

# First Bicol Real Estate Seminar to be Held in Naga City on February 22-25

By: Realtor Rosendo V. Donida  
Seminar Director

With the rapid growth of real estate development by way of residential, commercial, industrial and agricultural pursuits that is taking shape in almost every big town in Bicolandia which has resulted in more people getting interested, either as owners, developers, agents or financiers, the Philippine Association of Real Estate Boards, with its main offices in Manila, in its desire to disseminate the fundamentals of professional real estate services to the public, is going to conduct the first Bicol Regional real estate seminar in Naga City, if not in Legazpi City or both, depending on enrollment, on February 22 to 25.

Lectures during the seminar will be held in the morning and in the afternoon. Each session will be for three hours. Each lecturer will speak for one hour to be followed by a 30-minute open forum to give an opportunity to the participants to ask any question which is re-

lated to the subject matter.

Domingo R. Abella of Naga City has been designated by the seminar directorate of the above-named Association as the local chairman of the committee to campaign actively for enrollment in the seminar. Each enrollee will pay in advance the sum of P50 as attendance fee with which to cover all expenses to be involved, such as the cost of printing, transportation, board and lodging of the lecturers who will come mostly from Manila and Quezon City without payment for their services.

Attendance to the seminar is open to any person who wants to seek knowledge in property management, subdivision, agency, selling, financing, planning and appraisal. Those who want to attend may see Mr. Abella for more information.

Two top executives in the government service who hold office in Naga

City have been designated lecturers. Their subjects will be national in nature, however, which have direct relation with every real estate property owner, financier or developer.

Atty. Wenceslao Mara-

sign, regional manager of the Government Service Insurance System for Southern Luzon will lecture on the lending policies of the GSIS in relation to the services of the said institution in the development of communities through the construction of residential homes, commercial establishments,

educational institutions, hospitals and hotels, not to mention recreational and resort centers.

Atty. Bonifacio Cuevas, regional director of the Bureau of Internal Revenue for the Bicol region, will lecture on the kind of taxes that every real property owner should know.

(Continued on page 6)

## FM Orders Deployment of Six Newly-Acquired Naval Vessels

The immediate deployment of six naval vessels acquired from the US government as transport and service vessels in the anti-smuggling drive and other services related to the economic development program was ordered recently by President Marcos.

The six vessels will partly alleviate the need of the navy and coast guard for patrol and transport vessels to take care of internal security and development, according to the President during the turn-over ceremonies held at the Philippine Navy headquarters on Dewey Boulevard.

The President accepted the six vessels from Minister James T. Wilson, charge de affairs of the U.S. embassy in Manila, who signed the transfer documents in behalf of the U.S. government.

President Marcos signed the documents in behalf of the Philippine government.

In his acceptance speech, the President said the vessels will be utilized to fight piracy, "strengthen our shores" and augment the coast guard.

He said one of the vessels will be used to carry such requirements for economic development as schoolbuilding materials, as well as for helping and supporting the civilian

airports in ferrying relief supplies in case of calamities.

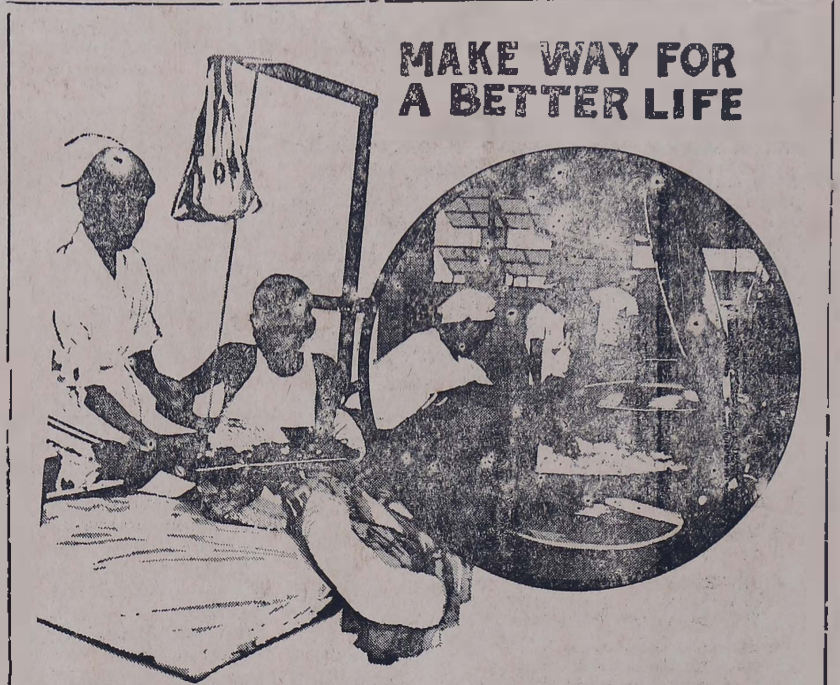
In ordering the deployment of the new vessels for services related to the development program, the President said: "Continuously there has been a shift, a refashioning of military aid in order to meet this new role of the armed forces of the Philippines."

