



**V-DAY LANTERNS**

**CITY OF SAN FERNANDO** – The celebration of the month of love is infused with the traditional Parul Sampernandu finding manifest in these heart-shaped lanterns along Jose Abad Santos Avenue. PUNTO LIFESTYLE TEAM/CONTRIBUTED PHOTO

# BCDA, Filipino-Korean group ink 50-year NCC land lease

**4PH INCLUDED IN REAL ESTATE DEV'T**

**CLARK FREEPORT** – The Bases Conversion and Development Authority has signed a 50-year residential lease agreement with a consortium composed of Sta. Clara International Corp. (SCIC), Saekyung Realty Corp. (SRC), and the state-owned Korea Overseas Infrastructure and Urban Development Corp. (KIND).

PAGE 11 PLEASE

## CRK granted permanent Aerodrome Certificate

**CLARK FREEPORT** – The International Civil Aviation Organization (ICAO) and the Civil Aviation Authority of the Philippines (CAAP) recently granted a permanent Aerodrome Certificate to the Clark International Airport, solidifying its position as a vital gateway for international and domestic travel in the Philippines.

PAGE 11 PLEASE

LIPAD PCEO Noel Manankil, CAAP director general Capt. Manuel Antonio Lara Tamayo, and Bases Conversion and Development Authority PCEO Joshua Bingcang proudly show CAAP's permanent Aerodrome Certificate granted to CRK.

CONTRIBUTED PHOTO



## PH's tallest ATC tower rising in Clark this Q2

**CLARK FREEPORT** – The country's highest air traffic control (ATC) tower located in this freeport is set to be completed by the second quarter of this year.

So announced Clark International Airport Corp. president Jojit Alcazar over the weekend after a meeting with the project management team who arrived this week

PAGE 11 PLEASE

## AC chess whiz tops Bangkok tourney

**ANGELES CITY** – Chess whiz Miguel Antonio Roque outplayed 250 competitors to top the Under-10 Category of the King's Bangkok Chess Championship in Thailand on Feb. 9. Angeles City Sports Office chief Maeve Mendiola accompanied Roque to provide support



ROQUE

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# CEB achieves record ESG score, ranks with leading global airlines

MANILA – The Philippines' leading carrier Cebu Pacific (PSE: CEB) has recorded its highest Environmental, Social, and Governance (ESG) performance to date, garnering a rating of 46 for its 2024 S&P Global ESG Score. This places the airline among the most sustainable carriers globally, reinforcing its contribution to sustainable air travel.

The S&P Global ESG Score evaluates how companies manage their ESG risks, opportunities, and overall impact. CEB's latest score marks significant improvements across key sustainability areas.

CEB recorded a remarkable 17-point increase in its environmental score, rising from 26 to 43 points. This improvement is driven by its enhanced environmental policy, strengthened climate strategy, and progress in decarbonization efforts. The airline also continues to manage risks

associated with water and energy use, as well as waste disposal and pollutants discharge.

"A strong ESG performance isn't just about hitting numbers; it's about managing risks and building a more responsible business. Our latest S&P Global ESG score is our best yet. More than just a milestone, it reflects our meaningful progress toward a sustainable future," said Xander Lao, CEB president and chief commercial officer.

Beyond environmental efforts, CEB remains a leader in social performance, scoring 51 points—well above the airline industry average of 44. This achievement reflects the airline's commitment to fair labor practices, strict transportation safety compliance, robust passenger data protection, and effective workforce management.



Additionally, CEB's governance score rose by two points to 43, attributed to improvements in risk and crisis management and

steady performance in cybersecurity, information security, ethical practices, and transparency reporting. CEB's record ESG

performance highlights its ongoing efforts to enhance the flying experience for passengers while minimizing environmental impact.

The airline continues to refine its policies and practices to meet global sustainability standards.

**Press release**



## AirAsia PH: On safe, compliant travel during election period

MANILA — As the 2025 midterm elections draw near and the campaign period kicked February 11, AirAsia Philippines urges guests to adhere to election-related travel regulations to ensure a safe, smooth, and hassle-free journey.

Guests are encouraged to allocate extra time, at least 2 hours for domestic and 3 hours for international flights, taking into account surge in travelers at the airport, as well as security checkpoints along key routes leading to the airport.

In adherence to the Commission on Elections directive, AirAsia also advises its guests on the strict compliance to the nationwide election gun ban. Guests seeking exemption from this security procedure may verify the requirements from the Comelec website.

**AirAsia Fast Pass: A Game Changer for Smoother Travel**

For seamless travel experience during this busy season, AirAsia Philippines introduces Fast Pass, offering passengers a hassle-free airport journey with the following benefits:

**Dedicated Check-In Counters:** Expedited check-in and baggage drop-off at no extra cost.

**14kg Carry-On Baggage:** Bring up to 14kg of cabin baggage—either 1 piece up to 10kg or 2 pieces totaling 14kg—within permitted size limits.

**Fast Lane Immigration Checks:** Skip the crowds with priority access through fast-track immigration lanes, available

at selected airports in Malaysia, Thailand, and India.

**Priority Boarding: Enjoy Zone 1 priority boarding for a smoother, quicker transition onto your flight.**

**Fast Pass** is available for P480 per domestic flight and P900 per international flight. Guests can purchase it during their initial booking or as an add-on via 'Manage My Booking' up to 24 hours before departure.

**Book Early for the Midterm Elections and Summer Rush**

With the May 12, 2025, midterm elections coinciding with the summer travel peak, AirAsia urges passengers to book their flights in advance to secure their preferred dates and the best fares.

"We are expecting a significant surge in passenger traffic in the months leading to May, as it coincides with both the summer travel rush and the return of voters to their provinces for the midterm elections. To avoid any travel disruptions, we urge our guests to plan ahead and book early -- especially for high-demand routes like Caticlan, Kalibo, Puerto Princesa and Tagbilaran," AirAsia Philippines communications and public affairs head First Officer Steve Dailisan shares.

AirAsia Philippines is also reminding its international guests to strictly comply with the electronic travel (e-travel) form through the e-gov app to streamline processing time at the airport.

**Press release**

## PAL, Maya partner to boost Mabuhay Miles experience

MANILA -- Flag carrier Philippine Airlines (PAL) and Maya, the country's leading Digital Banking App, have joined forces to take the Mabuhay Miles experience to new heights. Through this partnership, members can look forward to innovative ways to earn and enjoy their rewards, with exciting enhancements rolling out this year.

"Strengthening business systems through partnerships will benefit our customers who look to us for enhanced rewards systems. We are proud of our partnership as it will boost the growth and engagement of our respective loyalty programs," enthused PAL president and chief operating officer Capt. Stanley K. Ng.

To kick off the partnership, Maya and Mabuhay Miles are giving users a chance to fly in Business Class for free throughout the year. By spending, saving, or borrowing money with Maya until March 31, 2025, users can earn raffle entries for

international and domestic flights—bringing them closer to their next adventure.

"Our collaboration with Mabuhay Miles underscores our commitment to delivering innovative and meaningful financial solutions to our users. Whether they are saving, spending, or borrowing, they can now enjoy greater benefits and exclusive travel experiences through this partnership," shared Shailesh Baidwan, Maya Group president and Maya Bank co-founder.

Building on this synergy, Mabuhay Miles and Maya are paving the way for more exciting initiatives that will redefine how Filipinos travel and manage their money.

Gelo Madrid, Maya Bank president, highlighted Maya's commitment to driving financial innovations through partnerships: "We value programs like Philippine Airlines' Mabuhay Miles that can bring digital banking closer to Filipinos' everyday lives. By

working with forward-thinking enterprises, we help them create seamless, innovative, and rewarding experiences for their customers."

"We have been looking for a partner that can enhance our Mabuhay Miles program while addressing the payment solution needs of PAL and our passengers. Maya has the arsenal of products and services that will make travel payments more convenient not just for our passengers but also for PAL," PAL senior vice president and chief financial officer Anna Bengzon said.

For more information about Mabuhay Miles and Maya programs, please visit <https://www.philippineairlines.com/ph/en/about-us.html>, [maya.ph](http://maya.ph), and [mayabank.ph](http://mayabank.ph).

Maya Philippines, Inc. and Maya Bank, Inc. are regulated by the Bangko Sentral ng Pilipinas. ([www.bsp.gov.ph](http://www.bsp.gov.ph)). Deposits are insured by PDIC up to P500,000 per depositor.

**Press release**



PAL and Maya partnership takeoff (L-R): Magdalena Surtida, head of Credit Cards Business, Maya; Pepe Torres, chief marketing officer, Maya; Gelo Madrid, Maya Bank president; Khurram Malik, COO, Maya; Shailesh Baidwan, Maya Group president and Maya Bank co-founder; Orlando Veja, Maya founder and CEO and Maya Bank co-founder; Capt. Stanley Ng, PAL president and COO; Atty. Carlos Luis Fernandez, OIC EVP-general counsel, PAL; Anna Bengzon, PAL CFO; Alvin Miranda, VP marketing, PAL; Gino Domingo, AVP loyalty, PAL. **CONTRIBUTED PHOTO**



# Vanity Connections' Hataw 2025 Brings Together Online Beauty and Wellness Visionaries

THE BEAUTY and wellness industry sparked with renewed brilliance at Hataw 2025, a magical gathering that united over 500 beauty and wellness partners on January 31, 2025, at the LausGroup Event Centre in San Fernando, Pampanga.

Under the visionary leadership of CEO Bea Pineda-Siy, Vanity Connections unveiled their stunning portfolio amidst an aura of elegance and sophistication.

The event featured captivating presentations by beauty leaders Cristalle Belo-Pitt and Steve Sy, whose forward-thinking perspectives on innovation and growth energized the audience, fostering a sense of optimism for the future.

"Ang ganda talaga ng partnership namin with Vanity Connections because we are really able to reach mga entrepreneurs na mommy na gusto magkaroon ng income or second choice of income.

We are able to empower women in many ways by giving them very nice products from Belo," Belo-Pitt shared. A Realm of Beauty and Beyond Vanity Connections, Central Luzon's foremost beauty hub, is raising the bar in the

industry with an exceptional portfolio of over 200 local and international brands, including Brilliant Skin Essentials, Belo, and Honest Glow.

Each transaction is a seamless and enjoyable journey, enhanced by superior service, quick processing, and adaptable payment options.

Leveraging digital advancements, customers can effortlessly shop for their preferred beauty products via leading e-commerce platforms like TikTok, Shopee, and Lazada.

Growth and Excellence With seven stores in Pampanga alone, Vanity Connections extends its reach beyond Philippine shores, serving over 1,000 clients worldwide.

CEO Bea Siy aims to attract more resellers, open additional outlets, and explore new business models for investors. Their commitment to quality and customer satisfaction has earned them a loyal global customer base.

