

P1.143-B ibis Styles Hotel to rise in Clark

CLARK FREEPORT — Development of the ₱1.143-billion ibis Styles Hotel Clark, a mid-scale hospitality project under the Accor Group, has started to roll with the recent signing of a lease agreement between the Clark Development Corp. and the Twin Cardinal Realty Corp.

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Cong Pogi Lazatin during his distribution of school supplies at a child development center. **FILE PHOTO**

Cong Pogi seeks P260-M to rehab daycare centers

ANGELES CITY — Pampanga 1st District Rep. Carmelo “Pogi” Lazatin, Jr. is set to lobby for P260 million pesos to fund the rehabilitation of all 173 daycare centers in the First District in 2026.

This was outlined during a workshop of programs for 2026 held on August 16 facilitated by Lazatin’s chief adviser IC Calaguas, and chief political affairs officer Reina Manuel, together with District Engineer Arnold Ocampo of the DPWH Pampanga 3rd District Engineering Office.

During the workshop, it was discussed that Lazatin intends to repair all 173 daycare centers and install two HP air-conditioners and a smart TV – at least 55 inches in size – in each of the

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Genteel Home to showcase ‘Bigkis’ at Maison&Objet - Paris

BY NING V. CORDERO

BACOLOR, PAMPANGA — Genteel Home officially unveiled its latest furniture ensemble, the Bigkis Collection, during an exclusive press preview held at its showroom here on August 13. The collection will be showcased at Maison&Objet Paris, one of the world’s premier interior design exhibitions, from Sept. 4 to 8, 2025.

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CDC PCEO Atty. Agnes VST Devanadera and TCRC president Jaime Cruz show signed lease agreement. With them are CDC vice president Atty. Noelle Mina Meneses and TCRC vice president Jeffrey Cruz. **PHOTO: CDC**



Genteel Home’s Katrina Blanca de Leon shows one of the pieces in the Bigkis collection.

Fiesta Communities wins big at 13th PropertyGuru PH Property Awards

Company executives led by Atty. Christopher Ryan Tan, CEO of Hausland Holdings, Inc. proudly show three trophies won in the 13th PropertyGuru PH Property Awards. **CONTRIBUTED PHOTO**

MANILA — Fiesta Communities Inc. (FCI), one of the country’s leading community developers, affirmed anew its industry leadership after clinching three prestigious awards at the 13th PropertyGuru Philippines Property Awards held at Shangri-La The Fort in Manila on Aug. 15. Besting other real estate developers in Luzon, Visayas and Mindanao, FCI won “Best Affordable Housing Developer” recognition after showcasing different projects across Central Luzon. With

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Zambales marine protected area finalist in 2025 Para el Mar Awards

CITY OF SAN FERNANDO -- The Masinloc and Oyon Bay Protected Landscape and Seascape (MOBPLS) in Zambales, the lone marine protected area in Central Luzon, has been named finalist in the 2025 Para el Mar Awards to be held Sept. 17–18 in Iloilo City.

Covering more than 7,500 hectares across Masinloc and Palauig, MOBPLS was declared a protected landscape and seascape under RA 7586 (National

Integrated Protected Areas System Act).

The recognition is a result of the joint initiatives of the Department of Environment and Natural Resources, the Protected Area Management Board, and local communities to advance integrated conservation while providing alternative livelihood for residents.

DENR Masinloc community environment and natural resources officer Donaver Guevarra said their

programs include habitat management, biodiversity assessments, mangrove rehabilitation, and support for eco-friendly income sources such as mussel farming and fruit jam production.

“Along with community awareness and education initiatives, our team likewise ensures strict monitoring and patrolling to prevent illegal activities, such as the construction of unautho-

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The Masinloc and Oyon Bay Protected Landscape and Seascape in Zambales. PHOTO: DENR-3



21 Aetas complete driving course with AC gov't support

ANGELES CITY – Twenty-one members of the Aeta community in the city completed free driving school training through the support of the city government in partnership with

Sabalboro Driving School as part of its corporate social responsibility program.

The initiative, under the leadership of Mayor Carmelo “Jon” Iazatin II, forms part of

the city’s continuing efforts to uplift indigenous communities through inclusive education and skills development, opening more livelihood opportunities for marginalized sectors.

The city’s agriculture, economic development and investment promotions, and tourism offices served as the project coordinators.

Angeles CIO



Gov. Jose Enrique Garcia III and Budget Secretary Amenah Pangandaman lead groundbreaking rites for new Capitol park. CONTRIBUTED PHOTO

DBM, Bataan break ground for new Capitol park

BALANGA CITY -- The Department of Budget and Management and the provincial government of Bataan broke ground for the construction of a new public park at the Capitol Compound Oval here.

Covering 3,040 square meters with a perimeter length of 201 meters, the park will be built in front of the old Provincial Capitol Building, a recognized national heritage site.

It has funding support of P10.136 million under the DBM’s Local Government Support Fund - Green Green Program.

DBM Secretary Amenah Pangandaman said the initiative aligns with the Marcos administration’s vision of providing sustainable and livable communities nationwide.

“This project symbolizes the government’s commitment to promoting a comfortable

and livable environment for all, while upholding responsible development and sustainable green practices,” Pangandaman stressed, assuring that the full masterplan will be completed.

Gov. Jose Enrique Garcia III thanked the DBM for supporting Bataan’s vision of building healthier and safer spaces for the public.

“Our goal is to make the lives of our people better by

creating open spaces that they can enjoy with their families and community. Asahan niyo po na susuporta ang ating lalawigan sa mga ganitong klaseng program para sa ikabubuti ng bawat Pilipino at lalong lalo na ng bawat isang pamilyang Bataño,” he said, emphasizing the province’s full support for initiatives that uplift families and communities.

Once completed, the park

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PhilRice distributes 2.5-M bags of certified inbred rice seeds

SCIENCE CITY OF MUÑOZ -- The Philippine Rice Research Institute has distributed some 2.5 million bags of certified inbred rice seeds to farmers for the 2025 wet season under the Rice Competitiveness Enhancement Fund (RCEF) Seed Program.

From March to July this year, the agency completed 3,339 out of 3,569 scheduled seed drop-offs on time, achieving a 94% delivery timeliness rate.

PhilRice RCEF Program Management Office director Flordeliza Bordey noted that this high timeliness rate reflects the share of deliveries made on or before the exact date requested by local government units, ensuring that seeds were distributed in time for farmers’ planting schedules.

“The significant increase in timeliness rate was due to the sufficient inventory of seeds for the early planters of the wet season and the improvement in the operations of the program’s seed monitoring system,” she said.

Data from the Rice Seed Monitoring System revealed that the program benefited over one million farmers across 1,368 cities and municipalities in 78 provinces, covering approximately 1.06 million hectares, exceeding the program’s seasonal target and marked a milestone in the national effort to enhance rice production.

Despite challenges such as route closures and election-related delays, the program implemented targeted strategies and reinforced coordination with LGUs to ensure delivery continuity.

The complementation of the RCEF Seed Program with the National Rice Program of the Department of Agriculture also played a vital role in maintaining consistent support across major rice-producing areas.

Program implementers emphasize that the timely delivery of high-quality seeds is a critical factor in enhancing farm productivity.

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NE farmer takes home sack of certified inbred seeds.

FILE PHOTO: PHILRICE



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To the Point

On #WorldHumanitarianDay, we urge you to #ActForHumanity – now.



Attack on humanity

HUMANITARIAN WORKERS are the last lifeline for over 300 million people caught in conflict or disaster. Yet, funding for that lifeline is drying up. And those who provide humanitarian aid are increasingly under attack.

Last year, at least 390 aid workers — a record high — were killed across the world. From Gaza to Sudan to Myanmar and beyond.

International law is clear: humanitarians must be respected and protected. They can never be targeted. This rule is non-negotiable and is binding on all parties to conflict, always and everywhere.

Yet red lines are crossed with impunity. Governments have pledged action — and the Security Council has laid out a path to protect humanitarians and their life-saving work.

The rules and tools exist. What is missing is political will — and moral courage. On this World Humanitarian Day, let's honour the fallen with action:

To protect every aid worker — and invest in their safety.

To stop the lies that cost lives.

To strengthen accountability and bring perpetrators to justice.

To end arms flows to parties that violate international law.

Together, let us say in one voice: An attack on humanitarians is an attack on humanity.

And let's #ActForHumanity.

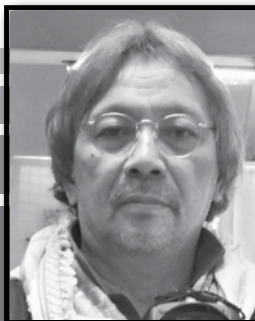
(UN Secretary-General António Guterres' message for World Humanitarian Day, observed on 19 August 2025)



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Zona Libre

Bong Z. Lacson

A TikTok disconnect

DON'T LOOK now but the political fallout from the fiduciary blowup ignited by Pampanga 3rd District board member Shiwen Lim has drifted to City of San Fernando Mayor Vilma Balle-Caluang.

And her honor — if she chooses to — can only blame the newbie *bokal*, aka Estelito Lim, as he has only himself to blame for this consequence as unmitigated as the quagmire of his own making.

The blame game has been much overplayed by Lim that it backfired and struck him senseless, granting that he has some semblance of sense in the first place.

For the promised interest of unreturned investments, he blamed his self-declared — sans any court issuance — bankruptcy of his Umpukan venture.

For the public outcry of the scores of victims of his schemes, Lim blamed a "media outlet" for publishing on Aug. 1 the notice of garnishment of his accounts with Land Bank of the Philippines-JASA Branch. "*Hindi ko alam ba't sinapubliko pa ng ibang Tao*," he said in a post on the same day.

Aye, the very publication of the story — only Punto! carried it — Lim blamed on politicians still smarting from his winning alliance with their rivals in the last polls, thereby driving them to instantaneously see red at his courtesy call on Mayor Vi, with whom he established a putative friendship most manifest in TikTok and other platforms during the campaign.

As immediate was the backlash in social media with the mayor's good name virtually dragged into the quandary. Just goes to show how impacted is the public mind with the perceived bond of friendship gluing the two as one. (*Posts adjusted for punctuation, capitalization, abbreviations, grammar. Direct imputation of scamming deleted*)

"Ooooppps! Ka-friendship ni Mayora? Hmmm."

"May kilala ako, Mayora Vilma ang pangalan."

Galit sa kurakot at mandarambong, pero ito oh friendship niya naglalaro ng yaman-yaman, (deleted) pala.

"Galit sa mga kurakot pero may BFF na (deleted)."

"Kunwari lang naman yata galit si Vilman sa kurakot. E malamang alam nyang (deleted) yang kaibigan niya. Pareho pa nga yata."

"Ganyan pala ang kaibigan na gusto mo Vilma, (deleted). At puro utang..."

"Eto yung mga uri ng kaibigan ni Vilma, kaya wag kayong maniniwala sa mga mayayaman na nagti-TikTok agad. May mga scammer dyan. Magkakaibigan sila."

"Sinasabi ko na nga ba eh mga friendship! Same-same sila mga pasikat pero manloloko!"

"Grabe ang friendship goals nyo Mayora ha! (deleted)"

"Proud siguro si friendship Vilma hahaha."

"Kadiri ang friendship nyo! Huwag niyo na kame idamay, Mayora please lang."

"Bestie sa pag-(deleted) sa mga tao ano? 'Yan ang tunay na pagkakaibigan.'"

"Tanong ko lang po tandem din po ba kayo pagdating sa pag-(deleted)?"

"Mag-friendship talaga kayo ni Vilma. Parehas kayo ng galawan..."

"Vlogger yan sa TikTok ... umaastang mayaman (deleted) naman pala, tapos kaibigan pa ni Mayora Vilma, ay matik yan!"

Ostensibly, these netizens' collective mind is fixed on that age-old truism of same feathered birds flocking together, and — if I may add — the predators among them preying, aye, scavenging, in pairs.

Or, that ancient adage too of one's real self revealed in the kind of friends one keeps.

Of course, sayings, maxims, euphemisms, trite as truisms are, do not come anywhere close to Gospel truth. But still, grains of it obtain in them. Else they would not have survived, more so thrived, all these years.

In the matter of showing who your friends are to show who you are, the certainty lies in knowing that kind of person you are based on what you're willing to indulge, oblige, tolerate, or accept. Like, you keep friendship with a scammer, you may not be one but will surely be imbued with some aura of that character.

Partner in crime, then? Mayor Vi does not make one to Lim evidently. A collateral damage to Lim's self-inflicted but all too public offence, the mayor is most like it.

The Lim-Vi connection — luxuriant LV, some wag says now uncopyrighted from Louis Vuitton — has so settled in the public mind, particularly in the City of San Fernando and the 3rd District of Pampanga, that the two have become peas in the same pod, for the *cara y cruz* addicts, head and tails of the same coin. Again, thanks to their virtual omnipresence.

Hence, a TikTok disconnect needs to be established, not merely emphasized here.

For starters, what hath Mayor Vi to say of her friendship with the beleaguered Lim?

"A friend in need is a friend indeed." Will she answer to that call?



COMMENTARY

Burokratang Kapitalismo: Negosyo ang Panunungkulan sa Gobyerno, Mabigat na Gastos ng Katiwalian

By Alex S. Caguiran

ISA SA pinakamatinding sakit ng pamahalaan sa Pilipinas ay ang tinatawag ng mga aktibista at analista bilang "Burokratang Kapitalismo". Sa pinakasimpleng kapaliwanagan, ito ay ang pagturing ng tungkulin sa gobyerno bilang isang negosyo—isang pagkakakitaan kung saan ang mga halal at itinalagang opisyal ay ginagamit ang kapangyarihan para sa pansariling yaman at interes.

Madalas nating gamitin ang salitang KORAPSYON upang tukuyin ito, ngunit mas malalim ang ibig sabihin ng burokratang kapitalismo.

Ang korapsyon ay karaniwang tumutukoy sa tiwaling gawain tulad ng suhulan, pandarambong, o paglulustay ng pondo ng bayan.

Ang burokratang kapitalismo naman ay isang buong sistema ng pamamahala na inuukit para paboran ang pribadong yaman at dinastiayang pulitikal, imbes na ang interes ng taumbayan.

Ang Mukha ng Burokratang Kapitalismo:

-Graft at kickback. Mga ghost project, sobrang mahal na kontrata, at palusot sa procurement.

-Kronismo. Pagbibigay ng pribilehiyo at kontrata sa mga kamag-anak, kaalyado, o kasosyo sa negosyo.

-Patronage politics. Pagpapagamit ng pondo ng gobyerno upang bilhin ang suporta at manatili sa pampulitikang kapangyarihan.

-Policy capture. Mga batas at patakaran na nakatuon hindi para sa nakararami, kundi para

protektahan ang interes ng iilan.

Hindi bago ang sakit na ito.

Isa Itong Matagal Nang Sakit

Nagsimula pa noong panahon ng mga kolonyalista, kung saan ang iilang makapangyarihan ay sabay na pinuno at may-ari ng mga lupain at negosyo.

Sa ilalim ng diktadurya ni Ferdinand Marcos Sr., lalo itong na-institusyonalisa sa tinawag na "crony capitalism."

Matapos ang EDSA Revolution, umasa ang taumbayan sa malinis na pamahalaan. Ngunit kaliwa't kanan pa rin ang eskandalo: fertilizer fund scam, pork barrel scam, overpriced na proyektong imprastruktura.

Hanggang ngayon, usap-usapan pa rin ang confidential at intelligence funds, at mga kontratang may bahid ng katiwalian tulad ng Flood Control Projects.

Ang epekto ay malinaw: pondo para sa paaralan

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Opinion

The Public Space

Jun Sula

Aroma of corruption

The great Juan Ponce Enrile, a.k.a the alleged architect of martial law in the time of Marcos the Elder, used to nonchalantly mouth a quick yardstick: if it quacks like a duck, walks like a duck, it must be a duck.