"Correspondingly," he said, "the equipment that we have received from the U.S. has changed from armaments to equipment needed for our economic development program."

"The new area of combat is not on our shores but in the depressed areas of our country," he added.

In his turnover speech, Minister Wilson said the ceremony "symbolizes our continuing desire to assist in the economic development and the security of our friends in Southeast Asia, particularly the people of the Philippines with whom the American people have travelled so far together as comrades in arms and partners in peace."

It is my government's confident hope that all six of the vessels will be found helpful in the impressive nation-building action programs underway today in the Philippines," he added.



**MAKE WAY FOR A BETTER LIFE**

There's a lot to look forward to for this little boy at the National Orthopedic Hospital. Hope is born and nurtured on the humane services dispensed by entities such as this hospital which receives aid from the Philippine Charity Sweepstakes Office. Just as valuable are the assistance extended by other sweepstakes beneficiaries like the Girl Scouts of the Philippines, Office of Vocational Rehabilitation, Red Cross Blood Bank, etc., numbering over 4,000 in all.

Efforts to improve the health and welfare of the nation are being exerted day in and day out, year after year, through the various services made available through the PCSO.

**FEBRUARY 25, 1968 SWEEPSTAKES**

**FIRST PRIZE ₱200,000**

**SECOND PRIZE ₱80,000**

**THIRD PRIZE ₱40,000**

**AND THOUSANDS OF OTHER CASH PRIZES, ALL TAX-FREE**

ALSO ON SALE:

**MARCH 31, 1968 SWEEPSTAKES TICKETS**

**FIRST PRIZE - ₱500,000**

**SAVE A LIFE and WIN A PRIZE**

**PHILIPPINE CHARITY SWEEPSTAKES OFFICE**

970 SAN MARCELINO ST., MANILA TEL. Nos. 3-02-70; 3-93-60; 4-22-76

**-BRANCHES-**



**Northern Luzon**  
Pangasinan Medical Society Bldg.  
Dagupan City

**Bicol Region**  
Rizal St.  
Legazpi City

**Eastern Visayas**  
Patria de Cebu Bldg. Cor. Lapu-Lapu and Legazpi Streets Cebu City  
Tel. 5711 or 5302

**Western Visayas**  
GSIS BLDG. Plaza Libertad Iloilo City  
**Southern Mindanao**  
Basa BLDG. Cor. Monteverde Ave. C. Guero St. Davao City

**Northern Mindanao**  
J. R. Borja St. Cagayan de Oro City

## ● LEGAL NOTICES ●

Republic of the Philippines  
COURT OF FIRST  
INSTANCE OF  
CAMARINES SUR  
10th Judicial District  
OFFICE OF THE  
PROVINCIAL SHERIFF  
City of Naga

JOAQUIN RIVERA,  
Plaintiff,  
-versus-

NICOLAS CLAVILLAS,  
Defendant

CIVIL CASE NO. 6188

For  
FORECLOSURE OF MORTGAGE  
X - - - - - X

### Notice of Auction Sale

Whereas, by virtue of the writ of execution issued by the Court of First Instance of Camarines Sur in connection with the above-entitled case dated the 12th day of January, 1968 whereby the Provincial Sheriff of Camarines Sur ex-officio, or any of his lawful deputies was commanded to make effective the sum of ONE THOUSAND FIFTY PESOS (P1,050), Philippine currency, the unpaid balance of indebtedness of the defendant to the plaintiff hereof, plus the lawful fees for the services of this execution of the sheriff, pursuant to Section 2, Rule 68 of the Rules of Court:

Whereas, the mortgaged property of the defendant to the plaintiff hereof, is particularly described as follows, to wit:

"A parcel of rice land, with an approximate area of 12,500 square meters; bounded on the North, by an irrigation canal; East, by an irrigation canal; South, by the Masoso Irrigation Canal; and on the West, by Lucio Clavillas, forming part of that property of 2 hectares declared in the name of Nicolas Clavillas under Tax No. 20276 and assessed at at P590.00; neither registered under the Spanish Mortgaged Law nor under Act 496 and may be registered under Act 3344 as amended. This property is located in sitio of Olaog, barrio San Isidro, Iriga, Cam. Sur."