Blossoming into New Horizons Since 2016, Vanity Connections has blossomed into a major consolidator and distributor of beauty brands.

Their main hub in Angeles City, Pampanga, strategically serves dis-

PAGE 11 PLEASE





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# To the Point

## Leveling playing field for women in science, technology, engineering

TEN YEARS ago, the first International Day of Women and Girls in Science recognized a fundamental truth: Women's participation is essential for building a better world through science and technology.

I saw that enormous potential firsthand when I was teaching engineering, and I saw the remarkable talent, creativity, and determination of countless women scientists.

Yet today, women still represent just one-third of the global scientific community. Deprived of adequate funding, publishing opportunities and leadership positions in universities, women and girls continue to face an uphill battle in building careers in science, technology, engineering and math (STEM).

Look no further than the development of new digital technologies. Men dominate the field at every level—including in Artificial Intelligence. The result is a surge of biased algorithms and embedded inequality, risking a new era of digital chauvinism.

The more that women are excluded from STEM, the more we limit our collective power to address urgent global challenges, from climate change and food security to public health and technological transformation.

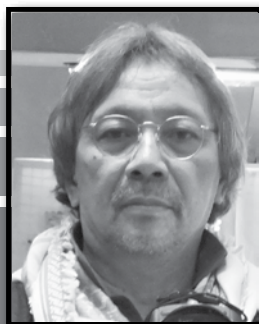
We can and must do more to level the playing field

By expanding scholarships, internships and mentorship opportunities to open doors for women and girls in STEM; creating workplaces that attract, retain and advance women in science; encouraging girls' engagement in STEM from an early age; championing women leaders in science through the media; and dismantling gender stereotypes.

The Pact for the Future, agreed last September by Member States, gives renewed momentum to these goals by committing to address barriers preventing the full, equal and meaningful access for women and girls in scientific fields.

On the tenth anniversary of this important day, and as we reflect on 30 years since the Beijing Declaration, let's help pave a path to STEM careers that women and girls deserve – and our world needs.

(UN Secretary General Antonio Guterres' message for the International Day of Women and Girls in Science, 11 February 2025)



acaesar.blogspot.com

**Zona Libre**

Bong Z. Lacson

## At 60

AKIN TO a near-death experience.

That's what turning 60 turns out to be. At least, to me.

Two things those who've come back from the threshold of the hereafter invariably, if untiringly, talk about: 1) seeing a blinding white light at the end of some tunnel whence emerge some long dead close kin; and 2) milestones of their lives flashing before their very eyes.

It is the second that my passage to dual citizenship assumed. Through the mist of memory now...

Age 3, mangroves at our backyard were cut to widen the river. Gone with the trees was the kingfisher that perched on their branches, day after day patiently waiting to pounce on the small *gurami* swimming below. Come to think of it now, that could have served as my first lesson in ecology, in the symbiosis of living things.

Altar boy at 7, memorizing the *Tridentine Mass* – *Introibo ad altare Dei*, celebrant intones; *Ad Deum qui laetificat juventutem meam*, acolyte me answers... *Confiteor Deo omnipotenti beatae Mariae*...with only *mea culpa, mea culpa, mea maxima culpa* still extant in the mind now.

Wanted to be a priest at 10 – to be "the greatest gift of God to men, and the greatest gift of men to God," in the words of my *cura parroco* Quirino Canilao – off to the Mater Boni Consilii Seminary at 12, after my first and only year at the Jose Abad Santos High School (now reverted to Pampanga High School) where I first saw my name in print: in the *Pampangan* for the story "Discipline via the squad system" and *Sinukwan* for a *sanaysay* on the school, its facilities and people which headline I cannot anymore recall. Alas, that fling started this lifelong affair with journalism

Out of the seminary at 18, and out of the Faith too. The contradictions, historical as well as dialectical, between God and Marx sowed in so pliant a mind as a *mediano*, that is second year high school at Mater Boni, and nurtured onward coming to a head at the San Jose Seminary. Nietzsche's right: God is dead. It did not matter that Nietzsche was even deader than dead.

In college now, an essay in Creative Writing class with my obsession to die at an early age as topic sentence. Why so? My teacher asked. Then I would achieve the ultimate in greatness.

And what was that? She inquired.

"That of being young, gifted, and dead."

Faced not so much with death as with incarceration and torture, being an activist in the military's order of battle upon the declaration of martial law, I ran – to my spiritual director and Mater

Boni rector, the Rev. Paciano B. Aniceto. Time and again I have written, were it not for the unconditional love of the good Apu Ceto I would have most surely ended along the road to perdition.

A contradiction: from shouts of "Ibagsak ang diktadurang US-Marcos" to the strains of "May bagong silang, may bago nang buhay, bagong bansa, bagoong galaw, sa Bagong Lipunan..." Work after graduation, the National Intelligence and Security Agency did not leave me with much choice.

At 21, the firm resolution: "Only fools get married."

At 24, I made myself one. Before my firstborn, managed to co-father the Central Luzon Media Association, the first and still only regional association of working media persons in the whole Philippines.

Regional director, albeit an OIC, of the Department of Public Information at 27. All thoughts of continuing a career in government – buttressed by studies at the Development Academy of the Philippines and a scholarship grant at the Perhubungan Raya Malaysia – banished by the EDSA Revolution of 1986.

Mainstream journalism followed: correspondent of the Journal Group – *People's Tonight*, *People's Journal*, and *Times Journal* contemporaneously stringer for the Associated Press; columnist and editorial consultant of *The Voice* and *Angeles Sun*; opinion editor of *Headline Manila* and news editor of *Headline Extra*.

Interlude in early 1990s, government consultancy, in public affairs, primarily: the Department of the Environment and Natural Resources with Sec. Jun Factoran, interspersed with the FVR presidential campaign; the Department of the Interior and Local Government with Sec. Raffy Alunan.

At 41, backstopped the gubernatorial campaign of Lito Lapid and served as his senior consultant officially, and spinmeister, covertly, upon his assumption of the Capitol. Contemporaneously, helped Joe Pavia established Pampanga's and Central Luzon's first daily, *Sun-Star Clark*, now *Sun-Star Pampanga* and served as associate editor.

At 44, back to mainstream media – *Pulitika*, *Atbpa* over dwGV-AM, and *The Voice* again, cut short by the ambush right in front of the radio station, sending me fleeing to the USA, and a desk editorial

PAGE 11 PLEASE

## COMMENTARY

# The Most Difficult Path Leads to The Most Beautiful Destination

BY JOYCE C. LUZUNG

THE DEPED recognized and considered Blended Learning as a good and new effective way of delivering education. But nothing beats the traditional way of attaining not only knowledge but also skills and experience.

In traditional education or face-to-face classes, gaining knowledge is not an issue, since students can ask their teachers about the things that they don't understand especially with their school activities and lessons. With this, both students and teachers have a lot of time to tackle some topics and it can also develop the social skills of their learner.

Aside from gaining knowledge, improving social skills, and having a 'One Call Away Teacher' you can also attain some new skills as well as experience that you will need in the future when you are applying for a work or a job.

Blended learning is also a very good way to gain knowledge and less hassle for some of the students who live far away from the school. It is a practical way, however, since DepEd implemented a new curriculum, way back in 2013 which is the K-to-12, to enhance the student's basic skills and to prepare them for lifelong jobs and that's

why traditional learning is essential and shall not change.

On the other hand, many people are convinced that blended learning is convenient, effective, and valid, just like traditional education, since they have already adjusted from the 'New Normal' that the COVID-19 pandemic caused and some people also believe that how you attain knowledge does not matter, because a new way of gaining experience is still an experience that can help a student improve their skills that they will surely need in the future.

Therefore, experience is crucial to a person's life, and only traditional education can give such solid experience, don't just settle for something that you think is enough, since, you have the freedom to do lots of things, to strengthen the backbone of your dreams, the seas things that you hadn't seen yet, do here and to know of some things that

PAGE 11 PLEASE



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# Opinion

## The Public Space Jun Sula

### Transcendent

Was the Philippines better off or worse off with Sara Duterte as vice president? Was she better off or worse off in that position as the second highest, if not the second most powerful, official in the land?

There's a palpable sense that most people want to know the answer and deserve so. The polls says so, not later when the cows come home.

Impliedly and unmistakably, the Constitution seems to reflect that clearly and unequivocally. Article XI says so and means so. The Senate shall proceed with the impeachment trial forthwith. A sense of urgency is conveyed by its textual construct.

In "The Silver Chair" by C.S. Lewis, Jill asked Aslan, the Lion, if he would eat her if she went to the river to drink. When she was told it was a possibility, Jill suggested she would take another way to get to the water. The lion said there was no other way, period.

Like Jill, Chiz Escudero appears to think or behave of a possibility in the pending impeachment of Duterte given his hemming and hawing of the trial as envisioned in the Constitution vis-à-vis his perspective.

Here's the plan, with all respect, to the Senate President, the impeachment trial shall proceed after the President's state-of-the nation address (SONA) in June.

Where is the sense of urgency in Escudero's timeline?

The impeachment of the vice president, whether she would be acquitted or convicted, will go far beyond and deeper into the continuing saga of Filipino voters in choosing their leaders, local or national, and consequently into the future of this country. So far, it's not been so good and commendable. The lessons of the past have yet to be earned thoughtfully.

The impeachment, whatever it's outcome, should be at least instructive if not compelling in that direction, considering even the midterm elections and how many patriots have cried rivers over the breed of senatorial candidates on both sides. Forget the 2028 electoral apparition which Escudero doesn't have on his crystal ball.

Maybe it's time to move the proverbial musical chair.

Did Sara breach the sacrosanct public trust apart from other audacious offense as charged in the impeachment article filed by the House of Representatives? Was she a victim of political machination by the current administration with a moist eye looking eagerly, if not greedily, on the 2028 prospects? Is power the ultimate aphrodisiac?

The perceived victim and vanquisher rightfully deserve a trial. Justice delayed is justice denied, so often quoted by those truly intimidated by the sacred principle, especially lawyers.

Without that impeachment trial NOW, not later as planned, truth will be a potential casualty, even Escudero's own political future.

Were the House quadcom hearings merely a farce meant to boost the reps political stock and provide a cover or pretext for feathering their nests? Was the 2025 budget worthy of the naysayers' uproar?

National redemption is at stake here as it was 1986 when those in power needed a nasty kicked in the butt. There was no China in the background then hovering like a predator in the West Philippine Sea which one of their own recently pooh poohed as nonexistent? Sara's trial will prove or disprove that.

This is a time to test the patriotic sense of those who worry or don't at all about the possibility that the Philippines could just be another province of China. This critical test is frittered away by the so-called motive to make the impeachment trial work. For whom by the way?

How can Escudero be so nonchalantly naïve of the national issues, not just bread and butter things, to which many hunger to provide a final, definitive answer?