Can Marcos the Younger use the same principle to ferret out the truth in ongoing new revelation about who's who in the recent floodgate that threatens the government anew about the insufferable, unconscionable corruption in high places of trust?

Per Marcos initial, not necessarily premature, analysis the virtual deluge that hit most part of the country, science didn't not only validate and vindicate the public call for safety against climate change. It exposed what tragically happened when contractors' defy it, for one reason or another, mostly for one reason.

In the time of another prodigal presidential scion, the catch-all was moderate your greed. It was also deemed a catch 22 scenario in view of the conflicting truth or lies, as the case maybe. It was difficult, if not impossible, to turn down P200 million dollars plus a burger.

Apparently, it's tough or as theologians say, it is hard to learn a lesson.

Except for the helplessly obtuse or habitually cynical, the expose by no less than the President that 15 contractors lord it over as to who get what, where and when anti flooding projects for the whole shebang, is still shocking. It's an old news rewritten or rehashed, as it were, as new news.

The unnerving revelation was timely or untimely, depending on which political side you're on, for several reasons. The President bragged about the new Filipino in his recent state-of-the nation (SONA) address. The current administration announced it needs to borrow some 2.7 trillion more for its 2026 operation. Every now and then the vice president has been telling the whole world that the highest leader of the land can't even perform his JD (job description) to a T.

The President or his spokesperson means business. Violators will be known, published and thereafter probably punished. It will be sooner than later. Some projects have already been prepaid even before the habagat set in. Unfortunately, the

president or his alter ego has said thanks but no thanks to the offer made by a local executive to unearth – no pun intended—the damned dam maker or its equivalent politician or engineer.

This is a pivotal moment for the President, and the nation. It can, once and for all, end corruption which is automatically and logically linked to poverty in the Philippines. It's a tough call for the son of a former dictator who once proclaimed also a new society of Filipinos. It will be like testing how the water is wet with corruption and who's soaking up all the wetness.

In the latest intimacy of unethically questionable conduct, a suggested paradigm of how public trust should be measured, no less than the Senate President is placed under a scrutinous social radar for scruples or the lack of it. He advertised himself that he has been a benefactor by way of donation—the latest a whopping P30 million bonanza to his 2020 political campaign. It's a ho hum of a news, he brushed it off. And he's a top notch lawyer to boot

Legal and election experts view it from a different filter: the Senate President has been weighed on a moral scale and is found wanting.

How deeper and further is the President willing to go into the water to get at the bottom of it? The President is, at best, nuanced. Your guess is as good as mine. The Senate President is a hard-core ally, an inveterate loyalist that goes back to history. Fifty percent efficiency is said to be equal to 100 percent loyalty. Some doubted the Senate President's loyalty to Constitution, his political loyalty is out of the question. Period and interjection marks added.

Forget the idea of a possible mass firing squad against erring contra tors as a neophyte (uninitiated) wishes it. The death penalty is out of the book as per our Constitution. Besides, it's counterintuitive, even counter-cultural to the President's vision of a new

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Napag-uusapan Lang

Marvel V. Garcia

Bayan ng San Simon, sino ang magbabangon?

1. Sa nakalipas na linggo binugbog ng kontrobersiya ang bayan ng SAN SIMON sa TV at sa social media nang maaresto si mayor Punsalan sa ikinasa ng NBI na ENTRAPMENT OPERATION sa PAMPANGA TATLUMPUNG MILYONG PISO ang diumano'y nakumpiska EXTORTION MONEY galing sa REAL STEEL na kumpanya
2. Ang pagkaka-aresto ng NBI dito kay MAYOR nagdulot ng KAHIHIAN sa may bayan ng San Simon siya'y dagliang sinampahan ng kasong PANG-E-EXTORTION at paglabag diumano sa ANTI GRAFT AND CORRUPTION damay ang limang BODYGUARD at kasama nitong doktor na nasa pasilidad na raw ng NEW BILIBID PRISON
3. Kontrobersiyal din sa ngayon ang kalsada sa MANABAK na kung saan kailan lamang ay mayrong NAHULOG na trak dahil makipot ang daan at graba ang itinambak mga pobreng motorista'y kalbaryo ang dinaranas idagdag pa ang kalsada dito sa may ARNEDO DIKE dahil sa HEAVY VEHICLES lalong dumami ang lubak
4. Noong nakaraang linggo ay agarang nag-INSPEKSIYON si Honorable ANNE CANLAS na siyang ACTING MAYOR ngayon ang nais niya ang problema ay mabigyan ng SULUSYON suliranin sa basura at kalsada ng SAN SIMON ilang araw pa lamang siyang NAKAUPO bilang mayor nagpamalas na agad ng SIGASIG at DEDIKASYON
5. Dedikasyon sa trabaho bilang isang LINGKOD-BAYAN walang halong pag-iimbot at puno ng KATAPATAN mga KATANGIANG dapat na taglayin ng sino man na nagnanais MAGLINGKOD para sa kanilang bayan kung ganyan ang mga lider sisibol ang KAUNLARAN na pinakaaasam-asam nitong mga MAMAMAYAN
6. At sa mga katangiang taglay ni MAYOR ANNE CANLAS ang pag-asa ng San Simon sa kanya'y NABABANAAG siya ay pwede ng IHANAY sa mga alkaldeng sikat katulad ni VICO SOTTO, at mayor VILMA CALUAG o kaya ni MAYORA WONG na di malimot ng lahat sa tinanggap na papuri pagdating sa GOOD GOVERNANCE
7. Maaaring si ANNE CANLAS ang alkaldeng MAGBABANGON sa NADUNGISANG dignidad nitong bayan ng San Simon nasa kanyang mga kamay ang pag-asang MAKAAHON sa lusak ng kahihian na sa atin ay NAGBAON bilang alkalde ng bayang sa simonians MAGTITIMON harinawa siya'y gabayan ng DAKILANG PANGINOON



Opinion

Ad Lib

Rey Yumang

Bring back classroom discipline

DO TEACHERS still feel empowered to instill discipline in their students nowadays? I hate to admit it but when we talk about the role of teachers today in disciplining the students under their watch, the stakes have not only grown steadily difficult but worse, increasingly dangerous.

Consider this: on August 4, 2025, a Grade 11 student in Balabagan, Lanao Del Sur fatally shot his teacher with a .45 caliber gun after receiving a failing grade in a major exam - just another statistic and a tragic proof that teachers are often powerless to respond, and their honest intent to teach students the value of hard work can escalate into violence.

Did you know that as of today, we already have a long list of laws and education policies that were crafted to ensure the safety and dignity of students in the classroom and the school premises? In addition to the constitutional mandate (1987 Constitution, Article XV, Sec. 3 (2), we also have 11 pieces of national legislations and a total of six department orders or administrative issuances from the Department of Education.

All these serve as shields for

students. Yet increasingly and quite unfortunately, they have become weapons that are misused, overused and misinterpreted by parents and society, and in the process constraining teachers in the task of instilling discipline. As a result, schools now find themselves blamed for student misconduct while educators are disempowered, and fearful that even a measured and well-intentioned disciplinary action could jeopardize their careers or attract legal repercussions.

As for the protection of teachers? We have House Bill No. 5735 or the "Student Discipline and Teacher Protection Act." Although still under legislative consideration, it proposes to mandate that DepEd issue official policies on student discipline and provide legal assistance and representation for teachers facing administrative or criminal

charges in relation to classroom management.

Over the weekend a former student visited me and as expected, we talked about her good old high school days during my second year as a school principal. We fondly recalled how they all felt and reacted whenever they see me walking from my office to the high school building for my regular rounds. One would shout "Raid!" and everyone would bolt straight to their rooms, go to their respective seats, and then one or two would start sweeping the floor and cleaning the room. "Talakad mu na makapaniking, metung a paswit at mataram a lawe" – that's all it took for everyone to know that I meant business and enough was enough.

But those days are now but memories from the not-so distant past. Teachers now find themselves restricted,

powerless and unmotivated to instill discipline.

Discipline is not punishment but education in disguise. It is vital and inevitable so that schools can prepare students for the real world outside the classroom. Without it, students graduate and move into society as entitled individuals who are unable to cope with authority, deadlines, accountability, or even structured cooperation. A disciplined environment cultivates respect, resilience, and interpersonal order.

The solution lies not in scrapping protective laws, administrative orders and issuances, but in balancing them. We must review and revise policies to clearly delineate acceptable disciplinary actions, provide teachers a robust and continual training in classroom management, and educate parents and communities on

the role of discipline in learning. Teachers need legal clarity, institutional support, and trust—not fear.

Discipline teaches more than obedience; it teaches responsibility, self control, and empowerment. Without it, students and teachers alike remain casualties of good intentions gone wrong. We need to teach discipline responsibly - and let us not forget to protect those who teach.



NOTICE OF SELF-ADJUDICATION

Notice is hereby given that **MIDAS PINGUL DEANG**, of legal age, married, Filipino, and a resident of #243 Sto. Rosario St., San Jose, Angeles City Pampanga, Philippines; and heirs of **TERESITA P. PINGUL** who died on July 26, 2024, at Sacred Heart Medical Center, Mc Arthur Highway, Sto. Domingo, Angeles City Pampanga; executed an Affidavit of Self-Adjudication on his/her estate; and she left a Savings Account # 105230295105 & \$TD # 352308455958; before Notary Public Atty. Atty. Bryant Canasa CPA, as per Doc. No. 1925, Page No. 53, Book No. XXVII, Series of 2025.

Punto! Central Luzon: August 18, 25 & September 1, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **EDMUNDO LACSON CATLI** who died on July 10, 2015 in the City of San Fernando, Pampanga; executed an Affidavit of Extrajudicial Settlement with Deed of Sale on his/her estate; and at the time of his death, he is an awardee and the lawful owner of a house and lot unit situated at Block 42, Lot 32, Northville 14 Resettlement, Brgy. Calulut, City of San Fernando, Pampanga; before Notary Public Atty. Ryann T. Rueda, as per Doc. No. 493, Page No. 100, Book No. XLII, Series of 2023.

Punto! Central Luzon: August 18, 25 & September 1, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **ANICETO A. DAVID JR.**, who died on December 24, 2020 in Angeles City; 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 10, Blk. 4 of the subd. plan (LRC) Psd-31541, being a portion of Lot 237 of the Cad. Survey of Mabalacat, LRC (GLRO) Cad. Recd. No. 132) situated in the Bo. of Mabiga, Mun. of Mabalacat, Prov. of Pamp.; containing an area of Two Hundred Forty (240) Square Meters; covered by Transfer Certificate of Title No. 30798-M; before Notary Public Atty. Carlota Dela Cruz Manalo, as per Doc. No. 515, Page No. 104, Book No. 86, Series of 2024.

Punto! Central Luzon: August 18, 25 & September 1, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **RICARDO ENGUENCO SANTOS and ANGELINA TUAZON SANTOS** who died on April 30, 2011, and April 20, 2019 in Angeles City; 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 6-8 of the subdivision plan (LRC) Psd-122497, being a portion of Lot 6, Block 10, (LRC) Psd-27625, LRC Rec. No. 8714) situated in the Barrio of Santo Domingo, City of Angeles, Island of Luzon; containing an area of Two Hundred Twenty-Four (224) square meters, more or less; and covered by Transfer Certificate of Title No. 045-2016007200; before Notary Public Atty. Michael C. Yabut, as per Doc. No. 307, Page No. 62, Book No. XLV, Series of 2025.

Punto! Central Luzon: August 4, 11 & 18, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **SOTERO CORDERO SALUNGA** who died on July 8, 2019, in Gandus, Mexico, Pampanga; executed an Affidavit of Extrajudicial Settlement with Absolute Sale on his estate and more particularly described as a parcel of land located in Brgy. Acili/SucIaban, Municipality of Mexico, Province of Pampanga, covered by Transfer Certificate of Title No. 042-2024010672 of the Registry of Deeds of Pampanga; with Lot no. 4-AH, Plan no. Psd-03-253659, Portion of Lot 4, Pcs-03-016188 with an area of Five Hundred seventy One Square Meters, more or less; before Notary Public Atty. Allan M. Del Rosario, as per Doc. No. 201, Page No. 42, Book No. XVI, Series of 2025.

Punto! Central Luzon: August 4, 11 & 18, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **LEONARDO S. HALILI** who died on April 24, 2003 at Angeles City, Pampanga and **AURORA V. HALILI** who died on October 5, 2021at City of San Fernando, Pampanga; executed an Affidavit of Extrajudicial Settlement with Deed of Donation on his/her estate; Whereas during the lifetime of decedents are the registered owner of a parcel of land, located at Mabiga, Mabalacat, Pampanga with an area of 180 square meters covered by Transfer Certificate of Title No. 549134-R; before Notary Public Atty. Peter Anthony S. Mallari, as per Doc. No. 147, Page No. 47, Book No. XLV, Series of 2025.

Punto! Central Luzon: August 4, 11 & 18, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **RODOLFO LIMIAc QUIZON** who died on Sepetember 6, 2021; executed an Affidavit of Extrajudicial Settlement with Deed of Absolute Sale on his estate; and more particularly described a parcel of land (Lot 2 of the consolidated-subd. plan Pcs-03-001139, being a portion of the consolidated Lot 1 and 37, Block 22-A, Pcs-1077, L.R.C. Record No.), situated in the City of Angeles; containing an area of Four Hundred Seventy One (471) square meters and covered by Transfer Certificate of Title No. 81301 Registry of Deeds of the Province of Angeles City; before Notary Public Atty. Van Oliver V. Mempin, as per Doc. No. 1885, Page No. 53, Book No. XI, Series of 2025.

Punto! Central Luzon: August 11, 18 & 25, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **EFREN M. HERICO** who died on May 27, 1992; executed an Affidavit of Extrajudicial Settlement on his estate; and more particularly described a parcel of land (Lot 7, Block 11 of the consolidation and subdivision plan Pcs-4557, being a portion of the consolidation of Lot 5-A-1, Psd-4913 and Lot 246, Angeles Cad. Rec. No. 124), situated in the Barrio of Cutcut, Pampang, Municipality of Angeles, Province of Pampanga; and covered by Transfer Certificate of Title No. 87791; before Notary Public Atty. Chester Clark G. Dula, as per Doc. No. 2754, Page No. 63, Book No. XII, Series of 2025.

Punto! Central Luzon: August 11, 18 & 25, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **BENICIO HERNANDEZ** who died on March 9, 1997 and **JIMENA HERNANDEZ** who died on October 11, 1992; executed an Affidavit of Extrajudicial Settlement on his/her estate; and more particularly described as follows;

TRANSFER CERTIFICATE OF TITLE NO. 045-2023007028

Registry of Deeds for the Province of Pampanga

LOT NO: 34

LOCATION: Lourdes, Angeles City, Pampanga

AREA: One Hundred Fifty (150) Square Meters

before Notary Public Atty. Peter Anthony S. Mallari, as per Doc. No. 326, Page No. 66, Book No. XLV, Series of 2025.

Punto! Central Luzon: August 4, 11 & 18, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **RESTITUTO M. MERCADO** who died on November 10, 2019; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his estate; Whereas is a holder of an active savings account with Land Bank of the Philippines, Angeles - Sto. Entierro Branch with Account No. 00001526145913 with a total deposit of Six Million Seventy-Five Thousand Three Hundred Thirty-Six and 33/100 pesos (Php 6,075,336.33; before Notary Public Atty. Shaira Z. Garcia, as per Doc. No. 885, Page No. 46, Book No. VII, Series of 2025.