Wherefore, in order to satisfy the amount of ONE THOUSAND FIFTY PESOS (P1,050), the unpaid balance of indebtedness of the defendant to the plaintiff hereof and together with the sheriff's fees and other lawful expenses incident to this execution, the undersigned Provincial Sheriff ex-officio, announces that on March 4, 1968, between the hours of 9:00 o'clock in the morning and 4:00 o'clock in the afternoon he will sell at public auction at the office of the provincial sheriff, located on the second floor of the C.S. Provincial Capitol, in Naga City, to the highest bidder for cash and in Philippine currency, the foregoing described mortgaged property together with all the existing improvements thereon.

According to law, this notice of auction sale will be published in the BICOL STAR, a weekly regional newspaper published and edited in the City of Naga, having a wide general circulation in the Bicol provinces including the province of Camarines Sur, once a week for three consecutive weeks, the first publication to take place at least twenty (20) days before the date of the auction sale. Likewise, for the same period of time, three copies of this notice will be posted in three public and conspicuous places in the municipality of Iriga, Cam. Sur and another three copies to be posted in the City of Naga (one at the Bulletin Board in the Provincial Capitol

of Cam. Sur) where the auction sale will take place, for the information of all concerned.

Prospective bidders or buyers of the foregoing described property are hereby enjoined to investigate for themselves the title of the property and the encumbrances thereon, in case any there be, for their own protection.

Naga City, Philippines, February 7, 1968.

MAURO B. PAJARDO  
Ex Officio Prov.  
Sheriff of Cam. Sur

Pub. Feb. 10, 17, 24, 1968.

### Notice of Extrajudicial Adjudication and Sale

Pursuant to Section 1, Rule 74 of the New Rules of Court notice is hereby given that the estate of the late Florencio Sedilla consisting of one parcel of land containing an area of eight hectares, more or less, as his undivided conjugal share over a parcel of land situated at barrio Mabatabat, Pili before, now barrio Del Rosario, Ocampo, Camarines Sur, duly registered under O.C.T. No. 2145 (Bureau of Lands No. H-126805-H.P. No. 60249) has been extrajudicially adjudicated by his wife Perpetua Cortez as sole heir unto herself and was sold by her absolutely, together with a portion of her own share, for a consideration of Four Thousand Five Hundred Pesos (P4,500) to Melquiades Padillo, married to Gloria Morones, resident of Ocampo, Camarines Sur by means of a formal written instrument duly notarized before Notary Public Melquiades R. Volante of Ocampo, Camarines Sur on February 8, 1968; Doc. No. 12; Page No. 5; Book No. III, Series of 1968.

Pub. Feb. 10, 17, 24, 1968.

### First Bicol Seminar...

(Continued from page 5)

The lecturers from Manila and Quezon City are professional real estate brokers and appraisers who are specialists in their own lines and masters of their subjects. They have long been tried and tested for their abilities and ethical standards and they know all the intricacies of the real estate business. Few of the lecturers and their qualifications are as follows:

Realtor Teodoro Kalaw, Jr., lawyer, accountant, real estate appraiser and financier - developer, will speak on the fundamentals of real estate appraising, office management and recruitment of agents.

Realtor Louis H. Bernasconi, a civil engineer, is a large scale developer of residential and commercial subdivisions in the suburbs of Quezon City, particularly in the nearby towns of the province of Rizal. He is the vice president and treasurer of the St. Louis Realty Corporation which owns and manages the Brookside Hills and Las Palmas subdivisions. Mr. Bernasconi will lecture on the modern trends in subdivision development and management.

### A Year of . . .

(Continued from Page 4)

Fifth, he must demand from his government adequate and satisfactory conditions of order in every community so that he can work in peace and sleep soundly at home;

Sixth, he must look forward to the makers of policy only for policies that will make easier his acquisition of capital and facilities for private enterprise and adequate lines of communication for the marketing of his goods;

Seventh, the land remains his best source of livelihood and income;

Eighth, he must stop once and for all the practice of selling his votes because this practice puts into offices unimaginative, indifferent, and pseudo-leaders; and,

Ninth, in the final analysis, only he can help himself.

To all of us, to listen to these truths or facts may be painful and bleak.

He is a past director of the Philippine Association of Real Estate Boards and past president of the Quezon City Board of Realtors.

Realtor Alberto E. Filamor, a lawyer, is the incumbent Secretary General of the Philippine Association of Real Estate Boards. He also holds the position of Secretary of the Institute of Philippine Real Estate Appraisers. He will lecture on the vast opportunities of the real estate business as he has seen and served in his long years of experience.