The impeachment trial will offer a much-needed window into the mind and soul of the one who will be brave enough to face the music. She will sink or swim on that basis. There will be ifs along with the buts. It will be a clinical show of some sorts. Spare

PAGE 11 PLEASE



## Napag-uusapan Lang Marvel V. Garcia

### Habang mayroong sigarilyo hindi titigil ang naninigarilyo

I Kahit na gawin pang isangdaang piso presyo bawat stick nitong sigarilyo marami pa rin sa mga pilipino ang di titigil sa paninigarilyo kahit kalusugan nila'y apektado ay di tatalikod sa nasabing bisyo

II Ang presyo ng yosi sa kasalukuyan mabigat sa bulsa di na makayanan naninigarilyo nating kababayan kahit nagdurusa hindi maiwasan lalo na ang tambay sa mga lansangan na umaasa lang sa mga magulang

III Mga taong walang sapat na salapi bumibili na lang ng patingi-tingi at ang iba naman diskarte palagi di na bumibili hingi lang ng hingi sasabihan ka pang masama ugali pag di mo nabigyan taong humihingi

IV Mayroong sigarilyo na napakamura at patago lamang kung ito'y ibenta di ka pagbibilhan kung di ka kilala dahil natatakot ang mga tindera kapagka nahuli malaking halaga ang ipinapataw sa kanilang multa

V Ang sigarilyo at ang presyo ng alak panahon ni Ninoy ng ito'y tumaas marahil ang kanyang pangunahing hangad upang sa sakit ang tao'y makaiwas o ito ay dahil lamang sa excise tax na sa mamamayan labis na pahirap

VI Kung totoong pakay ng ating gobyerno ay kalusugan ng mga pilipino bakit di na lamang kaya isarado ang pagawaan ng mga sigarilyo dahil kung titigil ang produksiyon nito titigil na rin ang mga nagbibisyo

VII Bukod sa ang tao ay makakatipid makakaiwas pa sa maraming sakit kung ang gobyerno ay mayroong malasakit ang planta ng yosi dapat ipaalis wag munang isipin mawawalang buwis kalusugan muna ang siyang isa-isip



# Opinion

## Ad Lib Rey Yumang

### Political idolatry: persona over merit

IS THE Filipino a *bobotante*? With the kind of elected public officials running the affairs of our country today, and with the gamut of problems we continue to face every single day, I would perfectly understand if many of you would respond quickly with a resounding "YES!" to my question.

I had a chance encounter with a former student last week when our conversation turned to his plan of migrating to another country. In a totally unexpected serious tone, he told me how he and his wife were worried about their family's future in the Philippines. Both have stable jobs and are doing extremely well in their fields; but at the same time, the worsening state of corruption and inefficiency in government compel them to rethink about staying here or trying their luck in another country and hopefully, live a more comfortable life.

As if in utter frustration, he punctuated his statement with these remarks: "Ot enala kasi mebyasang bobotu reng Pilipino!"

This is the reason why I have always refrained from calling the Filipino voters "bobo." Why? The majority of Filipinos who make uniformed choices are the very same political base that our leaders have exploited, whose mentality they have long understood and mastered so much so they continue to give them what satisfies them albeit temporarily.

They have long become the victims of our politicians' multi-faceted schemes.

One look at the billboards, television ads and other campaign materials flooding the social media is all it takes to realize that politicians masterfully create an image or a persona that will sit well with the Filipino masses. The end result is political idolatry.

In a nutshell, political idolatry is the elevation of political leaders, figures, or even parties that overshadow their true merits or shortcomings, often leading to blind loyalty or support. This happens when supporters show an excessive or unquestioning devotion on these political figures that is more often than not, on the image or persona, rather than their actual performance, policies, or achievements.

This is not surprising at all in our country where elections now resemble popularity contests, with image and charisma overshadowing a candidate's real track record. In fact, in the face

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**NOTICE OF SELF-ADJUDICATION**

Notice is hereby given that **LINDA CABALU FIDELINO**, of legal age, married, Filipino Citizen, and a resident of Mabalacat City, Pampanga; and heirs of **PORFIRIO H. CABALU** who died on December 30, 2020 at Mabalacat City, Pampanga; executed an Affidavit of Self-Adjudication with Deed of Donation on his/her estate, and more particularly described as a parcel of land (Lot. 2, Blk. 9 of the subd. plan (LRC) Psd-46780 being a portion of Lot 2 LRC Pcs-4163 LRC (GLRO) Rec. No. 47771), situated in the Barrio of Anupul, Municipality of Bamban, Province of Tarlac; Containing an area of One Hundred Eighty One (181) Square meters more or less; and covered by Transfer Certificate of Title No. 420369; before Notary Public Peter Anthony Mallari, as per Doc No. 30, Page No. 6, Book No. X, Series of 2024.

**Punto! Central Luzon: February 10, 17 & 24, 2025**

**NOTICE OF SELF-ADJUDICATION**

Notice is hereby given that **VICTORINO DIGA GUEVARRA**, of legal age, Filipino, widower and with a residence and posta address at 14-13 Chesterfield st., Villa Leoncia, Santo Domingo, Angeles City; and heirs of **PAMELA PINEDA GUEVARRA** who died on January 6, 2025 in AC Sacred Heart Medical Center; executed an Affidavit of Self-Adjudication on his/her estate, and left a Bank Account maintain with Angeles-Kuliat Branch of Bank of the Philippines Islands (BPI) Account: Peso Deposit Account, Account No. 9819-0232-52, Nature: Single Account and Amount of 10,027.22 plus interest accruing; before Notary Public Peter Anthonie K. Langit, as per Doc No. 137, Page No. 36, Book No. LXII, Series of 2025.

**Punto! Central Luzon: February 10, 17 & 24, 2025**

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **ADELAIDA B. ILARDE** who died on September 16, 2021 in Las Pinas City; executed an Affidavit of Extrajudicial Settlement with Absolute Sale on her estate; and more particularly described as a parcel of land located at barangay Tibagan, Municipality of San Miguel Province of Bulacan, Portion of 2590; containing an area of Four Thousand Five Hundred Fifty-Nine (4,559) square meters; and covered by Transfer Certificate of Title No. 039-2021009287; Lot No. 2590-B, Plan. Psd-03-205986; before Notary Public Kremil S. David, as per Doc. No. 183, Page No. 38, Book No. II, Series of 2025.

**Punto! Central Luzon: February 10, 17 & 24, 2025**

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **MARIA L. GUIINTO** who died on June 24, 2021 at Magalang, Pampanga; executed an Affidavit of Extrajudicial Settlement with Unilateral Deed of Absolute Sale on her estate and more particularly described as a Lot B, Bsd-03-003573 (AR), Portion of Lot 2, Psd-03-012698 (OLT), Location San Idefonso, Magalang, Pampanga, Area of Twenty One Thousand Two Hundred Twelve (21,212 SQM) Square Meters; and covered by Transfer Certificate of Title No. 25488 (1282-MM) Registry of Deeds for the Province of Pampanga; before Notary Public Jerome Asperin, as per Doc. No. 19, Page No. 35, Book No. 2, Series of 2025.

**Punto! Central Luzon: January 27, February 3 & 10, 2025**

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **CLAUDIO C. NALUZ** who died on March 14, 1996 in the City of San Fernando, Pampanga and **CLARITA HEMENTERA NALUZ** who died on February 7, 2012 in the City of San Fernando, Pampanga; executed an Affidavit of Extrajudicial Settlement on his/her estate and more particularly described as a parcel of land, (Lot 3832-A-7 of the subd., plan Psd-03-180375 being a portion of Lot 3832-A, Psd-03-005979, L.R.C. Rec. No.) situated in the Bo. of Maimpis, Municipality of San Fernando, Province of Pampanga; Containing an area of Five Hundred Twenty Eight (528) Square meters; and covered by Transfer Certificate of Title No. 042-2010005389; before Notary Public Ryann T. Rueda, as per Doc. No. 331, Page No. 68, Book No. LXXV, Series of 2025.

**Punto! Central Luzon: January 27, February 3 & 10, 2025**

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **FELICITAS B. DALLO** and **JESUS A. DALO** who died on July 21, 2000 and December 2, 2024 both in Angeles City; executed an Affidavit of Extrajudicial Settlement on his/her estate and more particularly described as follows;

**TRANSFER CERTIFICATE OF TITLE NO. 045-41543**

A parcel of land situated in barrio of Santol, Angeles City, containing an area of Three Hundred Fifty (350) Square Meters;

**TRANSFER CERTIFICATE OF TITLE NO. 42216**

A parcel of land situated in barrio of Pampang, Angeles City, containing an area of Three Hundred (300) Square Meters;

**TRANSFER CERTIFICATE OF TITLE NO. 37692**

A parcel of land situated in barrio of Cutcut, Angeles City, containing an area of Four Hundred (400) Square Meters;

**BANK ACCOUNT**

**DEVELOPMENT BANK OF THE PHILIPPINES** savings account with account number 00-5-01222-580-3 to **JULLIET BAUTISTA DALLO-VALENZUELA**, married to **FEDERICO MANOY VALENZUELA, JR.**;

**LAND BANK** savings account with account number **1521-1209-55** to **JULLIET BAUTISTA DALLO-VALENZUELA**, married to **FEDERICO MANOY VALENZUELA, JR.**; and **LAND BANK ATM** with account number **1526-8010-47** to **JULLIET BAUTISTA DALLO-VALENZUELA**, married to **FEDERICO MANOY VALENZUELA, JR.**;

before Notary Public Eldren Jay T. Bautista, as per Doc. No. 296, Page No. 12, Book No. IV, Series of 2025.

**Punto! Central Luzon: January 27, February 3 & 10, 2025**

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **CAROLINA VALENCIA SICCION** who died on May 28, 2023 at San Vicente, Sto. Tomas, Pampanga; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on her estate; and more particularly described as a parcel of land (Lot 32, Blk. 3, of the subd. plan, Psd-03-090461, being a portion of lot 1, Pcs-03-008263, L.R.C. Rec. No.) situated in Mexico Arayat Rest. Site, Bo. of Pandacaqui, Mun. of L.R.C., Pampanga; and covered by Transfer Certificate of Title No. 438808-R; before Notary Public Peter Anthony Mallari, as per Doc. No. 10, Page No. 2, Book No. VI, Series of 2025.

**Punto! Central Luzon: February 3, 10 & 17, 2025**

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **NICANOR C. ESPAÑA** who died on December 28, 2010 at St. Raphael Foundation and Medical Center, Dau, Mabalacat, Pampanga; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his/her estate; and is the absolute and registered owner of a certain housing allocation (house and lot) from then Mt. Pinatubo Commission-Housing Urban Development Coordination Council (MPC-HUDCC No. L1-SLC-4150), now transferred to the National Housing Authority (NHA) which is particularly identified as Block 60 Lot 78 (Phase II), Sta. Lucia Resettlement Project, Brgy. San Isidro, Magalang, Pampanga; Containing an area of Seventy Nine (79) square meters; and covered by TCT No. 473044-R; before Notary Public Peter Anthony T. Mallari, as per Doc. No. 313, Page No. 63, Book No. XLV, Series of 2025.