Punto! Central Luzon: August 4, 11 & 18, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **PACITA LAO UY** who died on May 22, 2024 in Quezon City; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his/her estate; and more particularly described as follows;

(1) TCT NO. 108405

A parcel of land (Lot 28, Blk. 114, of the cons, subd. plan Pcs-04-012217, being a portion of the cons. of Lots 2927, 2928, 2929, (Re-04-000978), Lot 2938, (Re-04-000969) Lot 2939, 2940, (Re-04-0002439) Lots 2950, 2951, 2952, (Re-04-002437), Lot 2957, (Re-04-000968) Lots 2967, 2970, (Re-04-0024338) Lots 2953, 2958, 2959, all of San Francisco de Malabon Estate; L.R.C. Rec. No.), sit. In the Brgy. of Tractora & Javalera, Mun. of Gen. Trias, Cavite; containing an area of Three Hundred Seven (307) Square Meters;

(2) TCT NO. 108406

A parcel of land (Lot 73, Blk. 118, of the cons, subd. plan Pcs-04-012217, being a portion of the cons. of Lots 2927, 2929, (Re-04-000978), 2938, (Re-04-000969) Lot 2939, 2940, (Re-04-0002439) Lots 2950, 2951, 2952, (Re-04-0024373), Lots 2957, (Re-04-000968) Lots 2969, 2970, (Re-04-002438) Lots 2953, 2958, 2959, all of San Francisco de Malabon Estate; L.R.C. Rec. No.), sit. In the Brgy. of Tractora & Javalera, Mun. of Gen. Trias, Cavite; containing an area of Seven Hundred Twenty Seven (727) Square Meters;

(3) TCT NO. 298215

A parcel of land (Lot 1-A-1 of the subd. plan (LRC) Psd-337274, approved as non-subd. project, being a portion of Lot 1-A (LRC) Psd-295477; L.R.C. Rec. No. 14672, N-172599, N-16752 & N-13014), situated in the Bo. of Ibayo, Mun. of Marilao, Prov. of Bulacan, Is. of Luzon; containing an area of One Hundred Five (105) Square Meters;

(4) TCT NO. 042-2021006041

It is hereby Certified that certain land situated in Barrios of San Vicente, Municipality of Mexico, Province of Pampanga, Island of Luzon; Lot No. 6, CF Con/Subd. Plan; (LRA) Pcs-E2021000080 portion of the consolidation-subdivision of Lot 117, Lot 1181, Lot 1182, Lot 1183, Lot 1184, Lot 1185, Lot 1186, Lot 1187, Lot 1188, Lot 1189, Lot 1190, Lot 1191, Lot 1192, Lot 1193, Lot 1194, Lot 1195 & Lot 1196, Cad 72, Mexico Cadastre LRA (Cad) Record No. 126; situated in Barrio of San Vicente, Municipality of Mexico, Province of Pampanga, Island of Luzon; containing an area of One Hundred Twenty Two Thousand Fifty Eight (122,058) Square Meters;

(5) TCT NO. 042-2024001539

A parcel of land (Lot G, of the subd. plan Bsd-035418-003291 (AR) being a portion of Lot 1152, Mexico Cad., L.R.C. Rec. No.), situated in the Bo. of San Vicente, Mun. of Mexico, Prov. of Pampanga; containing an area of One Thousand(1,000) Square Meters;

(6) TCT NO. 042-2024001540

A parcel of land (Lot F, of the subd. plan Bsd-035418-003291 (AR) being a portion of Lot 112, Mexico Cad., L.R.C. Rec. No.), situated in the Bo. of San Vicente, Mun. of Mexico, Prov. of Pampanga; containing an area of Ten Thousand Three Hundred Sixty Seven (10,367) Square Meters;

(7) CCT No. 682 (4199)

Suite 405 a residential apartment with 2 bedrooms, located at the fourth floor of Whitehasco Condominium with total floor are of Ninety Sq. M. (90) more or less, In the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on Trans Certificate of Title No: 204020 & 21604 embraces and describes the land located at Quezon City with an area of 2,490 square meters;

(8) CCT No. 682 (4197)

Suite 406 a residential apartment with 2 bedrooms, located at the fourth floor of Whitehasco Condominium with total floor are of Eighty-Nine Sq. M. (89) more or less, In the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on Trans Certificate of Title No: 204020 & 21604 embraces and describes the land located at Quezon City with an area of 2,490 square meters;

MOVABLES PROPERTIES

(9) 65,000 Shares of Stock in Golden Panda, Inc.;

(10) 4,962,500 Shares of Stock in BKTU Real Estate, Inc.;

(11) 3,050,000 Shares of Stock in Tio Lian Real Estate, Inc.;

(12) 50,000 Shares of Stock in Up-and-Coming Real Estate, Inc.;

(13) 2,719,385 Shares of Stock in Wow Super Prime Real Estate, Inc.;

(14) 8,000,000 Shares of Stock in Premiere Class Real Estate, Inc.;

(15) 12,500 Shares of Stock in 818 Real Estate, Inc.;

(16) One half (1/2) of undivided Eagle Ridge 1 Club Share;

(17) One half (1/2) undivided Manila Southwoods Golf and Country Club Share;

before Notary Public Atty. Rizal Jose F. Valmores, as per Doc. No. 136, Page No. 28, Book No. XII-C, Series of 2025.

Punto! Central Luzon: August 18, 25 & September 1, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **TIONG CHENG SEE** who died on June 11, 1999 in Manila City and **EH-TANG GO SEE** who died on September 7, 1997 in Manila City; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his/her estate; and more particularly described as follows;

TCT NO. T-26426

A parcel of land (Lot 19, Blk. 2, of the consolidation-subdivision plan (LRC) Pcs-13841, being a portion of the consolidation of Lot 2, Psu-124227; F-54903, Lots 1 & 2 (LRC) Psd-10747; and Lot 1, G-11376 LRC Rec. Nos. Free Pat. & H-Patent, situated in the Barrio of Pico, Mun. of La Trinidad, Province of Benguet, Island of Luzon; containing an area of One Hundred Fifty (150) Square Meters;

TCT NO. T-26427

A parcel of land (Lot 20, Blk. 2, of the consolidation-subdivision plan (LRC) Pcs-13841, being a portion of the consolidation of Lot 2, Psu-124227; F-54903, Lots 1 & 2 (LRC) Psd-10747; and Lot 1, G-11376 LRC Rec. Nos. Free Pat. & H-Patent, situated in the Barrio of Pico, Mun. of La Trinidad, Province of Benguet, Island of Luzon; containing an area of One Hundred Fifty (150) Square Meters;

PERSONAL PROPERTIES

PETRON CORPORATION (Stock Certificate)
Three Thousand Eighteen Shares (3,018 Shares)

PHILEX MINING CORPORATION (Stock Certificate)
Twelve Thousand Four Hundred Sixty-Six Shares (12,466 Shares)

before Notary Public Atty. Rizal Jose F. Valmores, as per Doc. No. 59, Page No. 12, Book No. XV-C, Series of 2025.

Punto! Central Luzon: August 18, 25 & September 1, 2025

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
THIRD JUDICIAL REGION
MACABEBE, PAMPANGA
Email address: rtc1mbbocco@judiciary.gov.ph

OFFICE OF THE CLERK OF COURT AND EX-OFFICIO SHERIFF

PHILIPPINE NATIONAL BANK
REPRESENTED BY S.P. MADRID
& ASSOCIATES,
Mortgagee,

-versus-
EXTRA JUDICIAL FORECLOSURE
CASE NO. 25-0449(M)

SPOUSES ROLANDO B.
GUEVARRA AND GLENDA J.
GUEVARRA,
Debtors-Mortgagors.
X ----- X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act No. 4118, filed by **PHILIPPINE NATIONAL BANK represented by S.P. MADRID & ASSOCIATES**, with principal office at PNB Financial Center, Pres. Diosdado P. Macapagal Boulevard, Pasay City, against **SPOUSES ROLANDO B. GUEVARRA and GLENDA J. GUEVARRA**, registered owners of **Transfer Certificate of Title No. 042-2011012852**, residents of No. 470 Ilang-Ilang St. Sta. Lucia Matua, Masantol, Pampanga and/or Lot 3, Block 5 Villa Priscilla Subdivision, Brgy. Sta. Rita, Macabebe, Pampanga, to satisfy the mortgage indebtedness which as of June 30, 2025 amounts to **TWO MILLION TWO HUNDRED FIFTY-ONE THOUSAND NINE HUNDRED SEVENTY-ONE PESOS AND 07/100 (P2,251,971.07)**, Philippine Currency, inclusive of interest, penalties and other agreed charges, the undersigned will sell at public auction on **September 29, 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. 042-2011012852

A PARCEL OF LAND (LOT 3 BLK 5 OF THE SUBD. PLAN PSD-03-161017 BEING A PORTION OF LOT 4-C-1, PSD-03-142322 LRC REC. NO.), SITUATED IN THE BO. OF STA. RITA, MUN OF MACABEBE, PROV. OF PAMP. BOUNDED ON THE E., ALONG LINE 1-2 BY LOT 4; ON THE S., ALONG LINE 2-3 BY LOT 5 BOTH OF BLK. 5; ON THE W., ALONG LINE 3-4 BY ROAD LOT 5; ON THEN., ALONG LINE 4-1 BY LOT 1, BLK. 5 ALL OF THE SUBD. PLAN. BEG. AT A PT. MARKED “1” ON PLAN BEING S. 26 DEG. 13’W., 841.10 M. FROM BLLM NO. 2, MUN. OF MACABEBE, THENCE S. 08 DEG. 01’W., 10.00 M. TO PT. 2; THENCE N. 81 DEG. 59’W., 12.00 M. TO PT. 3; THENCE N. 08 DEG. 01’E., 10.00 M. TO PT. 4; THENCE S. 81 DEG 59’E., 12.00 M TO THE PT OF BEG., CONTAINING AN AREA OF ONE HUNDRED TWENTY (120) SQUARE METERS, MORE OR LESS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS. CYL. CONC. MONS. 15 X 40 CMS., BEARING TRUE, DATE OF THE ORIG. SURVEY, OCT 5 & 6, 1940 AND THAT THE SUBD. SURVEY MARCH 10, 2007 AND WAS APPROVED ON JUNE 28, 2007.

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 **October 6, 2025** also at the same time and place without further notice.

Macabebe, Pampanga, 11 August 2025.

MICHAEL B. MANANSALA
Sheriff IV

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

Copy Furnished:

Philippine National Bank
represented by S.P. Madrid & Associates
PNB Financial Center
Pres. Diosdado P. Macapagal Boulevard
Pasay City

Spouses Rolando B. Guevarra And
Glenda J. Guevarra
No. 470 Ilang-Ilang St. Sta. Lucia Matua,
Masantol, Pampanga
and/or
Lot 3, Block 5 Villa Priscilla Subdivision
Brgy. Sta. Rita
Macabebe, Pampanga

S.P. Madrid & Associates
Counsel for the Mortgagee
17'h Floor Chatham House Condominium
Valero Street cor. V.A. Rufino Street
Makati City, Metro Manila

Punto! Cental Luzon August 18, 25 & September 1, 2025

REPUBLIC OF THE PHILIPPINES

THIRD JUDICIAL REGION

REGIONAL TRIAL COURT

OFFICE OF THE CLERK OF COURT

ANGELES CITY

JEFFREY G. PONCE,

married to RIGGIE M. PONCE

Mortgagee,

EXTRAJUDICIAL FORECLOSURE

UNDER ACT NO. 3135 AS UNDER

ACT NO. 3135 AS AMENDED

- versus -

F.C. CASE NO. 2025-0132

PULCROM REALTY DEVELOPMENT CORPORATION, represented by its president, MARIA RAMONA TIGLAO-MILLAN

Mortgagor.

X-----X

NOTICE OF SHERIFF'S SALE

Upon extrajudicial application for sale under Act 3135, as amended filed by the Mortgagee, **JEFFREY G. PONCE, married to RIGGIE M. PONCE, with postal address at No. 6021, Azucena Street, Timog Park Subdivision, Brgy. Pampang, Angeles City,** against the Mortgagor, **PULCROM REALTY DEVELOPMENT CORPORATION with principal office address at Royal Garden Estate, Friendship Highway, Circumferential Road, Brgy. Cutcut, Angeles City,** is represented herein by its president **MARIA RAMONA TIGLAO-MILLAN with residence address at 63-2, Ilang-Ilang Street, Timog Park Subdivision, Angeles City.** In order to satisfy the mortgage debts which as of January 5, 2025 amounting to **EIGHT MILLION FOUR HUNDRED NINETY-SIX THOUSAND PESOS (P8,496,000.00),** Philippine Currency, principal balance including the accrued interest allowed by law but excluding attorney's fee and legal expenses, the undersigned Sheriff IV hereby gives notice and announces that on **September 17, 2025 at 10:00 o'clock in the morning at Municipal Trial Court (MTC), Porac, Pampanga, Floor Municipal Hall Bldg., F. Ortigas St., Poblacion, Porac, Pampanga** will sell all public auction for **CASH AND MANAGER'S CHECK** and in Philippine Currency, the following parcel of lands with all the existing and future improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 714518-R

"A PARCEL OF LAND (LOT 319 OF THE SUBD. PLAN PSD-03-068995, BEING A PORTION OF LOT 270 PSD-035415-061577, LRC. REC. NO.), SITUATED IN THE BRGY. PLANAS, MUN. OF PORAC, PROV. OF PAMP. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 309; ON THE NW., ALONG LINE 2-3 BY LOT 310; ON THE NE., ALONG LINE 3-5 BY LOT 318; ON THE SE., ALONG LINE 5-6 BY LOT 320; ON THE SW., ALONG LINE 6-7 BY LOT 88, ROAD; ALONG LINE 7-1 BY LOT 309, ALL OF PSD-03-068995 (AR). xxx CONTAINING AN AREA OF TWENTY-ONE THOUSAND FIVE HUNDRED THIRTY-NINE (21,539) SQUARE METERS, MORE OR LESS. xxx

TRANSFER CERTIFICATE OF TITLE NO. 714451-R

"A PARCEL OF LAND (LOT 264 OF THE SUBD. PLAN. PSD-03-068995, BEING A PORTION OF LOT 270 PSD-035415-061577, LRC. REC. NO.), SITUATED IN BRGY. PLANAS, MUN. OF PORAC, PROV. OF PAMP. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 265, ON THE SE., ALONG LINE 2-5 BY LOT 263, ON THE SW., ALONG LINE 5-6 BY PROPERTY OF JOSE GIL; ON THE NW., ALONG LINE 6-1 BY LOT 266, ALL OF PS0-03-068995 (AR). xxx CONTAINING AN AREA OF ELEVEN THOUNSDAND ONE HUNDRED FORTY-SEVEN (11,147) SQUARE METERS, MORE OR LESS. xxx

TRANSFER CERTIFICATE OF TITLE NO. 714485-R

"A PARCEL OF LAND (LOT 318 OF THE SUBD. PLAN PSD-03-068995, BEING A PORTION OF LOT 270 PSD-035415-061577, LRC. REC. NO.), SITUATED IN THE BRGY. PLANAS, MUN. OF PORAC, PROV. OF PAMP. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 317; ON THE SE., ALONG LINE 2-3 BY LOT 387; ON THE SW., ALONG LINE 3-4 BY LOT 320; ALONG LINE 4-6 BY LOT 319; ON THE NW., ALONG LINE 6-1 BY LOT 311, ALL OF PSD-03-068995. xxx CONTAINING AN AREA OF TWENTY-FIVE THOUSAND EIGHT HUNDRED FOUR (25,804) SQUARE METERS, MORE OR LESS. xxx

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 **October 15, 2025** at the same place without further notice.

Angeles City, July 7, 2025.