Eugenio P. Torres, Chief of the Broker's Division, Bureau of Commerce will lecture on the licensing regulations governing real estate brokers and salesmen.

Commissioner Antonio H. Noblejas of the Land Registration Commission will lecture on the common problems of real estate conveyancing and title registration.

A dinner and program will highlight the closing ceremonies of the seminar on Saturday evening, February 24. On the 25th which is a Sunday, the lecturers and the participants will devote their time to sightseeing under the auspices of the local committee headed by Domingo Abella.

During the graduation exercises, handsome certificates of attendance will be distributed to the participants and certificates of appreciation will likewise be awarded to all those who have contributed their best efforts in making the Bicol real estate seminar a success.

But we leave ourselves no choice. We shall cauterize the wounds of our people until they bleed freshly if only by this process we can help to heal them. On the other hand, we shall passionately tell and retell their heritage of greatness, awaken them to their tremendous potential, and encourage them to realize this potential, through hard work and more work.

It is our hope that through continuing confrontation, our people can be weaned a way completely from a growing and engulfing mentality of mendacity and led to rediscover the beautiful and respectable virtues of self-reliance, industry, and frugality.

In order to give teeth to this program of continuing confrontation, the Federation of Provincial Press Clubs of the Philippines has formulated its "Return to the Barrio Movement."

### The RBM

We hold that prosperous rural communities are the best guarantees to the preservation and protection of freedom of the press in the countryside, expansion of the newspaper publication and radio operation enterprises, and securing for the newspaperman and radio commentator in the provinces self-respect, integrity and a decent standard of living.

The "Return to the Barrio Movement", therefore, will endeavor to contribute all its efforts to the realization of the following:

First, prosperity in the rural communities,

Second, checking of the exodus of barrio manpower, and,

Third, attracting rural manpower now under stress in urban communities to return to the barrio.

The RBM is big and ambitious. It requires tremendous informed, knowledgeable, and effective activities in organization and communication. We say here and now that we make no claims we can go it alone. On the other hand we trust that the merit and desirability of the movement will attract unqualified support from so inclined and like-minded organizations or associations, like the Rotary, Jaycees, Lions, and Chambers of Commerce and Industry.

We know the magnitude of RBM, and we feel humble before it. But our determination proceed with it and our dedication to the work it demands are as big and decided. It is this spirit and will, that give us courage and strength.

### Aggiornamento . . .

(Continued from page 2)

It is salutary, we hope, to be reminded about it in print. "I am a Negrian student enrolled in one of the colleges here. Since my arrival in this Christian country I have been observing the unchristian behavior or discriminatory acts of some bus conductresses..." thus did a foreign student write to a metropolitan daily not so long ago. She gave the go-signal just when he was about to board the bus. And when he fell, some of the students at the bus stop laughed at him. Invited to give a talk on Nigeria at PNC, he was greeted by shouts of "Negro, black is black" on the campus. His national costume was derided as a pair of "pajamas" when he was requested to wear it for a drama. He writes too of a Liberian student who flagged down a taxi only to be refused at the last moment. This is not the first time foreign students have complained about such acts. There was the case-remember-of an African who was beaten up (nakursunadahan daw) by hoodlums and then when brought to the hospital received, instead of sympathy, some nasty remarks from a Pinay nurse.

Some of these unhappy instances we may perhaps attribute to that peculiar Filipino propensity to poke fun at and find humor in what he considers another person's oddities. In due time perhaps our foreign students may come to understand this childish trait (grown-ups are expected to be more discreet) and even give tit for tat. I refer to the laughter of the students at the bus stop and the shouts in the campus. The other instances are downright inexplicable. Uncharitable!

\* THERE are many evils which face the Philippines, but perhaps it is no exaggeration to say that politics is the root evil. The socio-economic situation, law and order, education, business are all insoluble problems because the government seeks not the common good but particular good, and because the citizens elect that kind of government." Many, if not all of us, will agree with the truths of this observation. For me the most pathetic and tragic is the truth of the last line, Citizens have the government they deserve.

The tools for organization and communication are at our command. Some of them cost money, most of them are free. We trust that social conscience among the well-endowed among our people, for whom prosperity in the barrio is a guarantee for peace and freedom, will not hesitate to extend to us their affluent arms to assist in the realization of our goals.

All these are the ends to which the Federation of Provincial Press Clubs of the Philippines will address its efforts. It bears no partiality for any person, party, institution or creed. It only seeks to help bridge the gap that until now divide the Filipino nation from a greatness that it is being called upon to realize once more. We invite all of you to pitch in, to join us in our cry: "One Heart, One Provincial Philippines."