**Punto! Central Luzon: February 3, 10 & 17, 2025**

**NOTICE OF SELF-ADJUDICATION**

Notice is hereby given that **TERESITA SAMSON FRANCISCO**, of legal age, widow, Filipino, and residing at Manibaug Libu7ad, Porac Pampanga and **IMELDA G. LACSINA** of legal age, Filipino citizen, single and resident in Block 3 Lot 3 Purok 3, Barangay Amisic, Angeles City; and heirs of **ARNEL FRANCISCO** who died on August 19, 2014 in Porac, Pampanga; executed an Affidavit of Self-Adjudication with Sale on his/her estate; and more particularly described as a parcel of land, (Lot 6-C-1 of the subd., plan Psd-035415-050993, being a portion of Lot 6-C, Psd-03-004038, L.R.C. Rec. No.) situated in the barrio of Manibaug-Pasig, Mun. of Porac, prov. of Pamp., Containing an area of One Hundred Twenty Three (123) Square meters; and covered by Transfer Certificate of Title No. 342952-R of the Registry of Deeds for Province of Pampanga; before Notary Public Anthonie K. Langit, as per Doc. No. 91, Page No. 27, Book No. LXII, Series of 2025.

**Punto! Central Luzon: January 27, February 3 & 10, 2025**

**NOTICE OF SELF-ADJUDICATION**

Notice is hereby given that **ELLEN E. PAULI**, of legal age, Filipino, widowed and a resident of 1168-A Sampaloc Compound Brgy. Sta Rita Olongapo City 2200 Zambales; and heirs of **HEINZ ANDREAS REINL** who died on October 5, 2023; executed an Affidavit of Self-Adjudication on his/her estate, and left his savings account deposit (PESO DOLLAR AND EURO ACCT) with the Metropolitan Bank and Trust Company – Angeles Balibago Branch under Savings Account No. 374-3374402987 with account balance of PHP9,999.18, 3742374250900 with account balance of \$12,927.39 and 374-2374620015 with account balance of EURO675.64; before Notary Public Nestor A. Tagulao Jr., as per Doc No. 339, Page No. 69, Book No. II, Series of 2025.

**Punto! Central Luzon: January 27, February 3 & 10, 2025**

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **GUILLERMA C. CELESTINO** who died on June 14, 2013 at Angeles University Foundation Medical Center, Angeles City, Pampanga, **ROMULO T. CELESTINO** who died on December 12, 1998 at 203 Quezon St., Dolores, Mabalacat City, Pampanga and **JAIME C. CELESTINO** who died on December 18, 2023 at 024 Tagumpay St., San Joaquin, Mabalacat City, Pampanga; executed an Affidavit of Extrajudicial Settlement with Unilateral Deed of Absolute Sale on his/her estate and more particularly described as a parcel of land (Lot 13, Block 2, of the subdivision plan (LRC) Psd-110295, being a portion of Blk. 40, Bsd-10196, LRC. Cad. Rec. No. 132), situated in the Barrio of San Joaquin, (Mamatitang), Mun. of Mabalacat, Province of Pampanga; Containing an area of Two Hundred and Twenty Two (222) Square meters; and covered by Transfer Certificate of Title No. 191428-R; before Notary Public Karlo Joseph P. Supan, as per Doc. No. 44, Page No. 97, Book No. I, Series of 2025.

**Punto! Central Luzon: January 27, February 3 & 10, 2025**

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **SHERILL DE LEON DE GUZMAN** who died on February 19, 2024 at Angeles University Foundation Medical Center, Mc Arthur Highway, Angeles City; executed an Affidavit of Extrajudicial Settlement on her estate and more particularly described as a parcel of land with improvement (Lot 26, Block 310) situated in the Brgy. of Capaya, City of Angeles; Containing an area of One Hundred Fifty (150) Square Meters; and covered by Transfer Certificate of Title No.190999; before Notary Public Rowena S. Enriquez, as per Doc. No. 186, Page No. 39, Book No. 32, Series of 2025.

**Punto! Central Luzon: January 27, February 3 & 10, 2025**

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **ROBERTO G. SARMIENTO** who died on March 11, 2008 in Angeles City; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his estate; and more particularly described as a parcel of land (Lot 15, Block 3, of the subdivision plan Psd-62172, being a portion of Lot 791-A described on plan Psd-16004, L.R.C. (G.L.R.O. Cad. Record No. 124), situated in the Barrio of Pulung Bulu, Municipality of Angeles Province of Pampanga x x x Containing an area of Four Hundred Thirty Eight (438) Square meters; and covered by Transfer Certificate of Title No. 31728; before Notary Public Peter Salvador P. Salcedo, as per Doc. No. 88, Page No. 18, Book No. 230, Series of 2023.

**Punto! Central Luzon: February 3, 10 & 17, 2025**

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **SPOUSES ELOISA P. HIZON** and **DOMINGO M. GOMEZ** who died on October 16, 2014 in City of San Fernando, Pampanga and October 22, 2004 in Marikina City and **ERIBERTO H. GOMEZ** who died on January 2, 2023 in City of San Fernando, Pampanga and **ELOISA HIZON GOMEZ** who died on October 27, 2014 in Makati City; executed an Affidavit of Extrajudicial Settlement on his/her estate; and more particularly described as a parcel of land (Lot 1222-E-1-D-24-A of the subdivision plan Psd-03-036177 being a portion of Lot 122-E-1-D-24, Psd-03-023469 LRC Rec. No.) situated in the Barrio of Pulong Maragul, Municipality of Angeles, Pampanga; Containing an area of Nine Thousand Nine Hundred Forty Eight (9,948) Square meters; and covered by Transfer Certificate of Title No. 045-2024003775 Registry of Deeds of Angeles City; before Notary Public Gener C. Endona, as per Doc. No. 72, Page No. 16, Book No. 65, Series of 2025.

**Punto! Central Luzon: February 3, 10 & 17, 2025**

Republic of the Philippines  
REGIONAL ALTERNATIVE CHILD CARE OFFICE  
Field Office  
5th Floor, Primus Medicus Building, Mc Arthur High Way, San Isidro,  
City of San Fernando, Pampanga 2000  
Email address: racco3@nacc.gov.ph  
Contact Nos: +639672182133

**IN RE: PETITION FOR ADOPTION OF NIECA SHAINÉ TADEO AGUAS**

**DOMESTIC ADMIN. ADOPTION CASE NO: RACC0111-DAA-2025-143**

**TO BE KNOWN THEREAFTER AS NIECA SHAINÉ TADEO RANIT MR. ROMRICK SY RANIT AND MRS. CATHYMAR TADEO RANIT** Petitioners  
**DATE: January 31, 2025**

X-----X

**ORDER**

A verified petition for the adoption of **Nieca Shaine Tadeo Aguas** filed by the petitioners through the Regional Alternative Child Care Office III (RACCO III) praying that the after due notice, publication and appearances, a judgement be rendered to the effect that the adoptee **Nieca Shaine Tadeo Aguas** be declared for all legal intents and purposes the legitimate child of the petitioners and that the name of the child be change particularly to appear as **Nieca Shaine Tadeo Ranit**.

Finding the said Petition to be sufficient in form and substance, let the same be set for Mandatory Appearance on **March 6, 2025 at 10:00 AM** to be held at **RACCO III - 5th Floor, Primus Medicus Building, Mc Arthur High Way, San Isidro, City of San Fernando, Pampanga 2000**.

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **SPOUSES BIENVENIDO C. SAPNU** and **FELIPA G. SAPNU** who died on January 16, 2021 at 482 San Mateo St., San Angelo Subd., Sto. Domingo, Angeles City, and November 2, 2003 at Angeles City and **JUANITO G. SAPNU** who died on May 29, 2023 at 482 San Mateo St., San Angelo Subd., Angeles City, Pampanga; executed an Affidavit of Extrajudicial Settlement on his/her estate; and more particularly described as a parcel of land (Lot 6, Block 24 of the subdivision plan Psd-57289 being a portion of Lot 1-C-11-F of plan (LRC) Psd-19960, LRC Rec. No. ), situated in the Barrio of Sto. Domingo, Municipality of Angeles, Province of Pampanga, containing an area of Two Hundred Seventy (270) Square Meters; and covered by Transfer Certificate of Title No. 40462 of the Registry of Deeds for Angeles City; before Notary Public Karl Alen G. Yu, as per Doc. No. 77, Page No. 32, Book No. II, Series of 2025.

**Punto! Central Luzon: February 10, 17 & 24, 2025**

**NOTICE OF SELF-ADJUDICATION**

Notice is hereby given that **RENA LOU ZITA ANICETE**, a Filipino of legal age, married to Rodel C. Anicete, with residence address at 3087 San Simon Street, San Jose, Angeles City, 2009; and heirs of **RECTO REYES ZITA** who died on October 30, 2024 and **EDNA ALCASABAS ZITA** who died on February 23, 2017; and more particularly described a parcel of land (Lot 35, Blk. 22 at the Cons. Subd. Plan, Pcs-03-009244, being a portion of Cons. Lot 5, Pcs-035402-004739, Lot 12, Pcs-035413-004738, Blk. 29, 40 & 41, Psd-03-087268 L.R.C. Rec. No.), situated in the Bo. of Pandacaqui, Mun. of Mexico, and Arayat, Prov. of Pamp.; containing an area of One Hundred Twelve (112) square meters; and covered by Transfer Certificate of Title No. 042-2011016897 of the Registry of Deeds of Pampanga; before Notary Public Francisco S. Yabut, as per Doc No. 179, Page No. 37, Book No. 11, Series of 2025.

**Punto! Central Luzon: February 3, 10 & 17, 2025**

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **AGUSTIN DELA CRUZ VENTURA** who died on March 8, 2014 at Angeles City, Pampanga and **TRINIDAD CASPE VENTURA** who died on August 26, 2012 at Angeles City, Pampanga; executed an Affidavit of Extrajudicial Settlement with Waiver and Renunciation of Rights on his/her estate; and more particularly described as a parcel of land (Lot 31, Block 11 of the subdivision plan, Psd-46477, being a portion of Lot 779-G, described on plan Psd-32777, LRC Cad. Record No. 124), situated in the Municipality of Angeles, Province of Pampanga; and covered by Transfer Certificate of Title No. 91808; before Notary Public Peter Donnie-Ray B. Muli, CPA, as per Doc. No. 22, Page No. 72, Book No. 3, Series of 2025.