DANICA C. DIONICIO

Sheriff IV

Copy Furnished:

JEFFREY G. PONCE married to

RICGIE M. PONCE

Mortgagee

6021 Azucena St., Timog Park Subd.,

Brgy. Pampang, Angeles City

PULCROM REALTY DEVELOPMENT CORPORATION, represented by its president, MARIA RAMONA TIGLAO-MILLAN

Mortgagor,

Royal Garden Estate, Friendship Highway,

Circumferential Road, Brgy. Cutcut, Angeles City or

63-2, Ilang-Ilang Street, Timog Park Subdivision, Angeles City

Punto! Central Luzon August 4, 11 & 18, 2025

REPUBLIC OF THE PHILIPPINES

REGIONAL TRIAL COURT

THIRD JUDICIAL REGION

BRANCH 58

ANGELES CITY

Rtc1ang058@judiciary.gov.ph / 0965-123-7774

IN THE MATTER OF PETITION FOR CORRECTION OF ENTRIES NO. 1 AND 13 IN THE CERTIFICATE OF LIVE BIRTH OF KRISTAL MAYE BRIONES BONUS with REGISTRY NO. 2000-3451 AND CANCELLATION OF HER CERTIFICATE OF LIVE BIRTH with REGISTRY NO. 2019-13515,

KRISTAL MAYE BRIONES BONUS,

Petitioner,

-versus-

EDWIN L. MALLARI, EMETERIO U. AMAT, JOLLY B. AMAT, JENALYN B. AMAT, ANALIZA B. AMAT, SHERWIN B. MALLARI, SHERWINA B. MALLARI, CHEENIE M. BUTALON, KRICEL ANNE BRIONES, THE LOCAL CIVIL REGISTRAR OF ANGELES CITY, THE LOCAL CIVIL REGISTRAR OF CITY OF SAN FERNANDO, PAMPANGA, THE NATIONAL STATISTICIAN AND CIVIL REGISTRAR-GENERAL OF THE PHILIPPINE STATISTICS AUTHORITY, AND ALL PERSONS IN INTEREST WHO MAY BE AFFECTED THEREBY,

Respondents.

X-----X

ORDER

The court notes and admits into the records the Amended Petition dated July 4, 2025, filed on July 7, 2025, pursuant to the Order dated June 9, 2025.

In her verified Amended Petition for correction of entries in certificate of live birth and cancellation of second certificate of live birth, petitioner Kristal Maye Briones Bonus (Kristal Maye) prays that after due notice and hearing, judgment be rendered:

During registration, petitioner was told that she could not use her father (Edwin)'s surname, Mallari, because her parents were not married. Thus, she dropped the "Mallari" and officially started using "Kristal Maye Briones" - under which her Certificate of Live Birth (San Fernando Birth Certificate) was registered and issued by the Philippine Statistics Authority (PSA).

On December 18, 2021, the Petitioner, using the name Kristal Maye Briones, got married to Prince Jessie A. Bonus. Consequently, Petitioner's name became "Kristal Maye Briones Bonus".

Sometime in 2024, Petitioner's twin sister informed her that, in the Office of the Civil Registrar of Angeles City, there were Certificates of Live Birth that were first registered under the names "Angelika Briones Amat" and "Angela Briones Amat" - apparently pertaining to the Petitioner and her twin sister, respectively.

The Petitioner was shocked to discover the existence of the Angeles Birth Certificate, as she knows her name to be "Kristal Maye Briones" and not "Angelika Briones Amat". Even more shocking was the revelation that the father indicated on said Angeles Birth Certificate was someone named "Emiterio U. Amat" (Emiteryo) - who was certainly not the father (Edwin) she knew and grew up with and was a stranger to her.

Later, Petitioner found out that Emitteryo was her mother's legal husband and the biological father of her half-blood older siblings, Jolly Briones Amat (Jolly), Jenalyn Briones Amat, and Analiza Briones Amat.

The Petitioner has never seen or met Emitteryo in her entire life until recently, on February 6, 2025. As aforementioned, Petitioner has always known Edwin to be her biological father since birth.

After discovering the Angeles Birth Certificate, Petitioner asked her father, Edwin, about the discrepancies in her two birth certificates since she could no longer ask her mother, Shirley, who passed away on January 6, 2009.

Edwin was also shocked to learn about the existence of a Certificate of Live Birth under the name "Angelika Briones Amat", yet he readily affirmed and assured Petitioner and her twin sister that "siguradu ku, anak da kayu" (I am sure you are my children).

To provide relief and peace of mind to the Petitioner, she and Edwin underwent DNA testing at the EasyDNA, a DNA Diagnostics Center, in Angeles City, where the results yielded a 99.998% probability of paternity.

Assured by the results, Petitioner sought legal help to start the process of cancelling her San Fernando Birth Certificate and to correct her Angeles Birth Certificate as advised by the PSA upon discovery of the existence of the latter birth certificate.

As such, the Petitioner and her twin sister called their eldest half-blood sibling, Jolly, to inform her about the existence and contents of the Angeles Birth Certificate and to enlist her help in contacting Emitteryo.

Shocked by the revelation, Jolly readily called her biological father, Emitteryo, and informed him about Petitioner's Angeles Birth Certificate. She then helped and accompanied Petitioner and her twin sister to personally meet Emitteryo (later found to be "Emeterio") on February 6, 2025.

Emeterio was also shocked to learn about the existence of the Angeles Birth Certificate and affirmed that he was not the biological father of Petitioner and her twin sister.

The existence of the Angeles Birth Certificate at the records of respondents affects the Petitioner's identity given the fact that her name ever since she was a child is "Kristal Maye Briones Mallari" and her biological father is, in fact, Mr. Edwin L. Mallari and not Mr. Emeterio U. Amat.

Based on the foregoing, it is evident that although the San Fernando Birth Certificate of the Petitioner reflects her correct name (using her mother's surname) and filiation, it is void there being a previously registered birth certificate, and that it was erroneously filed in a place other than the Petitioner's actual place of birth. On the other hand, the Angeles Birth Certificate was filed in the correct place of birth but erroneously reflects, her name and her true filiation;

Petitioner now seeks not only to correct the name of her biological father (Edwin L. Mallari), but also to correct her name and use Edwin's surname, and be henceforth legally known as "Kristal Maye Briones Mallari (as her maiden name) and "Kristal Maye Mallari Bonus (as her married name).

Petitioner declares that the instant petition is not in any way filed to mislead the public or for any other fraudulent purposes and does not in any way prejudice public interest.

Finding the Petition to be sufficient in form and substance, the court hereby SETS the case for initial hearing on October 15, 2025 at 1:30 in

R-ANG-25-01556-SP

For: Petition for Correction of Entries in Certificate of Live Birth and Cancellation of Second Certificate of Live Birth

the afternoon. Any person interested in this Petition is hereby ordered to appear on said date and time before this court and to show cause, if any, why the Petition should not be granted. The next setting thereafter shall be on November 6, 2025 at 1:30 in the afternoon.

The court orders the petitioner to cause the publication of this Order, before the date of hearing, once a week for three (3) consecutive weeks in a newspaper of general circulation in the Province of Pampanga, to be chosen by raffle.

1. Ordering the cancellation of the Certificate of Live Birth registered with the Local Civil Registrar of the City of San Fernando, Pampanga, bearing Registry No. 2019-13515;

2. Ordering the correction of the following entries in petitioner's Certificate of Live Birth registered with the Local Civil Registrar of Angeles City, bearing Registry No. 2000-3451:
a) Item No. "1, Name" from "Angelika Briones Amat" to "Kristal Mayo Briones Mallari" and
b) Item No. "13. Father's Name" from "Emiteryo U. Amat" to "Edwin L. Mallari",

3. Directing the concerned civil registrars and the Philippine Statistics Authority (PSA) to carry out the necessary changes in their records accordingly.

The material allegations of the Amended Petition states:

Petitioner Kristal Maye was born on April 11, 2000 in Angeles City, Pampanga to parents, Shirley C. Briones (Shirley) and Edwin L. Mallari ("Edwin"). She was named and thus had been using the name "Kristal Maye" from birth.

On May 26, 2000, Petitioner was baptized under the name "Kristal Maye Briones".
When Petitioner started schooling, she used the name "Kristal Maye Briones Mallari" until she graduated in high school.

The Petitioner has been using the name "Kristal Maye Briones Mallari" in both public and private transactions. She is known by her siblings, respondents Sherwin, Sherwina, and Cheenie, and their community by this name.

Likewise, the Petitioner's father, Edwin, has been known as her biological father since her birth. This fact is also known by her siblings and their community.

Sometime in November 2019, Petitioner, along with her twin sister, Kricel Anne, went to SM Downtown (Customer Service) in the City of San Fernando, Pampanga to obtain their respective Certificates of Live Birth, as Petitioner and her twin were planning to get married with their respective partners soon. However, the twins were informed that they had no Certificates of Live Birth recorded therein.

Thus, the twins went to the Office of the Civil Registrar of the City of San Fernando, Pampanga, to late-register their birth, so that their respective Certificates of Live Birth would be issued.

More, the court directs the petitioner to serve copies of the Petition and its annexes upon the Office of the Solicitor General, the Philippine Statistics Authority, and the Office of the Local Civil Registrars of Angeles City and City of San Fernando, Pampanga and to each of the private respondents, within five (5) calendar days from receipt of this Order, and submit proof of their compliance within three (3) calendar days from completion of service.

In turn, the court directs the Office of the Solicitor General to enter its appearance in this case for the State within seventy-two (72) hours from receipt of the Petition and its annexes.

Finally, the court notes the Compliance with Manifestation of Petitioner stating, through their Joint Affidavit of No Relation, that they are not related to the branch clerk of court.

Serve copies of this Order upon the petitioner and his counsel, the Office of the Solicitor General, the Philippine Statistics Authority, the Office of the Local Civil Registrars of Angeles City and City of San Fernando, Pampanga, to each of the private respondents and to the Office of the Clerk of Court, Regional Trial Court, Angeles City.

SO ORDERED,

Angeles City, July 16, 2025.

RIGOR RAYMUNDO PASCUAL

Acting Presiding Judge

Copy furnished:

VIRAY & PARTNERS LAW OFFICE

Counsel for the Petitioner

Rm 201, 2/F, St. Anthony's Drug 11, B. Mendoza St.,

Sto. Rosario (Pob.), City of San Fernando,

Pampanga

KRISTAL MAYE BRIONES

Purok 5, San Felipe, City of San Fernando,

Pampanga

EDWIN L. MALLARI

SHERWIN B. MALLARI

SHERWINA B. MALLARI

CHEENIE M. BUTALON

Purok 5, San Felipe, City of San Fernando,

Pampanga

KRICEL ANNE BRIONES

1st Ave., Unisite Subd., Del Pilar, City of San Fernando, Pampanga

EMETERIO U. AMAT

Purok 3, San Isidro, Sta. Ana, Pampanga

JOLLY B. AMAT

1596 Jesus St, Pulungbulu, Angeles City

JENALYN B. AMAT

Purok 2 San Pedro Cutud, City of San Fernando, Pampanga

ANALIZA B. AMAT

Tanglaw A. Brgy San Felipe, Science City of Muñoz. Nueva Ecija

OFFICE OF THE SOLICITOR GENERAL

134 Amorsolo St., Legaspi Village, Makati City

OFFICE OF THE CITY CIVIL REGISTRAR OF ANGELES CITY

Angeles City Hall, Pulung Maragul, Angeles City

OFFICE OF THE CITY CIVIL REGISTRAR OF CITY OF SAN FERNANDO, PAMPANGA

Capitol Compound, City of San Fernando, Pampanga

PHILIPPINE STATISTICS AUTHORITY

CVEA Bldg., East Avenue, Diliman, Quezon City 1101

OCC-RTC OF ANGELES CITY

Punto! Central Luzon August 4, 11 & 18, 2025

PUNTO! CENTRAL LUZON • AUGUST 18-23, 2025 • MONDAY - SATURDAY

7

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **ELSA GABORNES GACITA** who died on February 3, 2023 at Angeles City; executed an Affidavit of Extrajudicial Settlement on her estate; and leaving as her estate a Savings Account No. 300830100002452 with a balance of P152,058.67 at Robinsons Bank, Balibago, Angeles City Branch; before Notary Public Atty. Arvin M. Suller, as per Doc. No. 4975, Page No. 77, Book No. 128, Series of 2025.

Punto! Central Luzon: AUGUST 18, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **RICARDO ENGUENCO SANTOS** and **ANGELINA TUAZON SANTOS** who died on April 30, 2011, and April 20, 2019 in Angeles City; 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 6-8 of the subdivision plan (LRC) Psd-122497, being a portion of Lot 6, Block 10, (LRC) Psd-27625, LRC Rec. No. 8714) situated in the Barrio of Santo Domingo, City of Angeles, Island of Luzon; containing an area of Two Hundred Twenty-Four (224) square meters, more or less; and covered by Transfer Certificate of Title No. 045-2016007200; before Notary Public Atty. Michael C. Yabut, as per Doc. No. 307, Page No. 62, Book No. XLV, Series of 2025.

Punto! Central Luzon: August 11, 18 & 25, 2025

THINK GREEN

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **CESAR CONSTANTINO** who died on February 18, 2002 at Concepcion, Tarlac; executed an Affidavit of Extrajudicial Settlement on his/her estate; and more particularly described as a parcel of land (Lot 10, of the Consolidation Subdivision Plan Pcs-03-006481 being a portion of consolidated of Lots 4383-F-1A to C, Psd-03-030696 and Lots 4383-F-2-A to J, Psd-03-031398, L.R.C. Rec. No.), situated in the Barrio Pulungbulu, Municipality of San Fernando, Province of Pampanga; containing an area of One Hundred Thirty Nine (139) square meters; and covered by Transfer Certificate of Title No. 042-2013012993; before Notary Public Atty. Michael Paul A. Escoto, as per Doc. No. 1412, Page No. 74, Book No. III, Series of 2025.

Punto! Central Luzon: August 4, 11 & 18, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **CLAY CLEVELAND RICE** who died on October 24, 2024 at Angeles City; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his/her estate; and more particularly described as a parcel of land (Lot 9, Block 216 of the consolidation-subdivision plan Pcs-03-009243, being a portion of consolidated lot of Block 17, Psd-03-084472, lot 1-G, Psd-03-092530, lot 74-D-3, Psd-03-091246, L.R.C. Rec. No.), situated in the Barrio of Capaya, Angeles City; containing an area of One Hundred Eighty-Eight (188) Square meters; and covered by Transfer Certificate of Title No. 125859 of the Registry of Deeds of Angeles City; before Notary Public Atty. Arnel S. Santos, as per Doc. No. 189, Page No. 37, Book No. XLII, Series of 2025.

Punto! Central Luzon: August 4, 11 & 18, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **FERNANDO ANUNCIACION** who died on February 28, 2006 at 3613 Taal St., talimundok, Dau, Mabalacat City, Pampanga; executed an Affidavit of Extrajudicial Settlement with Absolute Sale on his estate; and more particularly described as a parcel of land (Lot 6, Block 13 of the subd., plan Psd-25790, being a portion of lot 2, blk. 9 described on plan Psd-16067, L.R.C. (CLRO) Rec. No.), situated in the Barrio of Dau, Mun. Mabalacat, Province of Pampanga; containing an area of One Hundred Eighty-Eight (188) Square meters; and covered by Transfer Certificate of Title No. 198616-R; before Notary Public Atty. Carlota Dela Cruz-Manalo, as per Doc. No. 294, Page No. 60, Book No. 110, Series of 2025.

Punto! Central Luzon: August 4, 11 & 18, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **PERFECTO CANLAS JR.,** who died on April 25, 2025 in Angeles City; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his estate; and at the time of his death he left behind a certain bank account jointly held with his spouse, Leticia Lumbang-Canlas, under a joint “AND/OR” account with the Bank Name Philippine National Bank (PNB), Branch Sto. Rosario Branch, Angeles City, Account Name of Perfecto Canlas Jr., and or Leticia Lumbang Canlas with Account Number 2026-6007-9903 & Type of Account Dollar Savings Account; before Notary Public Atty. Arnold M. Pamintuan, as per Doc. No. 208, Page No. 043, Book No. I, Series of 2025.

