORATION
Petitioner/Mortgagee,

-versus-

SPOUSES DANILO D. ELLIS &
LEXCIEL C. ELLIES,
Mortgagors/Respondents.
X-----X

FORECLOSURE CASE NO. F-026-26

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Petitioner/Mortgagee, **EAST WEST BANKING CORPORATION** with business address at EastWest Corporate Center, The Beaufort, 5th Ave., cor. 23rd St, Bonifacio Global City, Taguig City, against the Mortgagors/ Respondents, **SPOUSES DANILO D. ELLIS & LEXCIEL C. ELLIS**, with residence and postal addresses at (1) Block 24, Lot 05, Kensington 11, Brgy. Bacao O, Gen. Trias, Cavite and/ or (2) Block 1, Lot 7, Phase 4, Love Avenue, Olivarez Homes, San Vicente, San Pedro, Laguna and/or (3) Block 1, Lot 2, Love Avenue, Olivarez Homes, San Vicente, San Pedro, Laguna, to satisfy the mortgage indebtedness which as of **January 15, 2026** amounts to **TWO MILLION SIX HUNDRED EIGHTY FOUR THOUSAND SIX HUNDRED FOUR PESOS and 7/100 (Php 2,684,634.07)**, Philippine Currency, inclusive of accrued interests and penalties 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 MARCH 25, 2026 at 10:00 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. 057-2017027952

LOT NO: 5 BLOCK NO. 24 PLAN NO. Pcs-04-028977
PORTION OF: the cons/subd of Lots 1632-A, 1632-B, 1632-C, Psd-04-134487; Lot 1631 (FRS-04-005440) & Lot 1642 (RS-04-002863) San Francisco de Malabon Estate, Decreed No. 4270, LRC Rec. No. 5964
LOCATION: Barangay of Bacao I, Municipality of Gen. Trias, Province of Cavite
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	Lot 6, Block 24, Pcs-04-028977
2-3	SW	Lot 3, Block 24, Pcs-04-028977
3-4	NW	Road Lot 38, Pcs-04-028977
4-1	NE	Lot 7, Block 24, Pcs-04-028977

AREA: SIXTY SQUARE METERS (60), 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 time and date, it shall be held on **APRIL 8, 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, FEBRUARY 27, 2026.

RICARDO A. TOLEDO
Sheriff IV

Copy furnished:
LAW OFFICES OF PAMFILO BUBAN RAMOS AND DE PERALTA
Counsel for the Mortgagee
5/F, EastWest Corporate Center,
5th Ave., cor 23rd St., Bonifacio Global City, Taguig City 1634

SPS. DANILO D. ELLIS & LEXCIEL C. ELLIS
(1) Block 24, Lot 05, Kensington 11, Brgy. Bacao O, Gen. Trias, Cavite
(2) Block 1, Lot 7, Phase 4, Love Avenue, Olivarez Homes, San Vicente, San Pedro, Laguna
(3) Block 1, Lot 2, Love Avenue, Olivarez Homes, San Vicente, San Pedro, Laguna

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

Publication: Southern Tagalog Herald Cavite
Dates: March 1, 8 and 15, 2026

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

BDO UNIBANK, INC.,
Mortgagee,

-versus-

SPS. ARVIN RICHARD SANTIAGO
AND CECIL A. SANTIAGO,
Debtors/Mortgagors.
X-----X

FORECLOSURE CASE NO. F-007-26

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at BDO Corporate Center, 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City against the Debtors/Mortgagors, **SPS. ARVIN SANTIAGO & CECIL A. SANTIAGO**, with residence and postal addresses at (1) No. 1179 Tramo St., Pulang Lupa, Las Piñas City (occupied by a third party) and (2) Block 1, Lot 1, Phase 4, Somerset, Navarro, Gen. Trias, Cavite (currently occupied by Mortgagors), to satisfy the mortgage indebtedness which as of **December 19, 2025** amounts to **THREE MILLION FIVE HUNDRED NINETY SIX THOUSAND EIGHT HUNDRED FORTY SEVEN PESOS and 73/100 (Php 3,596,847.73)**, 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 MARCH 25, 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. 057-2016050673

Lot No. 1 Block:1 Plan No. Pcs-04-027806
Portion of: Lots 1677-B (LRC) Psd-61621; mLotn 3041-A; 3041-B; Lot 3041-C, (LRC) Psd-61609, Block 12; Pcs-04-026272 & Lot 1678, San Francisco de Malabon Estate, Decreed No. 4270, LRC Rec. No. 5964
Location: Barangay of Navarro, Municipality of Gen. Trias, Province of Cavite, Island of Luzon
Boundaries:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NE	Block 13, Pcs-04-027806
2-3-4	NE	Road Lot 1, Pcs-04-027806
4-5-6	SE	Road Lot 14, Pcs-04-027806
6-1	SW	Lot 2, Block 1, Pcs-04-027806

Area: ONE HUNDRED FORTY SEVEN SQUARE METERS (147), 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 time and date, it shall be held on **APRIL 8, 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, FEBRUARY 27, 2026.

ANDRES B. ESPINA
Sheriff IV

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

SPS. ARVIN RICHARD & CECIL A. SANTIAGO
(1) No. 1179 Tramo St., Pulang Lipa, Las Piñas City
(2) Block 1, Lot 1, Phase 4, Somerset, Navarro, Gen. Trias, Cavite

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