**Punto! Central Luzon: February 3, 10 & 17, 2025**

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **ALBERTO B. AYSON** who died on December 29, 2002 in Angeles City, and **NESTOR S. AYSON** who died on February 10, 2024 in Angeles City; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his estate; and that during the lifetime of the decedent, they owned one (1) parcel of land situated at Municipality of Angeles City, Pampanga; Containing an area of Three Hundred Seventy Five (375) Square Meters; and covered by Transfer Certificate of Title No. 51844-R; before Notary Public Leila Mae M. Estabillo, as per Doc. No. 146, Page No. 31, Book No. CI, Series of 2025.

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **JOSE D. VILLANUEVA** who died on August 24, 2019 at Angeles University Foundation Medical Center, Angeles City, Pampanga; executed an Affidavit of Extrajudicial Settlement with Deed of Absolute Sale on his estate; and that during the lifetime of the decedent, he owned a certain parcel of land situated at the Barrio of Calsadang Bayu, Mun. of Porac, Prov. of Pampanga; Containing an area of Five Hundred (500) Square Meters; and covered by Transfer Certificate of Title No. 042-2011007764; before Notary Public Allan M. Del Rosario, as per Doc. No. 70, Page No. 15, Book No. XI, Series of 2025.

**Punto! Central Luzon: February 3, 10 & 17, 2025**

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **RAFAEL M. BALATBAT** and **LOURDES S. BALATBAT** who died on April 24, 2016 and December 3, 2006 at 3044 Riverside Brgy. Dampe Floridaablanca, Pampanga; executed an Affidavit of Extrajudicial Settlement with Special Power of Attorney on his/her estate; and left among their estate on a Lot 71 situated at Brgy. Dampe, Floridaablanca, Pampanga covered by Transfer Certificate of Title No. 1264 under Tax Declaration No. GR2020-05-0009-00517 issued by the Registry of Deeds for the Province of Pampanga and office of the Provincial Assessor of Pampanga; before Notary Public Vincent Emmanuel T. Cruz, as per Doc. No. 71, Page No. 16, Book No. 61, Series of 2023.

**Punto! Central Luzon: February 3, 10 & 17, 2025**

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **SPOUSES PARSON CATALA** and **ERLINDA M. CATALA** who died on September 19, 2017 at the Mother Teresa of Calcutta Medical Center, City of San Fernando, Pampanga and February 1, 2018 at the National Kidney and Transplant Institute, East Avenue Quezon City and **PEDRO CATALA** who died on May 3, 1985 at Arenas, Arayat, Pampanga and **MARTA CANLAS** who died on February 10, 1989 at Arenas Arayat, Pampanga; executed an Affidavit of Extrajudicial Settlement with Absolute Sale on his/her estate; and more particularly described as a parcel of land (Lot 2892 of the cadastral survey of Arayat Cad. Case No. 26 GLRO Cad. Rec. No. 1277) situated at Arayat, Pampanga; containing an area of Twenty Three Thousand Nine Hundred Fifty Seven (23,957) square meters; and covered by Transfer Certificate of Title No. 042-177485-R; before Notary Public Milani L. Irisari-Reyes, as per Doc. No. 15, Page No. 6, Book No. 44, Series of 2025.

**Punto! Central Luzon: February 3, 10 & 17, 2025**

Any interested party may appear and may file an opposite/complaint supported by evidence to the National Authority for Child Care (NACC), through the RACCO where the Petition was filed. The complaint will be subjected for verification and further investigation.

Let a copy of this Order be published at the expense of the Petitioners once a week for three (3) successive weeks in a newspaper of general circulation pursuant to Section 31 of R.A. No. 11642 or the Domestic Administrative Adoption and Alternative Child Care Act.

**SHEILA R. SICAT**  
RACC Officer-in-Charge

Copy furnished:  
**National Authority for Child Care**  
2 Chicago St. corner, Ermin Garcia St.,  
Brgy. Pinagkaisahan, Cubao, Quezon City

**Mr. Rodolfo Manalang, RSW**  
Adoption Social Worker  
Municipal Social Welfare and Development Office  
Municipality of Porac, Pampanga

**Ms. Eva S. Manalastas-Nucup**  
Municipal Civil Registrar  
Municipality of Porac, Pampanga

**M/M Romrick Sy Ranit and Cathy-mar Tadeo Ranit**  
Petitioners  
Block 30 Lot 18 Model Community, Pio, Porac, Pampanga

Publication Company: Date of Publication: \_\_\_\_\_  
RACC Officer-in-Charge: \_\_\_\_\_

**Punto Central Luzon: February 3, 10 & 17, 2025**



**NOTICE OF SELF-ADJUDICATION**

Notice is hereby given that **JAIME THERESE P. MENESES**, of legal age, single, Filipino citizen and residing at Lot 4, Narra St., Villa Isabel Phase V, Calulut, City of San Fernando, Pampanga, hereinafter referred to as Heir-Vendor and **CELIA T. PINEDA**, of legal age, single, Filipino citizen and resident at Block 1, Lot 16 Fiesta Communities, Calulut, City of San Fernando, Pampanga; and heirs of **AMANDA P. MENESES** who died on September 12, 2016 in the City of San Fernando, Pampanga; executed an Affidavit of Self-Adjudication with sale on his/her estate, and leaving as her estate a motor vehicle described as follows;

MV FILE NO. : 03040000114494  
MAKE : HYUNDAI  
SERIES : ELANTRA CVVT 1.  
BODY TYPE : SEDAN  
ENGINE NO. : G4NBCU320839  
CHASIS : KMH41EBDU17106  
YEAR MODEL : 2013  
FUEL : GAS  
COLOR : CLEAN BLUE  
PLATE NO. : RNL 193

before Notary Public Peter Anthonie K. Langit, as per Doc No. 202, Page No. 49, Book No. LXII, Series of 2025.

Punto! Central Luzon: February 10, 17 & 24, 2025

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **MA. CECILIA DE JESUS BERNARDO** who died on January 9, 2021 at Biclat, San Miguel, Bulacan; executed an Affidavit of Extrajudicial Settlement on her estate; and more particularly described as follows;

MAKE/TYPE : TOYOTA/VAN  
SERIES : HIACE GL GRANDIA  
PLATE NO. : NBZ9741  
ENGINE NO. : IKD2744637  
CHASIS NO. : JTFRT13P7H8017492  
MV FILE NO. : 1380-00000911408

MAKE : TOYOTA  
SERIES : WIGO  
PLATE NO. : NFTA076  
ENGINE NO. : IKRA512533  
CHASIS NO. : MHKA4DF5FKJ032790

before Notary Public Servillano T. Agustin, as per Doc. No. 435, Page No. 87, Book No. CXXXII, Series of 2025.

Punto! Central Luzon: February 10, 17 & 24, 2025

REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
THIRD JUDICIAL REGION  
CITY OF SAN FERNANDO (P)

OFFICE OF THE CLERK OF COURT  
& EX-OFFICIO SHERIFF

HOME DEVELOPMENT MUTUAL FUND,  
Petitioner-Mortgagee,

EJF No. 378-24  
Punto Central Luzon

Versus

NANNETH B. VIRAY,  
Respondent- Mortgagor.

x-----x

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial petition for sale under Act 3135 as amended filed by **HOME DEVELOPMENT MUTUAL FUND**, Mortgagee, with its office address at The Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Avenue, Makati City against **NANNETH B. VIRAY**, Mortgagor, with residence and postal address at #12 Sta. Lucia Matua, National Rd., Masantol, Pampanga, to satisfy the mortgage indebtedness which as of **November 15, 2024** amounts to **THREE HUNDRED ONE THOUSAND FOUR HUNDRED EIGHTY THREE & 60/100 (Php.301,483.60) PESOS** excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Ex-Officio Sheriff and/ or his duly authorized Sheriff IV will sell at public auction on APRIL 24, 2025, at 10:00am or soon thereafter (from 9:00 a.m. to 4:00 p.m.), at the main entrance of the RTC Bldg., City of San Fernando, Pampanga, to the highest bidder for CASH/or Manager's Check and in Philippine Currency, the following property/ ies with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 689377-R**

-A parcel of land (Lot 13, Blk. 4, of the cons.-subd., plan, Pcs-03-012809, being a portion of Lot 3901-G-2, Lot 3901-G-3, Psd-03-045140, and Lot I, Pcs- 03-0-12585, LRC Rec, No. ), situated in the Bo. of Sindalan & Calulut, Mun. of San Fdo., prov. of Pamp. xx x containing an area of SIXTY (60) Square meters.

"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, it shall be held on **MAY 2, 2025** without further notice."

Prospective buyers may investigate for themselves the title herein above described and encumbrances thereon, if any there be.

City of San Fernando, Pampanga, February 3, 2025.

**REMIGIO L. DICHOSO**  
Sheriff IV

Cc:  
HOME DEVELOPMENT MUTUAL FUND,  
The Petron Mega Plaza Bldg., 358 Sen. Gil Puyat Avenue,  
Makati City

**NANNETH B. VIRAY**  
12 Sta. Lucia Matua. National Rd., Masantol, Pampanga; and  
Lot 13, Blk. 4, Villa Barcelona II Subd., Sindalan & Calulut, City of San Fernando, Pampanga

**ATTY. JULIUS VOLTAIRE ROMMEL C. CUBELO**  
24K.Accounts Consultant, Inc.  
Rm. 202, Tagle Bldg., Mc-Arthur Hi-way, San Agustin, City of San Fernando, Pampanga

**ENGR. DANILO P. CATOLOS**  
HDMF Rm. 202, Suburbia Commercial Center,  
Maimpis, City of San Fernando, Pamapanga

Punto Central Luzon

Punto! Central Luzon February 7, 14 & 21, 2024

REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
THIRD JUDICIAL REGION  
MACABEBE, PAMPANGA  
(rtc1mbbocc@judiciary.gov.ph)

**OFFICE OF THE CLERK OF COURT AND EX-OFFICIO SHERIFF**

BDO UNIBANK, INC.,  
REPRESENTED BY KRISTALYN  
C. GARCIA,

Mortgagee,

- versus -

EXTRA JUDICIAL FORECLOSURE  
CASE NO. 24-0434(M)