Punto! Central Luzon: August 4, 11 & 18, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **ROSARIO DAAG DUEÑAS** who died on November 30, 2021 in Guagua, Pampanga; executed an Affidavit of Extrajudicial Settlement on his/ her estate; and at the time of her death, she was an account holder of China Banking Corporation (San Fernando Branch) with Savings Account No. 107702034654, with a closing balance of Fifty-Three Thousand One Hundred Fifty-Eight and 18/100 pesos only (P53,158.18); before Notary Public Atty. Ryann T. Rueda, as per Doc. No. 515, Page No. 104, Book No. LXXXIV, Series of 2025.

Punto! Central Luzon: August 4, 11 & 18, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **RUFINO BULANADI SIGUA** who died on August 21, 2017 in 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 27, Block 5, of the subdivision plan Psd-035401-062833, being a portion of Lot 3, Pcs-03-000549, L.R.C. Rec. No.), situated in the Barrio of Cutcut, Angeles City; containing an area of One Hundred Fifty One (151) Square meters; and covered by Transfer Certificate of Title No. 108247; before Notary Public Atty. Rochelle V. Lorenzo, as per Doc. No. 1381, Page No. 105, Book No. XX, Series of 2025.

Punto! Central Luzon: August 4, 11 & 18, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **SPS. JESUS D. GOMEZ** and **MARCELA G. GOMEZ** who died on September 4, 2004 and on May 11, 2009 both in Angeles City; executed an Affidavit of Extrajudicial Settlement on his/her estate; and at the time of their death, the decedents left as their lone estate a house and lot described and identified under “ARP No. (Lot): 2009-00021-00401, Property Index No. (Lot): 205-00-021-06-41”, located at Lot 4383-F-1-A, Roseville Subdivision, Pulungbulu, City of San Fernando, Pampanga; before Notary Public Atty. Arnel S. Santos, as per Doc. No. 289, Page No. 57, Book No. XXXIII, Series of 2021.

Punto! Central Luzon: August 4, 11 & 18, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **RICARDO PARAS DE LUNA** who died on March 16, 2025, executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his estate and more particularly described as follows;

MAKE:	Toyota
MODEL:	2021
DENOMINATION:	Utility Vehicle
CERTIFICATE OF REG.:	CR No. 41543055-1
MV FILE NO.:	0301-00001371117
CHASIS NO.:	MHKM5EF2FLK027750
ENGINE NO.:	1NRG113678
PLATE NO.:	CBL-8376

before Notary Public Atty. Allan M. Del Rosario, as per Doc. No. 411, Page No. 84, Book No. XVI, Series of 2025.

Punto! Central Luzon: August 4, 11 & 18, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **MELBA MANALILI OCAMPO** who died on April 19, 2023 at Angeles City; executed an Affidavit of Extrajudicial Settlement with Sale on her estate; and more particularly described a parcel of land (Lot 13, Block 53 of the subd. plan Psd-035401-050828, being a portion of Lot 22-E-1-A-2, Psd-035401-049894, L.R.C. Rec. No.), situated in the Barrio of Pulong Maragul, City of Angeles; containing an area of Ninety (90) square meters and covered by Transfer Certificate of Title No. 188948 Registry of Deeds for the Angeles City; before Notary Public Atty. Arvin M. Suller, as per Doc. No. 4928, Page No. 67, Book No. 128, Series of 2025.

Punto! Central Luzon: August 11, 18 & 25, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **SPOUSES ANA MARIE RODRIGUEZ-ASIS & DOMINADOR S. ASIS, JR.** who died on May 13, 1994 and July 1, 2001; executed an Affidavit of Extrajudicial Settlement on his/her estate and more particularly described as follows;

TRANSFER CERTIFICATE OF TITLE NO. 042-2022010955
Registry of Deeds for San Fernando, Pampanga

It is hereby certified that certain land situated in Barangay Marimla, Municipality of Porac, Province of Pampanga, Island of Luzon, bounded and described as follows;

Lot No: R-1, Plan No: Psd-03-245612
Portion of: Lot R, Psd-03-212392 (AR)
Location: Barangay Marimla, Municipality of Porac, Province of Pampanga
Area: Two Hundred Ninety Eight (298) Square Meters, More or Less

TRANSFER CERTIFICATE OF TITLE NO. 042-2022010956
Registry of Deeds for San Fernando, Pampanga

It is hereby certified that certain land situated in Barangay Marimla, Municipality of Porac, Province of Pampanga, Island of Luzon, bounded and described as follows;

Lot No: R-2, Plan No: Psd-03-245612
Portion of: Lot R, Psd-03-212392 (AR)
Location: Barangay Marimla, Municipality of Porac, Province of Pampanga
Area: Three Hundred (300) Square Meters, More or Less

TRANSFER CERTIFICATE OF TITLE NO. 042-2022010957
Registry of Deeds for San Fernando, Pampanga

It is hereby certified that certain land situated in Barangay Marimla, Municipality of Porac, Province of Pampanga, Island of Luzon, bounded and described as follows;

Lot No: R-3, Plan No: Psd-03-245612
Portion of: Lot R, Psd-03-212392 (AR)
Location: Barangay Marimla, Municipality of Porac, Province of Pampanga
Area: Three Hundred (300) Square Meters, More or Less

TRANSFER CERTIFICATE OF TITLE NO. 042-2022010958
Registry of Deeds for San Fernando, Pampanga

It is hereby certified that certain land situated in Barangay Marimla, Municipality of Porac, Province of Pampanga, Island of Luzon, bounded and described as follows;

Lot No: R-4, Plan No: Psd-03-245612
Portion of: Lot R, Psd-03-212392 (AR)
Location: Barangay Marimla, Municipality of Porac, Province of Pampanga
Area: Three Hundred (300) Square Meters, More or Less

TRANSFER CERTIFICATE OF TITLE NO. 042-2022010959
Registry of Deeds for San Fernando, Pampanga

It is hereby certified that certain land situated in Barangay Marimla, Municipality of Porac, Province of Pampanga, Island of Luzon, bounded and described as follows;

Lot No: R-5, Plan No: Psd-03-245612
Portion of: Lot R, Psd-03-212392 (AR)
Location: Barangay Marimla, Municipality of Porac, Province of Pampanga
Area: Three Hundred (300) Square Meters, More or Less

TRANSFER CERTIFICATE OF TITLE NO. 042-2022010960
Registry of Deeds for San Fernando, Pampanga

It is hereby certified that certain land situated in Barangay Marimla, Municipality of Porac, Province of Pampanga, Island of Luzon, bounded and described as follows;

Lot No: R-6, Plan No: Psd-03-245612
Portion of: Lot R, Psd-03-212392 (AR)
Location: Barangay Marimla, Municipality of Porac, Province of Pampanga
Area: Five Hundred (500) Square Meters, More or Less

TRANSFER CERTIFICATE OF TITLE NO. 042-2022010961
Registry of Deeds for San Fernando, Pampanga

It is hereby certified that certain land situated in Barangay Marimla, Municipality of Porac, Province of Pampanga, Island of Luzon, bounded and described as follows;

Lot No: R-7, Plan No: Psd-03-245612
Portion of: Lot R, Psd-03-212392 (AR)
Location: Barangay Marimla, Municipality of Porac, Province of Pampanga
Area: Five Hundred (500) Square Meters, More or Less

TRANSFER CERTIFICATE OF TITLE NO. 042-2022010962
Registry of Deeds for San Fernando, Pampanga

It is hereby certified that certain land situated in Barangay Marimla, Municipality of Porac, Province of Pampanga, Island of Luzon, bounded and described as follows;

Lot No: R-8, Plan No: Psd-03-245612
Portion of: Lot R, Psd-03-212392 (AR)
Location: Barangay Marimla, Municipality of Porac, Province of Pampanga
Area: Five Hundred (500) Square Meters, More or Less

TRANSFER CERTIFICATE OF TITLE NO. 042-2022010963
Registry of Deeds for San Fernando, Pampanga

It is hereby certified that certain land situated in Barangay Marimla, Municipality of Porac, Province of Pampanga, Island of Luzon, bounded and described as follows;

Lot No: R-9, Plan No: Psd-03-245612
Portion of: Lot R, Psd-03-212392 (AR)
Location: Barangay Marimla, Municipality of Porac, Province of Pampanga
Area: Five Hundred (500) Square Meters, More or Less

TRANSFER CERTIFICATE OF TITLE NO. 042-2022010964
Registry of Deeds for San Fernando, Pampanga

It is hereby certified that certain land situated in Barangay Marimla, Municipality of Porac, Province of Pampanga, Island of Luzon, bounded and described as follows;

Lot No: R-10, Plan No: Psd-03-245612
Portion of: Lot R, Psd-03-212392 (AR)
Location: Barangay Marimla, Municipality of Porac, Province of Pampanga
Area: Five Hundred (500) Square Meters, More or Less

TRANSFER CERTIFICATE OF TITLE NO. 042-2022010965
Registry of Deeds for San Fernando, Pampanga

It is hereby certified that certain land situated in Barangay Marimla, Municipality of Porac, Province of Pampanga, Island of Luzon, bounded and described as follows;

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **VICENTE S. MATIC** who died on July 18, 1996 in Candaba, Pampanga and **VICTORIANA SADIE MATIC** who died on August 5, 1992 in Candaba, Pampanga, executed an Affidavit of Extrajudicial Settlement with Absolute Deed of Sale on his/her estate; and more particularly described as a parcel of land (Lot 3 of the Subd., Plan, Psd-03-022694 (OLT), being a portion of Land 1-B, (LRC) Psd-36645 situated in the Brgy. Sto Rosario, Municipality of Candaba, Province of Pampanga; Containing an area of Forty Seven Thousand Three Hundred Nine (47,309) Square meters, more or less and covered by Transfer Certificate of Title No. 11280; before Notary Public Atty. Carlota Dela Cruz-Manalo, as per Doc. No. 513, Page No. 104, Book No. 108, Series of 2025.

Punto! Central Luzon: August 11, 18 & 25, 2025

Lot No: R-11, Plan No: Psd-03-245612
Portion of: Lot R, Psd-03-212392 (AR)
Location: Barangay Marimla, Municipality of Porac, Province of Pampanga
Area: Five Hundred (500) Square Meters, More or Less

TRANSFER CERTIFICATE OF TITLE NO. 042-2022010966
Registry of Deeds for San Fernando, Pampanga

It is hereby certified that certain land situated in Barangay Marimla, Municipality of Porac, Province of Pampanga, Island of Luzon, bounded and described as follows;

Lot No: R-12, Plan No: Psd-03-245612
Portion of: Lot R, Psd-03-212392 (AR)
Location: Barangay Marimla, Municipality of Porac, Province of Pampanga
Area: Five Hundred (500) Square Meters, More or Less

TRANSFER CERTIFICATE OF TITLE NO. 042-2022010967
Registry of Deeds for San Fernando, Pampanga

It is hereby certified that certain land situated in Barangay Marimla, Municipality of Porac, Province of Pampanga, Island of Luzon, bounded and described as follows;

Lot No: R-13, Plan No: Psd-03-245612
Portion of: Lot R, Psd-03-212392 (AR)
Location: Barangay Marimla, Municipality of Porac, Province of Pampanga
Area: Five Hundred (500) Square Meters, More or Less

TRANSFER CERTIFICATE OF TITLE NO. 042-2022010968
Registry of Deeds for San Fernando, Pampanga

It is hereby certified that certain land situated in Barangay Marimla, Municipality of Porac, Province of Pampanga, Island of Luzon, bounded and described as follows;

Lot No: R-14, Plan No: Psd-03-245612
Portion of: Lot R, Psd-03-212392 (AR)
Location: Barangay Marimla, Municipality of Porac, Province of Pampanga
Area: Five Hundred (500) Square Meters, More or Less

TRANSFER CERTIFICATE OF TITLE NO. 042-2022010969
Registry of Deeds for San Fernando, Pampanga

It is hereby certified that certain land situated in Barangay Marimla, Municipality of Porac, Province of Pampanga, Island of Luzon, bounded and described as follows;

Lot No: R-15, Plan No: Psd-03-245612
Portion of: Lot R, Psd-03-212392 (AR)
Location: Barangay Marimla, Municipality of Porac, Province of Pampanga
Area: Five Hundred (500) Square Meters, More or Less

TRANSFER CERTIFICATE OF TITLE NO. 042-2022010970
Registry of Deeds for San Fernando, Pampanga

It is hereby certified that certain land situated in Barangay Marimla, Municipality of Porac, Province of Pampanga, Island of Luzon, bounded and described as follows;

Lot No: R-16, Plan No: Psd-03-245612
Portion of: Lot R, Psd-03-212392 (AR)
Location: Barangay Marimla, Municipality of Porac, Province of Pampanga
Area: Three Hundred (300) Square Meters, More or Less

TRANSFER CERTIFICATE OF TITLE NO. 042-2022010971
Registry of Deeds for San Fernando, Pampanga

It is hereby certified that certain land situated in Barangay Marimla, Municipality of Porac, Province of Pampanga, Island of Luzon, bounded and described as follows;

Lot No: R-17, Plan No: Psd-03-245612
Portion of: Lot R, Psd-03-212392 (AR)
Location: Barangay Marimla, Municipality of Porac, Province of Pampanga
Area: Three Hundred (300) Square Meters, More or Less

TRANSFER CERTIFICATE OF TITLE NO. 042-2022010972
Registry of Deeds for San Fernando, Pampanga

It is hereby certified that certain land situated in Barangay Marimla, Municipality of Porac, Province of Pampanga, Island of Luzon, bounded and described as follows;

Lot No: R-18, Plan No: Psd-03-245612
Portion of: Lot R, Psd-03-212392 (AR)
Location: Barangay Marimla, Municipality of Porac, Province of Pampanga
Area: Three Hundred One (301) Square Meters, More or Less

TRANSFER CERTIFICATE OF TITLE NO. 042-2022010973
Registry of Deeds for San Fernando, Pampanga

It is hereby certified that certain land situated in Barangay Marimla, Municipality of Porac, Province of Pampanga, Island of Luzon, bounded and described as follows;

Lot No: R-19, Plan No: Psd-03-245612
Portion of: Lot R, Psd-03-212392 (AR)
Location: Barangay Marimla, Municipality of Porac, Province of Pampanga
Area: Eight Hundred Nineteen (819) Square Meters, More or Less

TRANSFER CERTIFICATE OF TITLE NO. 042-2022010974
Registry of Deeds for San Fernando, Pampanga

It is hereby certified that certain land situated in Barangay Marimla, Municipality of Porac, Province of Pampanga, Island of Luzon, bounded and described as follows;

Lot No: R-20, Plan No: Psd-03-245612
Portion of: Lot R, Psd-03-212392 (AR)
Location: Barangay Marimla, Municipality of Porac, Province of Pampanga
Area: Seven Thousand Nine Hundred Eighty Seven (7,987) Square Meters, More or Less

TRANSFER CERTIFICATE OF TITLE NO. 042-2022010975
Registry of Deeds for San Fernando, Pampanga

It is hereby certified that certain land situated in Barangay Marimla, Municipality of Porac, Province of Pampanga, Island of Luzon, bounded and described as follows;

Lot No: R-21 (R.O.W.) , Plan No: Psd-03-245612
Portion of: Lot R, Psd-03-212392 (AR)
Location: Barangay Marimla, Municipality of Porac, Province of Pampanga
Area: One Thousand Four Hundred Eighty Seven (1,487) Square Meters, More or Less

before Notary Public Atty. Jonathan Francis C. Nepomuceno, as per Doc. No. 264, Page No. 33, Book No. XVIII, Series of 2025.

Punto! Central Luzon: August 4, 11 & 22, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **ZALDY M. BALDOZA** who died on December 28, 2020; executed an Affidavit of Extrajudicial Settlement with Waiver of Share on his estate; That said deceased left a house & lot located at Blk. 24, Lot 17, Phase 2, Sta. Lucia Resettlement Magalang, Pampanga; before Notary Public Atty. Pedro P. Hipolito Jr., as per Doc. No. 688, Page No. 49, Book No. 12, Series of 2025.

Punto! Central Luzon: August 11, 18 & 25, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **SPS. BENJAMIN MANALILI and ROSARIO Y. MANALILI** who died on March 24, 2013 in San Bartolome, Sta. Ana, Pampanga and May 1, 2020 in V.L. Makabali Memorial Hospital Inc., B. Mendoza Street, Sto. Rosario, City of San Fernando, Pampanga; executed an Affidavit of Extrajudicial Settlement on his/her estate; and more particularly described as follows;

TRANSFER CERTIFICATE OF TITLE NO. 192305-R

A parcel of land (Lot 5, Blk. 1 of the subd., plan, Psd-77326, being a portion of Lot 1603 of the Cadastral Survey of Sta. Ana, L.R.C. Rec. No.) situated in the Barrio of San Bartolome, Municipality of Sta. Ana, Province of Pampanga; Containing an area of One Hundred Eighty Six (186) Square meters, more or less.

TRANSFER CERTIFICATE OF TITLE NO. 192306-R

A parcel of land (Lot 7, Blk. 1 of the subd., plan, Psd-77326, being a portion of Lot 1603 of the Cadastral Survey of Sta. Ana, L.R.C. Rec. No.) situated in the Barrio of San Bartolome, Municipality of Sta. Ana, Province of Pampanga; Containing an area of One Hundred Eighty Six (186) Square meters, more or less.

before Notary Public Atty. Carlota Dela Cruz-Manalo, as per Doc. No. 115, Page No. 24, Book No. 109, Series of 2025.

Punto! Central Luzon: August 11, 18 & 25, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **GERTRUDIS P. MANALILI** who died on November 30, 2006 at San Roque, Santa Ana, Pampanga; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his/her estate; and more particularly described as follows;

TRANSFER CERTIFICATE OF TITLE NO. 12977
(EMANCIPATION PATENT NO. 412162)

A parcel of land (Lot 14, of the subdivision plan, Psd-03-029287 (OLT), being a portion of Lot 1, Psu-10402 L.R.C. Rec. No.), situated in the Barrio of San Roque, Municipality of Sta. Ana, Province of Pampanga; Containing an area of Thirteen Thousand Eight Hundred Seventy Three (13,873) Square meters, more or less.

TRANSFER CERTIFICATE OF TITLE NO. 12978
(EMANCIPATION PATENT NO. 412157)

A parcel of land (Lot 8 of the subdivision plan, Psd-03-029287 (OLT), being a portion of Lot 1, Psu-10402 L.R.C. Rec. No.), situated in the Barrio of San Roque, Municipality of Sta. Ana, Province of Pampanga; Containing an area of Two Thousand Four Hundred Sixty Seven (2,467) Square meters, more or less.

before Notary Public Atty. Carlota Dela Cruz-Manalo, as per Doc. No. 510, Page No. 103, Book No. 108, Series of 2025.

Punto! Central Luzon: August 11, 18 & 25, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **JACINTO GOMEZ and SEGUNDINA DELA CRUZ** who died on February 4, 2011 in Suclayin, Arayat, Pampanga, Philippines and May 2, 2003 in Suclayin, Arayat; executed an Affidavit of Extrajudicial Settlement on his/her estate; and more particularly described as a parcel of land a parcel of land (Lot 55-C of the subd., plan, Psd-03-170388, being a portion of Lot 55, Pcs-3553, L.R.C. Rec. No.), situated in the Bo. of Suclayin, Mun. of Arayat, Prov. of Pampanga; Containing an area of Thirty One Thousand Four Hundred Eighty Eight (31,488) Square meters, more or less and covered by Transfer Certificate of Title No. 690837-R; before Notary Public Atty. Mylene A. Yturralde-Chan, JD, R.E.B, as per Doc. No. 224, Page No. 102, Book No. LIII, Series of 2025.

Punto! Central Luzon: August 11, 18 & 25, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **LORENZO MALLARI CELIS** who died on January 29, 2021 at the Brgy. San Agustin, Santa Ana, Pampanga, Philippines; executed an Affidavit of Extrajudicial Settlement on his/her estate; and more particularly described as follows;

TRANSFER CERTIFICATE OF TITLE NO. 25912
(EMANCIPATION PATENT NO. 00727810)

A parcel of land (Lot-5 of the subdivision plan, Psd-03-029290 (OLT), being a portion of Lot-2, Psu-10402 L.R.C. Rec. No.), situated in the Barrio of San Agustin, Municipality of Sta. Ana, Province of Pampanga; Containing an area of Six Thousand Eight Hundred Ninety One (6,891) Square meters, more or less.

TRANSFER CERTIFICATE OF TITLE NO. 25913
(EMANCIPATION PATENT NO. 00727809)

A parcel of land (Lot-10 of the subdivision plan, Psd-03-029290 (OLT), being a portion of Lot-2, Psu-10402 L.R.C. Rec. No.), situated in the Barrio of San Agustin, Municipality of Sta. Ana, Province of Pampanga; Containing an area of Seven Thousand Ninety Two (7,092) Square meters, more or less.

TRANSFER CERTIFICATE OF TITLE NO. 25911
(EMANCIPATION PATENT NO. 00727811)

A parcel of land (Lot-6 of the subdivision plan, Psd-03-029290 (OLT), being a portion of Lot-2, Psu-10402 L.R.C. Rec. No.), situated in the Barrio of San Agustin, Municipality of Sta. Ana, Province of Pampanga; Containing an area of Seven Thousand Six Hundred Fifty Nine (7,659) Square meters, more or less.

before Notary Public Atty. Carlota Dela Cruz-Manalo, as per Doc. No. 260, Page No. 53, Book No. 107, Series of 2025.

Punto! Central Luzon: August 11, 18 & 25, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **MARIO DE GUZMAN** who died on September 3, 2023 at Mabalacat City and remain interred at Eternal Peace Memorial Park, Mauaque, Mabalacat City, Pampanga; executed an Affidavit of Extrajudicial Settlement with Sale on his estate; and more particularly described as aparcel of land (Lot 28, Block 11 of the cons. and subd., plan Pcs-03-000308, being a portion of consolidated lots of Blk. 1 to Blk. 7, Psd-26164, L.R.C. Rec. No.), situated in the barrio of Iba, Municipality of Mabalacat, Province of Pampanga; Containing an area of Two Hundred Forty (240) Square meters; and covered by Transfer Certificate of Title No. 299808-R, Registry of Deeds for the Province of Pampanga; before Notary Public Atty. Mark Andrew M. Santiago, as per Doc. No. 2443, Page No. 99, Book No. L, Series of 2025.

Punto! Central Luzon: August 11, 18 & 25, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **CARLOS MENESES** who died on August 5, 1965 in San Pedro, San Simon, Pampanga and **ROSALINA UYBANGCO** who died on August 24, 1991 in High School Boulevard, Lourdes, City of San Fernando, Pampanga, Philippines executed an Affidavit of Extrajudicial Settlement with Absolute Deed of sale on his/her estate; and more particularly described as a parcel of land a parcel of land (Lot No. 1629 of the Cadastral survey of San Simon, Cadastral case No. 27 L.R.C. Cadastral Record No. 1316), situated in the Barrio of San Pedro, Municipality of San Simon, Province of Pampanga; Containing an area of Five Thousand Three Hundred Eighty (5,380) Square meters, more or less and covered by Transfer Certificate of Title No. 042-1005; before Notary Public Atty. Carlota Dela Cruz-Manalo, as per Doc. No. 119, Page No. 25, Book No. 109, Series of 2025.

Punto! Central Luzon: August 11, 18 & 25, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **ROWENA C. FIGUEROA** who died on December 24, 2024 in Angeles City Pampanga; executed an Affidavit of Extrajudicial Settlement on her estate; and more particularly described as aparcel of land (Lot 8, Blk 2, of the subdivision plan Psd-41259, being a portion of lot 38, described on plan Psd-30450, LRC (GLRO) Cad. Record No. 124), situated in the barrio of Lourdes, Municipality of Angeles, Province of Pampanga; Containing an area of Four Hundred Fifty (450) Square meters; and covered by Transfer Certificate of Title No. 045-2011002585; before Notary Public Atty. Jerome R. Asperin, as per Doc. No. 2056, Page No. 14, Book No. VI, Series of 2025.

Punto! Central Luzon: August 11, 18 & 25, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **ERNESTO CALAGUAS BALAGTAS SR.,** who died on September 10, 2005 at Magalang, Pampanga and **ENCARNACION MANALILI BALAGTAS** who died on October 23, 2006 at Magalang, Pampanga; executed an Affidavit of Extrajudicial Settlement with Deed of Absolute Sale on his/her estate; and more particularly described as follows;

TRANSFER CERTIFICATE OF TITLE NO. 21776
EMANCIPATION PATENT NO. 476573
Registry of Deeds for the Province of Pampanga

LOT: 32, Psd-03-013371 (OLT)
PORTION OF LOT: Lot 437, Cad. 95, Magalang Cadastre
LOCATION: Brgy. San Agustin, Magalang, Pampanga
AREA: Four Thousand Nine-Hundred Thirty Three (4,933) Square Meters, More or less

TRANSFER CERTIFICATE OF TITLE NO. 21777
EMANCIPATION PATENT NO. 476574
Registry of Deeds for the Province of Pampanga

LOT: 33, Psd-03-013371 (OLT)
PORTION OF LOT: Lot 437, Cad. 95, Magalang Cadastre
LOCATION: Brgy. San Agustin, Magalang, Pampanga
AREA: One Thousand Eight Hundred Fourteen (1,814) Square Meters, More or less

before Notary Public Atty. Leila Mae M. Estabillo, as per Doc. No. 366, Page No. 25, Book No. CVII, Series of 2025.

Punto! Central Luzon: August 11, 18 & 25, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **SPS. BENJAMIN URBANO MAGO** who died on September 13, 1994 was residing at California & **EULALIA CABILANGAN MAGO** who died on July 1, 2023 was residing at Mabalacat City, Pampanga; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his/her estate; and more particularly described as follows;

TRANSFER CERTIFICATE OF TITLE NO. 3527-M

LOT NO.: Lot 8 Block 4
PORTION OF: Lots 11-B, 11-C, 11-D, 11-E and 11-F
LOCATION: Barrio of Dau, Municipality of Mabalacat, Pampanga
LOT AREA: Two Hundred Thirty-Five (235) Square Meters

before Notary Public Atty. Rodolfo T. Tobias, as per Doc. No. 89, Page No. 75, Book No. XLII, Series of 2024.

Punto! Central Luzon: August 11, 18 & 25, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **ROMEO FIGUEROA TIMBANG** who died on January 9, 2025 at Hammersmith Hospital, London; executed an Affidavit of Extrajudicial Settlement on his estate; and more particularly described as follows;

TRANSFER CERTIFICATE OF TITLE NO. (478548-R) 83649-M

A parcel of land (Lot 11, Blk 13, of the cons-subd. plan Pcs-03-000868, being a portion of the cons. of Lots 624-A & 624-B LRC), Psd-60999 & Lots 22B, Mabt. Cad. Rec. No.), situated in the Bo. of Mun. of Mablt., Prov. of Pamp.; Containing an area of Two Hundred Eighty Two (282) Square meters, more or less.

TRANSFER CERTIFICATE OF TITLE NO. (316255-R) 50389-M

A parcel of land (Lot 16, Block 19, of the subd. plan Psd-10196, Sheet 4, being a portion of Lot 700 of the Cadastral survey of Mabalacat, G.L.R.O Cad. Rec. No. 132), situated in the Barrio of Manatitang, Mun. of Mabalacat, Prov. of Pamp.; Containing an area of Two Hundred Seventy Six (276) Square meters, more or less.

before Notary Public Atty. Norma U. Tobias-Pagaduan, as per Doc. No. 525, Page No. 65, Book No. XXV, Series of 2025.

Punto! Central Luzon: August 11, 18 & 25, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **ERNESTO M. TRONO** and **OFELIA L. TRONO** who died on June 29, 2014 in Brgy. San Patricio, Mexico, Pampanga and August 19, 2003 in Brgy. San Patricio, Mexico, Pampanga, Philippines; executed an Affidavit of Extrajudicial Settlement on his/her estate; and more particularly described as a parcel of land a parcel of land (Lot 5 of the Subdivision Plan, Psd-03-027357 (OLT), being a portion of Lot 1109, Mexico Cadastre L.R.C. Rec. No.), situated in the Barrio of San Patricio, Municipality of Mexico, Province of Pampanga; Containing an area of Six Thousand One Hundred Eighty Two (6,182) Square meters, more or less and covered by Transfer Certificate of Title No. 10806; before Notary Public Atty. Carlota Dela Cruz-Manalo, as per Doc. No. 246, Page No. 51, Book No. 109, Series of 2025.

Punto! Central Luzon: August 11, 18 & 25, 2025



SCAN THIS
QR CODE

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

PHILIPPINE NATIONAL BANK
REPREENTED BY AVP. MARY
ANN A. BRINAS,

Mortgagee,

- versus -

EXTRA-JUDICIAL FORECLOSURE
CASE NO. 25-0446(M)

SPOUSES JOSE RICKY C.
TULUD AND SHERLYN B.
TULUD,

Mortgagors,

x ----- x

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act No. 3135, as amended by Act No. 4118, filed by **Philippine National Bank, represented by AVP Mary Ann A. Brinas**, with principal office address at PNB Financial Center, Pres. Diosdado P. Macapagal Boulevard, Pasay City, against **Spouses Jose Ricky C. Tulud and Sherlyn B. Tulud**, with postal address at: (a) Sto. Rosario, Macabebe, Pampanga; and (b) Lot 9, Block 5, Phase I Villa Priscilla Subdivision, Sta. Rita, Macabebe, Pampanga, registered owners of Transfer Certificate of **Title No. 042-2012001557** to satisfy the mortgage indebtedness which as of April 30, 2025 amounts to **One Million Seven Hundred Thirteen Thousand Five Hundred Eighty Seven Pesos and 56 Centavos (PhP1,713,587.56)**, Philippine Currency, inclusive of interest, penalties and other agreed chargers, the undersigned will sell at public auction on **September 22, 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. 042-2012001557

IT IS HEREBY CERTIFIED that certain land situated in BO. OF STA. RITA, MUN. OF MACABEBE, PROV. OF PAMP. Bounded and described as follows:
A PARCEL OF LAND (LOT 9, BLOCK 5 OF THE SUBD. PLAN PSD-03-161017, BEING A PORTION OF LOT 4-C-1, PSD-03- 142322, LRC REC. NO.), SITUATED IN THE BO. OF STA. RITA, MUN. OF MACABEBE, PROV. OF PAMP. BOUNDED ON THE S., ALONG LINE 1-2 BY LOT 11, BLK. 5; ON THE W., ALONG LINE 2-3 BY. RD. LOT 5; ON THE N., ALONG LINE 3-4 BY LOT 7; ON THE E., ALONG LINE 4-1 BY LOT 10, BOTH OF BLK. 5, ALL OF THE SUBD. PLAN. BEGINNING AT A PT. MARKED “1” ON PLAN, BEING S. 25 DEG. 24’W., 879.17 M. FROM BLLM NO. 2, MUN. OF MACABEBE.; THENCE N. 81 DEG. 59’W., 12.00 M. TO PT. 2; THENCE N. 08 DEG. 01’E., 10.00 M. TO PT. 3; THENCE S. 81 DEG. 59 E., 12.00 M. TO PT. 4; THENCE S. 08 DEG. 01’W., 10.00 M. TO THE PT. OF BEG.; CONTAINING AN AREA OF ONE HUNDRED TWENTY (120) SQUARE METERS, MORE OR LESS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS. CYL. CONC. MONS.; 15 X 40 CMS.; BEARINGS TRUE; DATE OF THE ORIG. SURVEY OCT. 5 & 6, 1940 AND THAT OF THE SUBD. SURVEY MARCH 10, 2007 AND WAS APPROVED ON JUNE 28, 2007.

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 **September 29, 2025** at the said time and place without further notice.