**RUBY HAZEL VERGARA ARAKI**,  
MARRIED TO **KAZUO ARAKI**,  
Debtors/Mortgagors.

x-----x

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon application for extra-judicial foreclosure of mortgage under Act. No. 3135, as amended by Act No. 4118, and Act No. 1508, as amended, filed by **BDO. UNIBANK, INC., AS REPRESENTED BY KRISTALYN C. GARCIA**, with principal office address at 33/F BDO Corporate Center Ortigas, # 12 ADB Avenue, Mandaluyong City, against **RUBY HAZEL VERGARA ARAKI MARRIED TO KAZUO ARAKI**, registered owners of Transfer Certificate of Title No. 042-2019011345 and with postal address/es at: (1) Lot 14 Block 2 Camella Fiorenza Phase 3 Paligui, Apalit, Pampanga; and (2) 664 Cansinala, Apalit, Pampanga, to satisfy the mortgage indebtedness which as of November 20, 2024 amounts to **TWO MILLION EIGHT HUNDRED FORTY SIX THOUSAND FIVE HUNDRED TWENTY TWO PESOS AND TWENTY ONE CENTAVOS (PhP2,846,522.21 )**, Philippine Currency, including interest, penalty and other charges, the undersigned will sell at public auction on **March 17, 2025 at 10:00 in the morning, at the Office of the Clerk of Court, Regional Trial Court, Macabebe, Pampanga**, to the highest bidder, for cash or manager's check and in Philippine Currency, the following property with all its improvements, to wit:

**Transfer Certificate of Title No. 042-2019011345**

**LOT NO: 14 BLOCK NO: 2 PLAN NO: PSD-03-214753**  
**PORTION OF: LOT 1, BLOCK 1, PSD-03-189673**  
**LOCATION: BARANGAY OF PALIGUI, MUN. OF APALIT, PROVINCE OF PAMPANGA**

**TECHNICAL DESCRIPTION BOUNDARIES:**

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	ROAD LOT 11, PSD 03- 214753
2-3	NW	LOT 15, BLOCK 2, PSD-03-214753
3-4	NE	LOT 3, BLOCK 2, PSD-03-214753
4-1	SE	LOT 13, BLOCK 2, PSD-03-214753

**TIE POINT: BBM NO. 25, CAD-260, SAN SIMON CADASTRE**

LINE	BEARING	DISTANCE
TO CORNER 1	S. 29° 27'E	1672.57 M.
1-2	N. 08° 04'W	11.00 M.
2-3	N. 81° 56'E	11.00 M.
3-4	S. 08° 04'E	11.00 M.
4-1	S. 81° 56'W	11.00 M.

**AREA: ONE HUNDRED TWENTY ONE SQUARE METER (121), MORE OR LESS**

**DESCRIPTION OF CORNERS:** ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S CYL. CONC. MONS. 15X50 CM

**BEARING: TRUE**  
**DECLINATION:**  
**DATE OF ORIGINAL SURVEY:** JAN. 1919-MARCH 1920  
**DATE OF SUBD/CONS SURVEY:** APRIL 6-10, 2015  
**DATE OF APPROVED SURVEY:** MAY 21,, 2025  
**GEODETIC ENGINEER:** CARLOS P. DIZON  
**NOTES:**

Prospective buyers may investigate for themselves the above described property and encumbrances thereon, if there be any.

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, it shall be held on March 24, 2025 at the said time and place without further notice.

Macabebe, Pampanga, January 17, 2025.

**EMERSON S. LACAP**  
Sheriff IV

**ATTY. DEXTER LEE C. GONZALES**  
Clerk of Court VI and Ex-officio Sheriff

Copy furnished:  
BDO UNIBANK INC., as represented  
by Kristalyn C. Garcia  
Consumer Remedial Management  
33rd Floor, BDO Corporate Center  
#12 ADB Avenue, Mandaluyong City

Ruby Hazel Vergara Araki  
married to Kazuo Araki  
Lot 14 Block 2 Camella Fiorenza Phase 3  
Paligui, Apalit, Pampanga  
and  
664 Cansinala, Apalit, Pampanga

Punto! Central Luzon February 3, 10 & 17, 2025

REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
THIRD JUDICIAL REGION  
MACABEBE, PAMPANGA  
(rtc1mbbocc@judiciary.gov.ph)

**OFFICE OF THE CLERK OF COURT AND EX-OFFICIO SHERIFF**

BDO UNIBANK, INC., as  
represented by Mary Jane B.  
Matillano,

Mortgagee,

-versus-

EXTRA-JUDICIAL FORECLOSURE  
CASE NO. 25-0437(M)

**PAOLO VICTORIO P. GIRAY**, rep.  
by Attorney-In-Fact, Salvador C.  
Bautista,

Mortgagor.

x-----x

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon application for extra-judicial foreclosure of mortgage under Act No. 3135, as amended by Act No. 4118, and Act No. 1508, as amended, filed by **BDO UNIBANK, INC., represented by Mary Jane B. Matillano**, with office address at 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against Paolo Victorio P. Giray, represented by his attorney-in-fact, Salvador C. Bautista, registered owner of **Transfer Certificate of Title No. 042-2017010012**, with postal address/es at: (1) 092 Paligui, Apalit, Pampanga; and (2) Blk. 11, Lot 2 Phase 2, Camella Fiorenza, Paligui, Apalit, Pampanga, to satisfy the mortgage indebtedness which as of November 28, 2024 amounts to **One Million Four Hundred Twenty Thousand Two Hundred Ninety Seven Pesos & 49/100 (PhP1,420,297.49)**, Philippine Currency, inclusive of interest, penalty and other charges the undersigned will sell at public auction on **March 17, 2025 at 10:00 in the morning, at the Office of the Clerk of Court, Regional Trial Court of Macabebe, Pampanga**, to the highest bidder, for cash or manager's check and in Philippine Currency, the following property with all its improvements, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 042-2017010012**

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF PALIGUI, MUNICIPALITY OF APALIT, PROVINCE OF PAMPANGA, ISLAND OF LUZON, bounded and described as follows:

**LOT NO: 2 BLOCK NO. 11 PLAN NO. PCS-03-020561**  
**PORTION OF: LOTS 767 & 768 (LRC) PSD-193001; 1 & 2 PSD-03-043461 (AR)**  
**LOCATION: BARANGAY OF PALIGUI, MUNICIPALITY OF APALIT, PROVINCE OF PAMPANGA, ISLAND OF LUZON**

**TECHNICAL DESCRIPTION**

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	ROAD LOT 11, PCS-03-020561
2-3	NW	LOT 1, BLOCK 11, PCS-03-020561
3-4	NE	IRRIGATION CANAL PCS-03-020561
4-1	SE	LOT 3, BLOCK 11, PCS-03-020561

**TIE POINT: BBM-25, CAD. 260, SAN SIMON CADASTRE**

LINE	BEARING	DISTANCE
TO CORNER 1	S. 36° 56' E	1907.61 M.
1-2	N. 07° 21' W	6.00 M.
2-3	N. 82° 39' E	12.00 M.
3-4	S. 07° 21' E	6.00 M.
4-1	S. 82° 39' W	12.00 M.

**AREA: SEVENTY-TWO SQUARE METERS (72), MORE OR LESS**

**DESCRIPTION OF CORNERS:** ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15X40 CM.

**BEARINGS: TRUE**  
**DECLINATION:**  
**DATE OF ORIGINAL SURVEY:** JAN. 1919-MARCH 1920 & SEPT. 18, 1936  
**DATE OF SUBD/CONS SURVEY:** SEPT. 15-20, 2014  
**DATE OF APPROVED SURVEY:** JANUARY 13, 2015  
**GEODETIC ENGINEER:** CARLOS P. DIZON  
**NOTES:**

Prospective buyers may investigate for themselves the above-described property and encumbrances thereon, if there be any.

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, it shall be held on March 24, 2025 at the said time and place without further notice.

Macabebe, Pampanga, January 27, 2025.

**EDGAR JOSEPH C. DAVID**  
Sheriff IV

**ATTY. DEXTER LEE C. GONZALES**  
Clerk of Court VI & Ex-Officio Sheriff

Copy furnished:

BDO Unibank, Inc. as  
represented by Mary Jane B. Matillano  
33/F BDO Corporate Center Ortigas,  
#12 ADB Avenue, Madaluyong City

Paolo Victorio P. Giray  
092 Paligui, Apalit  
2016 Pampanga  
and  
Blk. 11, Lot 2, Phase 2  
Camella Fiorenza, Paligui  
Apalit, Pampanga

Salvador C. Bautista  
112 Paligui, Apalit  
2016 Pampanga

Punto Central Luzon: February 3, 10 & 17, 2025



# 'Tulong-Dunong' aids 185 UA students

CITY OF SAN FERNANDO – A total of 185 students of the University of the Assumption here each received P7,500 as financial assistance under the "Tulong Dunong Program" of the Commission on Higher Education in partnership with the Pampanga provincial government.

Supervising the first payout to the UA students held on Feb. 5 were CHED officials with UA president Fr. Oliver Yalung and former board member and current executive assistant to the governor Mylyn Pineda-Cayabyab, representing the Capitol.

Some 2,000 students in Pampanga regularly receive assistance under Tulong-Dunong per semester.

The Pampanga provincial government has a separate Educational Financial Assistance Program initiated by Gov. Dennis "Delta" Pineda that covers 14,000 college students.

**Pampanga PIO/Photo: Daniel Ombina**



Vice Gov. Lilia "Nanay" Pineda personally checks on the condition of patients during the distribution of cash and food assistance. **PHOTO: PPIO**

# 795 psych, dialysis patients get DSWD, Capitol assistance

CITY OF SAN FERNANDO – A total of 795 psychiatric and dialysis patients from Pampanga's 3rd and 4th districts received financial assistance from the Department of Social Welfare and Development in coordination with the provincial government on Feb. 11, the feast of Our Lady of Lourdes and World Day of the Sick in the Catholic Church.

On behalf of Gov. Dennis "Delta" Pineda, Vice Gov. Lilia "Nanay" Pineda led the distribution of aid and personally checked on the patients and their families. This initiative is part of the provincial government's continuous efforts to address the medical needs of Kapampangans.

To further support the patients, the vice governor Pineda assured everyone

that the provincial government, in coordination with the Department of Health, will help provide regular prescription medicines for the beneficiaries.

"Tuluy-tuluy pu ini. Mag-umpisa tana. Ali da ko pu paburen. Nung ali la pu minum panulu magkasakit la ampon ikayu. Anya mag-medical mission tamu pu para karela, atin tamu pung pamuli," she said.

Each beneficiary received ₱3,000 from DSWD, while the provincial government also distributed food packs as additional support.

According to the provincial health office, the Capitol currently provides regular assistance to 2,542 psychiatric patients and 3,494 dialysis patients under Governor Pineda's healthcare programs.

**Pampanga PIO**

**HANN PHILIPPINES, INC.**  
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Republic of the Philippines  
Department of Environment and Natural Resources  
**ENVIRONMENTAL MANAGEMENT BUREAU**  
Region III – Central Luzon

### NOTICE OF PUBLIC HEARING

On the Environmental Performance Report and Management Plan (EPRMP) for the Proposed Expansion of Poultry Farm Project of Oglia Farm Corporation located in **Barangay Salian, Abucay, Bataan**, Notice is hereby given to all parties who wish to give their opinion regarding the implementation of the Poultry Farm Project.

Please refer to the following details:

DATE	TIME	VENUE
February 24, 2025 (Monday)	10:00 AM (Registration starts at 09:30 AM)	Barangay Hall of Salian, Dela Fuente Compound, Abucay, Bataan

The Public Hearing is being conducted as part of the review of the EPRMP, which is being conducted by the DENR-Environmental Management Bureau (EMB).

The Project Information is provided below:

<b>Project Name</b>	Oglia Farm Corporation Project
<b>Project Location</b>	Brgy. Salian, Abucay, Bataan
<b>Project Type</b>	Livestock Animal Industries
<b>Project Area/ Capacity</b>	119,566 square meters (total land area)/ 640,000 birds
<b>Project Rationale</b>	Based on the EPRMP, the poultry farm will not only enhance food production but also foster economic growth, job creation, and community development. It is expected to have a positive impact on the local economy and surrounding communities by improving access to affordable poultry products and creating opportunities for local involvement.
<b>Project Components</b>	Multitier Tunnel Ventilated Poultry Building – 6 units Mortality pit - 20 square meters Solid Waste Management Facility – 30 square meters Lagoon – 80 square meters
<b>Proponent</b>	Oglia Farm Corporation Project

All interested and concerned parties who want to participate in the Public Hearing are encouraged to confirm their attendance by sending an e-mail to [recordsr3@emb.gov.ph](mailto:recordsr3@emb.gov.ph). Parties may also send their position paper or comments to [recordsr3@emb.gov.ph](mailto:recordsr3@emb.gov.ph) at least three days before the Public Hearing schedule. Those who will not be able register or submit written comments or position papers may be given opportunity to be heard during the Public Hearing.

The EIA Study is posted at the EMB Region 3 website (<https://r3.emb.gov.ph/>) and copies will be available at the Barangay Hall of Barangay Bilolo, Orion Bataan.

For further details, please call us at telephone number (045) 963-3623 local 106 or mobile number 09077215572.

Page 1 of 1





# 'MaLu' Project kicks off in CSF to foster environmental awareness

CITY OF SAN FERNANDO – “Lunes.. Malinis (MaLu) Project,” a cleanliness and environmental awareness initiative was launched at the San Fernando Elementary School (SFES) on Feb. 7 to impact discipline and responsibility in waste management especially among the youth.

With emphasizes on the 3Cs— Collect, Clean, Contribute— MaLu specifically encourages students to collect and donate clean, used single-use plastic sachets.

“Elementary students will be taught the value of cleanliness and waste segregation within the school premises,” enthused SFES principal Marilen Calma.

A total of 1,125 students from Grades 4 to 6 participated in the program, which is a collaboration between EcoProtect Management Corp. (EPMC) and SFES.

City mayoralty aspirant former board member Mylyn Pineda-Cayabyab, who attended the launch, emphasized the importance of early lessons in discipline. “Kapag pinagsama-sama natin lahat ang efforts natin [sa proper waste management], isa tayo sa magiging pinakamalinis na lugar dito sa Pampanga o dito sa Pilipinas,” she said, urging parents to encourage their children to participate in the project.



“Wala tayong hangad kung hindi mapabuti ang kalagayan ng ating probinsiya, ng ating siyudad at ng ating buhay, para hindi tayo nagkakasakit, kasi ang pagkakasakit ay galing din sa hindi natin pagiging malinis,” Cayabyab added. EcoProtect president and CEO Alaine Tan expressed the company’s commitment to the initiative.

“We believe that even small actions to keep our surroundings

clean can lead to important changes. Our work with SFES proves that when communities work together, meaningful improvements in the environment are possible,” she said. The MaLu Project aims to significantly reduce plastic waste by converting every 18 kilos of collected plastic sachets into a “Malu Trash Bin” for the school. This initiative not only helps in managing waste but also promotes recycling and reusing materials, thereby reducing the environmental footprint.

By replicating the program in other schools across Pampanga province, the project seeks to create a broader impact, fostering a culture of environmental responsibility among young students and their communities.

The MaLu Project is set to influence more than just San Fernando, with similar projects planned for several towns in Pampanga and for cities across Bulacan and Bataan. This effort aims to build lasting habits and a shared sense of responsibility in each community.

“Gusto ko pong magpasalamat sa Eco Protect Management sa pangunguna ng kanilang presidente, Ma’am Alaine Tan. Maraming maraming salamat po,” nakakatulong tayo sa ating pamayanan, pamahalaan at kapaligiran,” Calma said.



REPUBLIC OF THE PHILIPPINES  
THIRD JUDICIAL REGION  
REGIONAL TRIAL COURT  
OFFICE OF THE CLERK OF COURT  
ANGELES CITY

BDO UNIBANK, INC., as represented by  
ANNE HAZEL M. GAVIOLA,  
Mortgagee

EXTRAJUDICIAL APPLICATION FOR  
FORECLOSURE OF REAL ESTATE  
MORTGAGE (UNDER ACT NO.  
3135,  
AS AMENDED)

-versus- F.C. CASE NO. 2024-0160

SPS. ROMULO Z. ESTRADA and ELVIRA  
C. ESTRADA,  
Debtors/ Mortgagees.

x-----x

## NOTICE OF SHERIFF'S SALE

Upon extrajudicial application for sale under Act 3135, as amended filed by the Mortgagee, BDO UNIBANK, INC., as represented by ANNE HAZEL M. GAVIOLA, with principal office address at 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagees, SPS. ROMULO Z. ESTRADA and ELVIRA C. ESTRADA, with postal addresses at Sitio Basio, Poblacion Norte, Paniqui, Tarlac and Lot 64, Blk. 16, SMDC Cheerful Homes, Magalang Mabalacat Road, Brgys. Sta. Maria & Bundagul, Mabalacat, Pampanga. In order to satisfy the mortgage debts which as of November 20, 2024 amounting to **ONE MILLION TWO HUNDRED SIXTY-NINE THOUSAND FIVE HUNDRED TWENTY-FIVE PESOS AND FORTY-SEVEN CENTAVOS (P1,269,525.47)**, Philippine Currency, including principal, interest, penalty and other legal charges allowed by law, the undersigned Sheriff IV hereby gives notice and announces that on **April 23, 2025 at 10:00 o'clock in the morning at the Municipal Trial Court in Cities, Mabalacat City, Pampanga** will sell all public auction for CASH and in Philippine Currency, the following parcel of land with all the existing and future improvements thereon, to wit:

## TRANSFER CERTIFICATE OF TITLE NO. 045-2022009038

LOT NO: 64 BLOCK NO: 16 PLAN NO: PCS-03-021923  
PORTION OF: LOT 2 TO 9, PCS-03-012744, LOT 188-D-7,  
PSD-03-083529, LOT 188- D-8-G  
AND LOT 188-D-8-I, (LRA) PSD-414557 AND  
LOT 13, (LRA) PCS E2013000109

OWNER: ROMULO Z. ESTRADA, MARRIED TO ELVIRA C. ESTRADA, FILIPINO• CITIZENS, BOTH OF LEGAL AGE

ADDRESS: 14 FLOOR BLOCK G HUNG YIP BUILDING, KWUN TONG AVENUE, TAIPA MACAU

LOCATION: STA. MARIA, MABALACAT, PAMPANGA, LUZON  
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NW	LOT 65, BLOCK 16, PCS-03-021923
2-3	NE	ROAD LOT 21 (6.50 M. WIDE), PCS- 03-021923
3-4	SE	LOT 63, BLOCK 16, PCS-03-021923
4-1	SW	LOT 29, BLOCK 16, PCS-03-021923

TIE POINT: BBM NO. 13, CAD 93, MABALACAT CADASTRE

AREA: FIFTY SQUARE METERS (50), MORE OR LESS

Prospective buyers/bidders may investigate for themselves the above-mentioned parcel of land for their information and protection.

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, it shall be held on May 14, 2025 at the same place without further notice.

Angeles City, December 6, 2024.

DANICA C. DIONICIO  
Sheriff IV

Copy Furnished:  
BDO UNIBANK, INC., as represented by  
ANNE HAZEL M. GAVIOLA,  
Mortgagee,  
33rd Floor, BDO Corporate Center Ortigas,  
No. 12, ADB Avenue, Mandaluyong City

SPS. ROMULO Z. ESTRADA and  
ELVIRA C. ESTRADA  
Debtors/ Mortgagees,  
Sitio Basio, Poblacion Norte, Paniqui, Tarlac  
and Lot 64, Blk. 16, SMDC Cheerful Homes,  
Magalang-Mabalacat Road, Brgys. Sta. Maria  
& Bundagul, Mabalacat, Pampanga

Punto! Central Luzon February 10, 17 & 24, 2025



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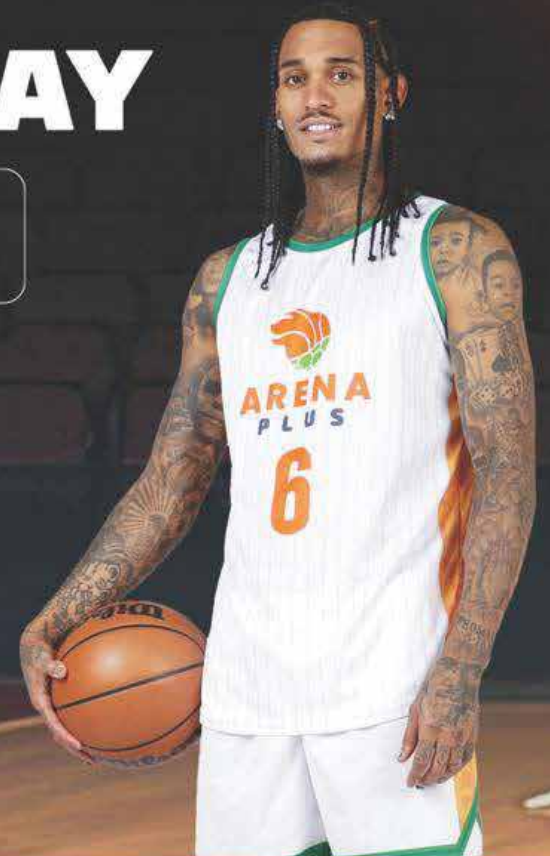
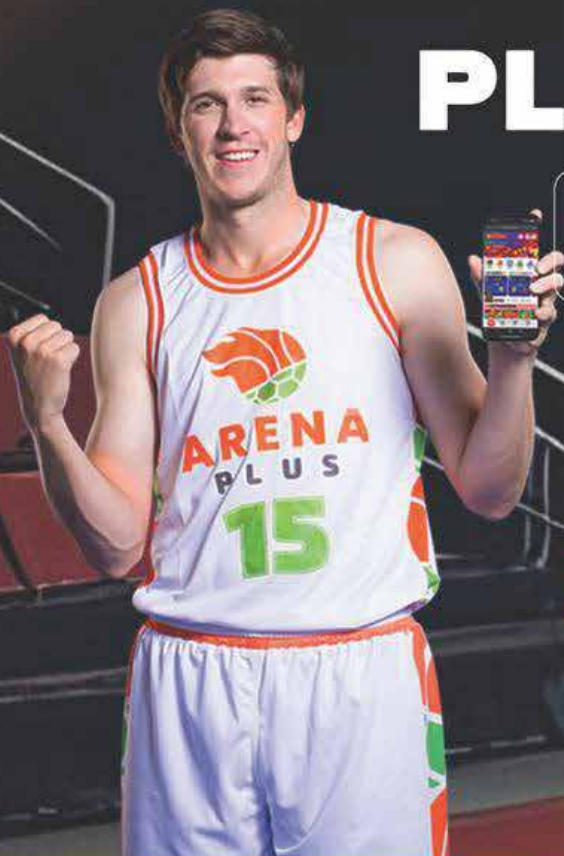
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## BCDA, Fil-Korean group...