Macabebe, Pampanga, August 5, 2025.

EDGAR JOSEPH C. DAVID
Sheriff IV

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

Copy furnished:
Philippine National Bank
AVP Mary Ann A. Brinas
Remedial Management Division IV
Remedial Accounts Management Group
9th Floor PNB Financial Center, Pres. Diosdado P. Macapagal Boulevard, Pasay City

Atty. Michael Yancy P. Yngson
Receivers and Liquidators Inc.
Unit C, 10th Floor, Strata 200 Bldg.
F. Ortigas Jr. Rd., Ortigas Center, Pasig City

Spouses Jose Ricky C. Tulud and Sherlyn B. Tulud
Sto. Rosario, Macabebe, Pampanga
and
Lot 9, Block 5, Phase I Villa Priscilla Subdivision
Sta. Rita, Macabebe, Pampanga

Punto! Central Luzon: August 11, 18 & 25, 2025



The Hauslands Clarkway opens model units, welcomes first reservations

MABALACAT CITY – The Hauslands Clarkway, the newest Blue Zone-inspired community in Barangay Duquit here, takes a major step forward today, August 15, with the official opening of its showroom and model units – Aira and Vera- and the start of its reservation period.

The celebration commenced with a Holy Mass, setting the tone of gratitude and blessing. Guests then gathered at the Spanish Garden for the unveiling of The Hauslands Clarkway Marker, followed by the groundbreaking of its signature Crand Entrance Gate – a symbol of the community's modern

contemporary design – with Glenn Glinoga, chief operating officer of Hausland Development Corp.; Mariano G. Tan, treasurer of Hausland Holdings Inc.; Wilfredo M. Tan, president and chairman of the board of HHI; Jose Pepito Tan, corporate secretary of HHI and Atty. Christopher Ryan Tan, chief executive officer of HHI.

The blessing of the model units was a highlight, offering visitors a first glimpse of thoughtfully designed spaces. The program concluded with the ceremonial planting of Pink Trumpet Trees, reinforcing the development's commitment to green, sustainable living.

Among the attendees were prospective buyers, bank partners, Hausland Group executives and employees, and local government officials.

The guests enjoyed guided tours of the six lifestyle zones – The Courtyard, The Play Yard, The Grove, The Active Grounds, The Village Farm, and Pawsome Park—each crafted to inspire health, connection, and longevity. With reservations now open, The Hauslands Clarkway invites families to start their journey toward a longer, better, and happier life. **Press release/Deng Images, Contributed photos**



Wedding...

FROM PAGE 14

all the luck. We hope this three-day bridal fair brings more sales and more experiences to all of us.”

The event drew a distinguished roster of guests, including Atty. Agnes VST Devanadera, president and CEO of Clark Development Corp., who offered a heartfelt tribute to the Kapampangan spirit.

“We are getting more in love than yesterday,” Devanadera said playfully. “We owe our

recognition as the best tourist and investment destination to all of you—the brides, grooms, and suppliers who continue to make Pampanga shine.”

For Dr. Richard Daenos, regional director of the Department of Tourism Regional Office III, the fair is a reflection of the industry's resilience and artistry.

“A truly trailblazing and institutionalized celebration that has become a much-anticipated tradition each year,” he said. “The fair has always been

described as a showcase of creativity, talent, and innovation, as it reflects the very heart of what the industry represents—the art and purpose of preparation.”

“The saying encapsulates its very essence, to which I quote: ‘A wedding is a day, but a marriage is a lifetime.’ The preparation is the bridge that connects the two. Every carefully chosen detail matters,” enthused Daenos.

Also in attendance were Kitten Zapata, editor-in-chief of Wedding Essentials Magazine; Raffy Angeles, representing Angeles City Mayor Jon Lazatin; Miguel Morato, senior branch manager of SMX Clark; and this writer, marketing manager of Punto Central Luzon, a partner in the event since its birthing.

The fair featured a curated selection of bridal fashion, event styling, photography, catering, and more. But beyond the booths and bookings, Wedding Destination Pampanga remains a heartfelt tribute to love, legacy, and local excellence.

NOTICE OF SELF-ADJUDICATION

Notice is hereby given that **CECILIA GAYLON LUTHER**, of legal age, Filipino Citizen, widowed, and with postal address at 30-24 Vienna St., Don Bonifacio, Subdivision, Pulung Maragul, Angeles City, Philippines; and heirs of **JAMES HAMMOND LUTHER III**, born on February 23, 1947, who died on December 14, 2024 in the Medical City Clark, 100 Gatwick Gateway, Sabah Al Ahmad, GGLC, Industrial Estate 5, Clark Freeport Zone, Mabalacat City, Pampanga; executed an Affidavit of Self Adjudication on his estate; and more particularly described as follows:

a. A parcel of land with improvement located at Don Bonifacio Subdivision, Pulung Maragul, Angeles City, with a total area of Four Hundred Sixteen (416) Square Meters which is covered by Transfer Certificate of Title No. 045-2015013045 of the Register of Deeds of Angeles City;

b. A 2018 Toyota Innova with plate number CAM 1356 covered by Certificate of Registration No. 316975201;

c. US Dollar deposit with Unionbank Clark Branch under Account Number 13180000998 in relation to his Special Resident Retiree's Visa No. M-033625;

before Notary Public Atty. Kim Cyrille Mei R. Basco, as per Doc. No. 296, Page No. 067, Book No. III, Series of 2025.

Punto! Central Luzon: August 4, 11 & 18, 2025

Republic of the Philippines
Department of Finance
SECURITIES AND EXCHANGE COMMISSION
Tarlac City, Extension Office
2nd Floor Tarlac City Legislative Building, Tarlac City
Philippines

TARLAC EXTENSION OFFICE

JUL 28 2025

SEC Case No: TAREO 2024-05-002

Time:

IN THE MATTER OF:

PETITION
FOR REVIVAL OF CORPORATE EXISTENCE

Petitioner RIVERSIDE ESTATE REALTY INC represented by its Corporate Secretary, Soledad O. Flores, and
unto this Honorable Commission, most respectfully manifests that:

1. Petitioner is a duly registered corporation under the Philippine Laws, with SEC Registration No 34246 dated January 25,1968 and with principal office address at 1251 Miranda St. Angeles City

2. Petitioner's Certificate of Registration was revoked/suspended by virtue of SEC Order dated May 27, 2003.

3. Petitioner's term expired last January 26, 2018;

4. Petitioner has no intention to violate the law and any SEC rules and regulations; 5. Petitioner shall henceforth submit reportorial requirements religiously;

6. The revival of Petitioner's corporate term was approved by a vote by at least majority at the special joint meeting of the stockholders and Board of Directors during its meeting held on March 26, 2024 at its principal office.

7. Resolved that the corporation's expired corporate term be revived through the filing of a petition for Revival with Securities and Exchange Commission.

8. That there has been no change in the composition of the stockholders from the date of expiration of its corporate term up to the date of the Joint Meeting's approval of the resolution to file the Petition for Revival of Corporate of Existence.

9. That, as of the date of filing of the Petition for Revival, no action or proceeding has been filed or is pending before any court or tribunal involving an intra-corporate dispute or claim by any person or group against the directors, officer, or stockholders of the Corporation.

10. That the revival of Petitioner's corporate term shall not cause damage, loss, or injury to any third person or any government agency.

11. That the petitioner has not undergone a liquidation proceeding prior to the petition.

12. The petitioner undertakes to change its corporate name within thirty days [30] days from the issuance of its Certificate of Revival of Corporate Existence if said corporate name has already been validly reused and / or used by another existing corporation.

13. Petitioner attaches the following documentary requirements in support of its application:

- Annex A - Verification with Certificate of Non-Forum Shopping
- Annex B - Director's Certificate
- Annex C - Revived Articles of Incorporation
- Annex D - Notarized list of Stockholders as of March 26, 2024
- Annex E - General Information Sheet as per date of approval Revival as of March 26, 2024
- Annex F - General Information Sheet at the date of expiration of the term in January 26, 2018
- Annex G- Secretary Certificate of No-Intra Corp Dispute

WHEREFORE, it is most respectfully prayed that the Order of Revocation/Suspension against
Petitioner's registration be lifted.
Others reliefs just and equitable are likewise prayed for.
Angeles City; March 27, 2024
Respectfully submitted.

Republic of the Philippines)
ANGELES CITY

J.S.S.

VERIFICATION AND CERTIFICATION
AGAINST FORUM SHOPPING

I, **SOLEDAD O. FLORES** of legal age, married/single and a resident of **1251 Miranda St Angeles City** after having been duly sworn to in accordance with law hereby
depose and say:
I am the **CORPORATE SECRETARY** of **RIVERSIDE ESTATE REALTY INC.**, the
petitioner in the above-entitled case, and I am duly authorized to execute this Verification
and Certification of Non-Forum Shopping on behalf of the company. I have read and
understood its content and the same are true and correct of my own personal knowledge
and based on authentic records;
I hereby certify that:
There is no other petition, complaint, or action involving the same parties, issues,
and cause of action pending before the Securities and Exchange Commission (SEC) or
any other government agency, to the best of my knowledge.
If any such similar action is filed or is pending after the filing of this petition, I shall
immediately notify the SEC within Five [5] days of such filing.
This certification is made to comply with the rules and regulations of the SEC against
forum shopping.
IN WITNESS WHEREOF I have hereunto affixed my signature in this document
this 3rd day of February, 2025, here at Angeles City, Philippines.

Soledad O. Flores

SOLEDAD O. FLORES

Affiant

SUBSCRIBED AND SWORN to before me this 3rd day of June 2025, at Angeles
City. The affiant exhibited to me her competent proof of identification 441-010-914-000.

NOTARY PUBLIC

WESTREMUNDO Y. DE GUZMAN

LAWYER / NOTARY PUBLIC

UNTIL DECEMBER 31, 2025

PTR NO 2197777 / 01-05-2025 / A.C.

IBP NO 500296 / 01-06-2025 / PASIG CITY

ROI L NO. 29017 / MANILA / 1979

COMMISSION SERIAL NO 23-1110

MCLE NOO VIII – 0012545/08-22/2024/ PASIG CITY

D1 DONA POCIANA BLDG, RIZAL ST. A.C.

Doc No. 118
Page No. 76
Book No. XXII
Series of 2025

Bataeños dream take flight with the SM Foundation college scholarship

SM FOUNDATION, the social good arm of the SM Group, recently welcomed 900 new college students to its scholarship program. Following the main awarding ceremony at SMX Convention Center on July 20, SM Foundation held regional ceremonies across the country to honor scholars in their home communities. Among these was the ceremony at SM Store – Bataan, where scholars from Bataan received their awards alongside family members and peers from

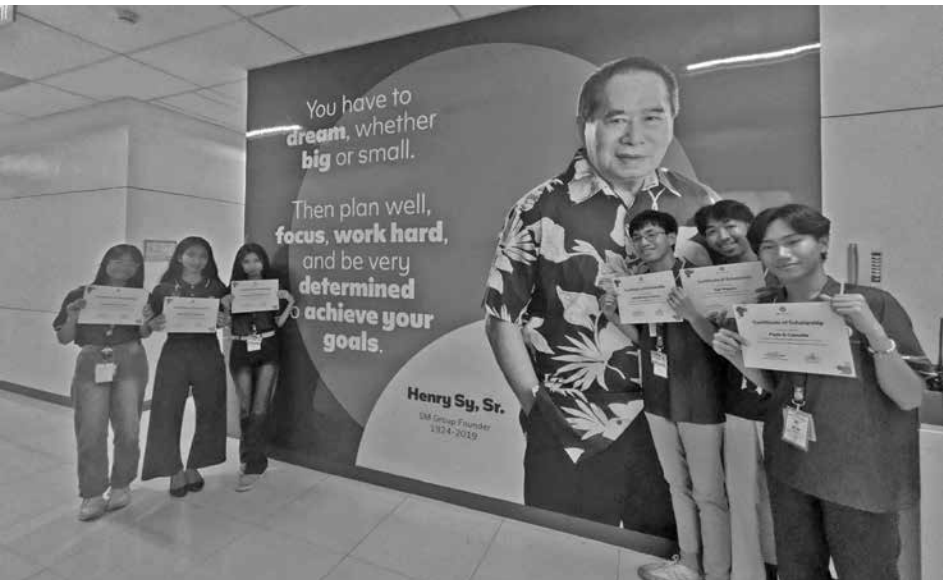
their region. The scholarship provides full tuition coverage, monthly allowances, and access to various activities and opportunities designed to support academic and professional development. These include assemblies, part-time work during school breaks, on-the-job training, and employment opportunities within the SM Group after graduation. During the ceremony, SM Foundation Executive Director for Education Programs Carmen Linda

Atayde told the scholars that the scholarship is a recognition and a response to the efforts they have already poured in. “Apart from support, the scholarship is also a vote of confidence in your ability, your direction, and your grit. Because you’ve already shown us that you believe in your future. Now, so do we,” Atayde said. The Scholarship Program, established in 1993 by SM Group Founder Henry Sy Sr., aims to make education accessible and to support

the development of future professionals through structured support and long-term opportunities,

enabling scholars to uplift their families and contribute meaningfully to their communities.

Since its inception, the program has supported over 6,000 scholars across the country.



NOTICE OF DISSOLUTION

NOTICE is hereby given that the Board of Directors and shareholders of **PRIME CITADEL REALTY DEVELOPMENT CORPORATION**, a Philippine Corporation with registration number CS2023080112908-07 with address at Lots 13, 15, 16 Grand Bldg, F-ship Hiway, Anunas, Angeles City has approved the Amended Articles of Incorporation to change its corporate term of its existence until August 30, 2025. Threafter the corporation shall de deemed dissolved without any further legal proceedings. Parties having claims againts the said corporation are hereby notified to present the same to Ms. Josephine V.J. Marfa at Brgy. Anunas, Angeles City,This notice is being issued to inform the public and all concerned parties who may have legal claims against the said corporation.

JOSEPHINE V.J. MARFA
Corporate Secretary

Punto Central Luzon: August 4, 11 & 18, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **JERRY C. GOZUN** who died on July 10, 2025, at Jose B. Lingad Memorial General Hospital (JBLMGH), Dolores, City of San Fernando, Pampanga; executed an Affidavit of Extrajudicial Settlement with Deed of Abdolute Sale on his/her estate; and more particularly described as a parcel of land with no improvements thereon located at Block 104, Lot 4, Phase II-B, Pampanga Housing Project, Mexico, Pampanga; before Notary Public Atty. Peter Anthony T. Mallari, as per Doc. No. 231, Page No. 41, Book No. XLVI, Series of 2025.

Punto! Central Luzon: August 18, 25 & September 1, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **FRANCISCO A. MECADO** who died on May 15, 2019 in Calantas Floridablanca, Pampanga and **ANTONIO M. MERCADO** who died on December 20, 2020; executed an Affidavit of Extrajudicial Settlement with Sale of a Portion of Land on his/her estate; and more particularl described as a parcel of land (Lot No. 207-C-1-A of the subd. Plan Psd-03-195120 being a portion of Lot No. 207-C-1. Psd-03-195120 situated in Brgy. Calantas, Municipality of Floridablanca, Province of Pampanga, containing an area of Twenty Two Thousand Six Hundred Sixty One Square Meters (22,661), and covered by Transfer Certificate of Title No. 042-2015000266; before Notary Public Atty. Roseller T. Logronio, as per Doc. No. 465, Page No. 94, Book No. CXXXV, Series of 2022.