FROM PAGE 1

The partnership will facilitate the development of a 6.1-hectare real estate project in New Clark City, which will include residential units under the Pambansang Pabahay Para sa Pilipino (4PH) program.

Consonant with BCDA's vision of fostering

resilient and sustainable communities, the development will feature 12 high-density residential buildings, including nine buildings comprising 2,600 units designated for the open market, and three buildings with 720 units allocated for the 4PH program.

Present during the

ceremonial signing held at the Quest Plus Conference Center here on Feb. 7 were BCDA president and CEO Joshua M. Bingcang, Department of Human Settlements and Urban Development Undersecretary Emmanuel D. Pineda, SCIC chairman and managing director

Nicandro Linao, SCIC deputy managing director Miguel Carlos Linao, KIND director for urban development Chang Hoon Seo, SRC director Maria Theresa Ozoa, SRC representative Chan Ju Park, and BCDA officer-in-charge for conversion and development group Mark P. Torres. **BCDA Public Affairs**

## CRK granted...

FROM PAGE 1

"This certification is a major milestone for CRK. Achieving this in under three years shows the dedication of our team and our commitment to delivering safe, efficient, and excellent airport services," enthused Noel Manankil, CEO and president of Luzon International Premiere Airport Development (LIPAD), the operator of CRK.

To qualify for the permanent certification, CRK

passed the requirements in all areas encompassing physical attributes, facilities, services, safety protocols, staff qualifications, operational capabilities, safety management systems, and emergency readiness.

The CRK fully complied with the CAAP Manual of Standards for a certified aerodrome. Aerodrome procedures make satisfactory provision for the safety of the aircraft. The airport com-

plies with the acceptable Aerodrome Manual. The airport operator has the necessary competence and expertise to operate the aerodrome. CRK also complies with the acceptable Aerodrome Safety Management System and has conducted a full-scale emergency exercise.

Manankil further emphasized that the safety of passengers, aircraft, and operations remains the airport's top priority.

"As we continue to grow

and connect the world through CRK, this recognition inspires us to maintain the highest standards of excellence and innovation in aviation," he added.

This development comes at an opportune time, as CRK prepares to accommodate an expected increase in aircraft and passenger traffic with the gradual transfer of turbo-prop operations, following a resolution from the Manila Slot Coordination Committee. **Press release**

## PH's tallest ATC tower...

FROM PAGE 1

from abroad for a series of training on ATC equipment.

Engineers and specialists from CIAC and the Civil Aviation Authority of the Philippines recently completed training by air traffic communication manufacturers based in Larvik, Norway, and Milan, Italy on the operations of traffic communication, navigation, and surveillance systems.

The new ATC is envisioned to become Clark's newest iconic landmark. A towering 18-storeys or around 54 meters tall, the ATC serves as a landmark to all those traversing through the Subic-Clark-Tarlac Expressway or traveling to the Clark International Airport.

"The tower will become an outstanding asset of the Marcos administration and is aimed at improving facilities servicing the

world-class Clark International Airport. We'll be able to vastly improve Clark's air traffic control system and allow for increased safety as we anticipate an increase in the volume of air travel," Alcazar said.

In addition, the new ATC will enhance development efforts being done for CIAC's flagship projects, which include a National Food Hub, a World Convention and Events Center, and a Multi-Modal Mobility Hub.

The Clark Air Traffic Control Project was awarded to MSV Construction and Supplies and funded through CIAC's parent company, the Bases Conversion and Development Authority.

CIAC is the land development and aviation arm of the BCDA which manages the Clark Aviation Capital covering prime government land surrounding the Clark International Airport. **CIAC-PAD**

## Zona Libre

FROM PAGE 4

job at *Ang Peryodiko* in L.A.

Back home in barely six months, back to dwGV-AM with *Alas-4 Na* and with a column in *Pampanga News*. More importantly, back to hard-hitting commentaries.

The political phenomenon that was the Among Ed gubernatorial campaign in 2007, timed perfectly with the birthing of *Punto! Central Luzon*. And the chronicles of irreverence that was Reverend Governor came to publication.

New day dawning or old order restoring in the mag-

inda now at the Capitol...

What have I been seeing, it's all the me in turning 60. This is not so. This must not be.

Or, is it really? As in death – so 'tis said – one accounts for one's life. Still, that's simply chronicling, life's got to have some *real* meaning.

Maybe, there's some good philosophy in that witticism of 60 as the new 40, taking after that adage on life beginning at 40.

At 60, born a new me. Emancipated from the shackles of the libido – at this age, sex should only be a matter of gender, as

that line from a movie or a book – memory fails now – decreed, I can only be the intellectual Aldous Huxley defined: "someone who has discovered something more interesting than sex."

More interesting things as travelling, while physical mobility and financial viability still allow it, thus St. Augustine: "Travel is like a book, those who have been to only one place have just read one page."

More interesting things as reading and writing, to quote Francis Bacon: "Reading maketh a full man; conference a ready man; and writing an exact

man." More specifically, on philosophy to feed the mind – so important with the advancement of age, and on spirituality to nurture the soul – with intimations of one's mortality becoming more and more apparent. In order for the former is a renewal of acquaintanceship with Kant and Kierkegaard, Hegel and Hobbes, Schopenhauer and Spinoza, Nietzsche too. And for the latter, Augustine and Aquinas, Buddha.

More interesting things as being... just be. 2014, 10 February.

**AND THEN, in the wink of an eye I turned 71.**

to the character projected by billboards and political ads, dismissing any contradictory facts. If the voter's choice for leaders is merely based on surface appeal rather than merit, it should not be surprising at all that we remain vulnerable to the continuing rise of poorly qualified leaders.

So, the next time you are tempted to brand your neighbor a bobotante take some time to listen, and

then guide and teach them how to look past the image and demand transparency, accountability, and a true track record of service from those seeking power. Definitely a lot easier said than done, right? But continuing to call them bobotante would not achieve anything and only alienate them further; we might as well become an instrument of their education as voters.

## AC chess whiz...

FROM PAGE 1

during his competition. Roque's exceptional skills have earlier been recognized by Mayor Carmelo "Pogi" Lazatin Jr., awarding him a certificate

of recognition and a cash incentive during his visit to the Mayor's Office in November 2024 where he playfully engaged the young woodpusher.

**Angeles CIO**

## The Most Difficult...

FROM PAGE 4

remains a mystery.

Both traditional and blended learning are capable of giving us the knowledge and experience that we will need. However, the step that you will take in whichever path you choose—how you grow and improve yourself,

is up to you.

We are gifted and can learn. Believe in our mission and that is to 'Attain what you can attain'. Blended learning is indeed a whole new experience but nothing beats the traditional way of gaining experience.

## Vanity...

FROM PAGE 3

tributors across Central Luzon. The recent expansion into Quezon City marks a pivotal step in reaching Visayas and Mindanao.

The triumphant Hataw 2025 event showcased their impressive range of products, attracting new customers and resellers. Feedback from partners like Dear Face CEO Ma Jonalyn Sison-Ramos and Luxe Beauty and Wellness Group CEO Anna Magkawas underscores the company's reputation as a reliable and innovative distributor.

"Right now we're here to shoot for a new product and of course we are partnered with Vanity Connections and they will carry this product. We have so many business partners around the Philippines.

Vanity Connections has the best people in every department, making it very easy for us to plan our business.

That's one of the advantages of Vanity Connections," said Ma Jonalyn Sison-Ramos, CEO of Dear Face. "Hello everyone, my name is Anna Magkawas, the CEO and

founder of Luxe Beauty and Wellness Group.

Vanity Connections is a big help for Luxe Beauty and Wellness. Through them, we were able to reach the Visayas and Mindanao areas. It was really our dilemma before, as we had trust issues.

I saw Miss Bea's heart, dedication, and support. I personally saw their warehouse. We're very grateful for the partnership," shared Anna Magkawas.

A Beautiful Vision for the Future As Vanity Connections looks ahead, their presence on leading e-commerce platforms allows customers to explore exciting deals and discover new products.

Committed to making life more beautiful, Vanity Connections provides affordable, high-quality products that help customers feel their best every day. Their dedication to excellence ensures they remain the go-to supplier for beauty and personal care brands, poised for even greater success in the future.

**Punto Lifestyle Team.**

## The Public Space

FROM PAGE 5

the shrinks.

What have we lost or gained in the time of the most controversial or celebrated spare tire in our political landscape? Threats of imagine beheading of national leader and another threat of possible assassination along with certain kin should matter and be publicly censured.

It's time to celebrate the heroes of the contemporary, not partisan, enlightenment. The heels had their time and been impaled historically in the nation's struggle for democracy and justice. The biblical Esther may not have come at a more crucial time as this. And, for all we know, it could be Inday Sara. We probably have been misled by those who wanted to rewrite history as the golden prize for the victors.

Maybe she meant well when she cried out for God to save the Philippines. Maybe we have been barking up the wrong tree all this time and picked the wrong enemy of the

people. Imagine what an impeachment trial will do to fix this nation with a sense of urgency, even decency. A new mindset needs a new way of thinking.

Of course, it's a concession to many that the impeachment trial will morph into a telenovela. The nation deserves a new series in lieu of a lackluster spate of shows on the TV screen that pass for entertainment. Politics is a better form of, if not the best, entertainment.

Besides, Sara can hold her candle against the best in showbiz. Her acting is not method; it's natural. Her political enemies have yet to find a perfect match. At one time, there was the much-vaunted unity that eventually, like the blackhole, collapsed under the weight of its own political gravity. One too many potential tyrants.

Whodunnit? Escudero is not so amused by the sight of a fork on the road, and sounds like an uncooperative spouse complaining of a headache. Maybe later, not forthwith.

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