Punto! Central Luzon:



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Career Opportunity in Verte Philippines Branch Office

Senior Pattern Maker (1 Vacancy)

Job Description:

- Designs and builds production patterns.
- Tests patterns by making and fitting sample garments.
- Determines the best textile patterns to avoid the waste of materials.
- Creates a master pattern for each size with a range of garment size using various drafting instruments.
- Discusses the patterns to designers to convert original drafts into small patterns that could be laid out on the length of the fabric.
- Computes the dimension of the pattern considering the length and stretch of the material.
- To produce quality patterns for samples and bulk based on buyer’s requirements.
- Develops Original pattern based on sketch design and IO file information.
- Checks buyer’s original pattern, sample, IO file workmanship and specifications.
- Informs Department Head of any discrepancies found.
- Evaluates, computes fabric shrinkage for pattern adjustment.
- Digitizes, makes rule table for pattern grading and alteration.
- Prepares marker, interlining and finish pattern for PPS.
- Provides feedback on work related matters.

Qualification (Education, Expertise, Professional License, Skills Certification, Specialized Training)

- Candidate must possess at least a Bachelor’s/College Degree of Clothing Technology or any course related to Textile and Pattern making.
- A computer literate with the proficient use of Gerber Accu Mark Pattern Design software is required.
- At least 3 to 5 years of working experience in apparel working with Woven, Knits and performance fabric.
- Preferably with experience in Men’s, women’s, and children’s tops.

- Applicants must be willing to work in Clark, Pampanga.

Place of Deployment:

Clark, Pampanga, Philippines

Applications may be sent to:

Marilyn Gomez

Jobs@pi.luenthai.com / Marilyn_Gomez@luenthai.com

Company / Employer	Foreign national intending to apply
Company Name: Verte Philippine Branch Office Address: Bldg 7506, 2 nd Fl, Clark Civil Aviation Complex, Clark Freeport Zone, Philippines Nature of Business: Manufacturing	Name: Xiangzhu Liao Address 32-5A Phoebe Lane Sunset Estate Cutcut Angeles City Pampanga 2009 Nationality: Chinese Intended period of employment: 1 year

Verte Phils. Branch Office hereby declared that the above-named foreign national is able, willing, and qualified to perform the service and job description for Business Development Director. The company has the intention to employ the said foreign national and apply for an Alien Employment Permit with the **Department of Labor and Employment - Region III** located at **Matalino cor. Mahusay St., DMGC, Maimpis, City of San Fernando, Pampanga.**

Any Filipino jobseeker that is competent, able and willing to perform services for which the foreign national is intended to be hired for, may file an objection at **Department Labor and Employment – Region III** located at **Matalino cor. Mahusay St., DMGC, Maimpis, City of San Fernando, Pampanga** after this publication. Please inform Department Labor and Employment – Region III, if you have any information on criminal offenses committed by the foreign national.

Position Title: Sales Team Lead
Number of Vacancies: 1

Job Description:

Lead and manage a sales team through the full sales cycle, from prospecting to deal closure. Develop and implement sales strategies, train and onboard team members, monitor KPIs, and ensure excellent client service.

Qualifications:

- Proven experience in sales leadership (B2B/B2C)
- Strong communication, negotiation, and CRM skills
- Excellent English proficiency

Place of Deployment: Clark Outsourcing – Building 35 C, Philexcel Business Park, Clark Freeport Zone, Pampanga, Philippines

Company/Employer: Clark Outsourcing

Complete Address: Building 35, Philexcel Business Park, Clark Freeport Zone, Pampanga, Philippines

Nature of Business: Business Process Outsourcing (BPO)

Name of Foreign National Intending to Apply: Naji Nasser Abu-Idyak

Address: Malabanias, Angeles City, Pampanga

Nationality: American

Intended Period of Employment: 1 year

Clark Outsourcing hereby declares that the above-named foreign national, Naji Nasser Abu-Idyak, is able, willing, and qualified to perform the services and job description for Sales Team Lead. The company has the intention to employ the said foreign national and apply for an Alien Employment Permit with the Department of Labor and Employment– Region III located at Matalino cor. Mahusay St.; DMGC, Maimpis, San Fernando, Pampanga.

If there are any objections or inquiries, please contact the concerned DOLE Regional Office.

Any Filipino jobseeker who is competent, able, and willing to perform the services for which the foreign national is intended to be hired for, may file an objection at the Department of Labor and Employment– Region III located at Matalino cor. Mahusay St.; DMGC, Maimpis, San Fernando Pampanga after this publication.

Please inform the Department of Labor and Employment– Region III, if you have any information on criminal offenses committed by the foreign national.

HAIL PH drives advocacy for Filipino drivers with nationwide EV rollout

BY NING V. CORDERO

ANGELES CITY — Transport network company Hail Transport Inc. celebrated their Hail EV Day last Aug. 8 at Tibby's Farm with full expression of its broader advocacy to support local livelihoods while addressing environmental concerns.

The company emphasized that the program is not merely about deploying electric vehicles—it is about creating inclusive economic opportunities.

“Ang ating adbokasiya ay matulungan ang ating mga Filipino drivers,” said Michael Delos Santos, chief business development officer of Hail Inc. “Tayo po ay magtutulongan para sa ikabubuti ng ating kalikasan.”

A series of livelihood and partnership seminars were held during the event providing everyone with valuable opportunities to learn, grow, and connect.

Hail envisions a future where public transportation is not only modern and efficient, but also environmentally responsible and economically inclusive.





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₱1.143-B ibis Styles...

FROM PAGE 1

The 250-room hotel will rise on a 6,000-square-meter site along C.M. Recto Highway and is expected to begin construction in the first quarter of 2026. Targeted for completion by early 2027, the property will feature 230 standard rooms and 20 family rooms, along with two restaurants, a gym, a children's play area, and a reception lobby.

The project is projected to generate 359 local jobs and will contribute to Clark's expanding hotel inventory, which currently stands at 3,793 rooms as of December 2024.

"This is a very happy day," CDC President and CEO Atty. Agnes VST Devanadera said during the signing. "Clark is bursting with activity and

people. Every weekend, we welcome thousands of guests—runners, bikers, and their families—who are looking for no-frills, business-friendly accommodations."

The CDC chief noted that the lease went through the standard due diligence process to ensure the investor's protection and alignment with government policies.

"We wanted to ensure that the documents are foolproof, offering full protection and assurance to the investor. Tourism is a priority under the Strategic Investment Priority Plan (SIPP), and this project aligns with national development goals," she added.

The ibis Styles Hotel Clark joins a pipeline of

hospitality investments in the freeport. A total of nearly 2,000 new rooms are expected in the coming years, including First Clark Hotel and Residences (286 rooms), which is set to open in the fourth quarter of 2025; The Henry Resort Clark (40 rooms); Wyndham Garden Clark (150 rooms); Hilton Clark Sun Valley Resort's expansion (300 rooms); and Hann Group expansion (970 rooms).

Accor Group director of development for the Philippines Kash Salvador said the company sees Clark as a strategic location for business tourism. "We are confident that we will elevate the business tourism infrastructure in Clark, supporting its ongoing growth as a prime destination for both work and play."

"This project is a testament to our confidence in Clark's potential and our ongoing commitment to bringing world-class hospitality around the globe," he added.

TCRC vice president Jeffrey Cruz said the freeport's accessibility and growth trajectory made it a viable location for the group's first Ibis Styles property. "We chose Clark as our first location because of its fast-growing and highly accessible environment."

"We are grateful for the professionalism and support of the CDC team," he added.

ibis Styles is part of the Accor Group which operates more than 4,900 properties in 110 countries.

CDC-PR

Cong Pogi...

FROM PAGE 1

centers.

"It is always my intention to make learning more conducive by providing a better learning environment, especially to our pre-schoolers," Lazatin said.

Currently, there are 78 daycare centers in Angeles City, 62 in Mabalacat City, and 33 in Magalang Municipality.

Also present during the workshop are Lazatin's long-time staff – Mina Cables, Irish Lleo, Michael Lising, Anneleen Antonio, Mary Jane Calimquim, Anne Salonga, and Shar-maine Gonzales.

It can be recalled that as Angeles City mayor, Lazatin

spearheaded the repair of daycare centers in the city to the cost of P5 million.

Lazatin also led the construction of additional classrooms, offices, laboratories, and canteen at the City College of Angeles (CCA), amounting to P259 million; and the construction of the P50 million New Annex Building of the CCA, funded by the Philippine Amusement and Gaming Corp.

Under the Lazatin administration, 58,000 tablets were distributed to public school students in Angeles City from Grades 4 to 12; 3,200 tablets were distributed to public school teachers; and 3,200 tablets were distributed to students of CCA. **Team Lazatin**

Fiesta Communities...

FROM PAGE 1

more than 30 projects and counting, FCI continues to develop communities at an affordable price for the Filipino family since 2007.

Setting the gold standard for affordable housing, KAYA Homes by Fiesta Communities was hailed as "Best Socialized Housing Development." It offers house and lot packages suited for minimum wage earners. This is the second

project of FCI winning in the same category after Fiesta Communities San Rafael Extension's victory last year, further solidifying the company as the provider of affordable homes, making homeownership inclusive and attainable.

Adding to its roster of awards, Fiesta Communities Agosto claimed the distinction of "Best Connectivity Housing Development." Sitting right

beside MacArthur Highway, the project provides residents with direct access to major roads, transport systems, and essential establishments, ensuring convenience and mobility.

"Fiesta Communities knows its place in the real estate industry. We know our purpose. As long as more than 80% of Filipino families aspire for quality and dignified homes, Fiesta Communities will always be

there," said Atty. Christopher Ryan Tan, chief executive officer of Hausland Holdings, Inc. during his acceptance speech.

The PropertyGuru Philippines Property Awards is widely regarded as the most prestigious and sought-after recognition in the country's real estate industry. It is part of the esteemed PropertyGuru Asia Property Awards series, which began in 2005. **Press release**

Genteel Home...

FROM PAGE 1

Bigkis, a Filipino word meaning "to bind" or "unite," is more than a collection—it is a collaborative platform that brings together five distinguished designers from Southeast Asia. Each piece draws inspiration from family and shared cultural values, reflecting individuality while contributing to a unified narrative.

"This is a moment of pride, reflection, and hope for what lies ahead," said Katrina Blanca de Leon, founder and principal designer of Genteel Home. "We are going to Paris not just as exhibitors, but as a platform—a collaborative platform for five extraordinary designers,

not only from the Philippines, but across Southeast Asia. We are giving birth to Bigkis, a collection that speaks of love, imperfection, resilience, and unity."

Featured are the work of Lai Siew Hong from Malaysia, whose designs explore ritual and unity through symbolic materials like woven rope and solid timber.

From Indonesia, Kezia Karin presents sculptural pieces inspired by traditional jewelry, blending heritage with modern elegance.

Thai designer Eggarat Wongcharit contributes minimalist forms rich in meaning, incorporating nipa-thatched roofs and kaoto elements to reflect adaptability and cross-cultural design.

Singapore's Keat Ong reimagines campaign furniture through the lens of Eastern craftsmanship and sustainability.

Ivy Almario of the Philippines blurs the line between function and art, creating fluid forms that echo the layered identity of Filipino design.

Crafted by artisans in Pampanga, the Bigkis Collection showcases the region's renowned woodworking and design talent. "This collection was born in Pampanga. I would say it came from the boulevard of Betis to Paris," de Leon shared.

"It's the warmth of a mother's embrace, the strength of a father's hand,

the laughter of a sibling sharing a meal, and the quiet comfort of coming home. Through Bigkis, we hope to remind the world that home is not just a place—it's a feeling," she added.

Genteel Home's participation in Maison&Objet Paris marks a significant milestone for Filipino design on the global stage.

"We're not just representing the Philippines—we're representing Asia," de Leon emphasized. "I know that courage and collaboration will carry us forward. We want to show the world that Filipinos—and Southeast Asians—can set the design standards."

Burokratang...

FROM PAGE 4

at ospital, ninanakaw. Proyeklong pang-flood control, palpak o naiwan sa kalahati. Pondo sa pabahay, nagagamit sa ibang interes.

Ang resulta: lumalalim ang kahirapan at bumabagsak ang tiwala ng mamamayan.

Bakit Itinuturing na "Pangunahing Sakit"

Para sa mga kilusang panlipunan at mga Aktibista, ang burokratang kapitalismo ay isa sa tatlong pangunahing sakit ng lipunang Pilipino—kasama ng pyudalismo at dayuhang dominasyon.

Hindi ito simpleng usapin ng "masamang tao sa pwesto," kundi isang istrukturang nakaugat sa elitistang pulitika.

Ang burokratang kapitalismo ay higit pa sa simpleng katiwalian. Ito ang mismong paggawa

ng negosyo mula sa panunungkulan.

Hangga't nananatiling negosyo ang pulitika at itinuturing na merkado ang gobyerno, ang mamamayan ang patuloy na magdurusa.

Ngunit may pag-asa. Sa kasaysayan, napatunayan na kaya ng mamamayan—kung nagkakaisa at mapagbantay—na maningil at magpanagot.

Panahon nang bawiin mula sa mga burokratang kapitalista ang pamahalaan, at ibalik ito sa tunay na may-ari: ang sambayanang Pilipino.

Sa kamay ng mamamayan nakasalalay ang lakas na wawasak sa tanikala ng burokrasya't kapitalismo—at sa samasamang pagkilos, muling sisilang ang pamahalaang tunay na para sa bayan, hindi para sa bulsa ng iilan.

The Public Space

FROM PAGE 5

Filipino. Schadenfreude is not part our corporate animus. The jury is still out on the crime against humanity raps in the International Criminal Court. We still are a community, notwithstanding the solicitude or soliloquy at the Hague.

But there's bad news from Jun Lozada, a collateral damage in the Chinese NBN ZTe deal way back then, who was later on jailed for exposing a questionable plan. It was a deal with unintended consequences, most whom Lozada bore along with his family but happy in the end to live and tell the whole story.

The Philippines, he said, will be better off if two things happen: a war or a benevolent dictator rises which could upset the proverbial apple

cart. There will be a rearrangement of the social, economic and political order. If any of these take place, stories about the greedy contractors may not happen anymore. It's an idealist vision and far from the murky issues faced by legislators, politicians, misused funds and presidential campaigns in 2028.

He hasn't heard one vignette, perhaps apocryphal, though: one day, the son of a prominent political family, let's say even presidential, went to the office of a friend in government. The son asked the friend if he had seen how huge the municipal hall was. The friend dutifully nodded. The hall, the son boasted, will not be able to contain their money with unshakable glee.

Is the president aware of the joke?

DBM, Bataan...

FROM PAGE 2

will feature landscaped areas, walking paths, an open area with shaded benches, a children's playground, and solar-powered light posts.

It is expected to provide a safe, inclusive, and enjoyable public space while improving the urban landscape and environmental sustainability of the prov-

ince.

The Green Green Program is DBM's flagship initiative that provides financial assistance to local governments for the development of open spaces such as parks, plazas, and walkways to promote livable, sustainable, and inclusive communities. **Rick P. Quiambao/PIA-3**

Zambales marine...

FROM PAGE 2

rized structures, marine pollution, ecosystem destruction, and destructive fishing practices," he explained.

DENR-3 executive director Ralph Pablo lauded the nomination, emphasizing that it reflects the shared responsibility of partners and communities in safeguarding marine ecosystems.

"It affirms that when we work together, we can protect our marine heritage and inspire a new generation of stewards," he said.

MOBPLS is a finalist in the Outstanding Locally Managed MPA category of the awards, which showcase effective governance, community empowerment, and science-based conservation.

The protected site is home to rare mangrove species such as Rhizophora stylosa and Rhizophora x lamarckii, thriving coral reefs, giant clams (Tridacna gigas), and the threatened blue-spotted rabbitfish (Siganus corallines) which serves as its flagship species.

It also serves as a nesting ground for marine turtles and harbors mesophotic coral communities.

The Para el Mar Awards is a performance-based incentive program launched in 2007 organized by the Marine Protected Areas Support Network.

Finalists are evaluated through site validation and scoring based on management effectiveness, ecological integrity, and stakeholder participation. **Reia G. Pabelonia/PIA-3**

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Ning V. Cordero



Zalamea's message resonated with both seasoned suppliers and new entrants to the industry. "We welcome the new players and wish you

