

Best Western Plus Subic refreshed, new staycation experience unveiled

MARCOS JR. TO CORRUPT OFFICIALS

We will hold vou accountable'

ANILA – "Pananagutin natin ang mga sangkot sa anomalya at katiwalian. Ilalabas natin ang buo at pawang katotohanan. At titiyakin nating hindi na mauulit ang kawalan ng respeto at malasakit sa taumbayan." PAGE 11 PLEASE



DPWH denies Candaba ex-mayor claims of P1.4-B 'ghost projects'

CITY OF SAN FERNANDO The Department of Public Works and Highways has denied allegations of "ghost infrastructure projects" in Candaba, Pampanga.

This, in the wake of alle-

gations made by former three-term Candaba mayor Jerry Pelayo in a video posted in his Facebook page on Aug.

Pelayo who also once served as president of the

League of Municipalities of the Philippines-Pampanga Chapter and is currently the provincial administrator of Laguna, named multiple slope protection and dike projects

PAGE 11 PLEASE



San Simon's Punsalan sued for P80-M extortion

CITY OF SAN FERNANDO - A complaint for grave misconduct, serious dishonesty, and conduct prejudicial to the best interest of the service against San Simon, Pampanga Mayor Abundio "JP" Punsalan Jr. has been filed before the Office of the Ombudsman.

A copy of the 8-page complaint filed by RealSteel Corp. last Aug. 19 and obtained by Punto! on Aug. 26, accused Punsalan of demanding P80 million in exchange of the mayor "not revoking or causing to overturn Municipal Ordinance No. 24-0025 passed by the previous sangguniang bayan which granted tax incentives to our company."

The complainants are identified as Irwin Chua and Melodie Arellano representing RealSteel

They said the administrative complaint is the next step following the Aug. 5 entrapment operation conducted by operatives from the Intelligence Service of the National Bureau of Investigation at Café Mesa in the Clark Freeport Zone where Punsalan was caught in flagrante delicto extorting P30 million of the demanded amount.

PAGE 11 PLEASE



CRK linked to North-South railway via aircon walkway

CLARK FREEPORT - An airconditioned walkway connecting the Clark International Airport to the northern terminus of the North-South Commuter (NSCR) will be constructed in anticipation of the increased traffic the train will bring to the airport.

"With the train, I think more than 30% or 40% more ang magiging growth pag nandoon na ang tren. Right now, we're experiencing on the average mga 20% growth year on year," said Luzon International Premiere Airport Development



Cong Pogi files bill seeking more incentives for barangay health workers

ANGELES CITY – A bill to enhance the incentives and benefits being received by barangay health workers (BHW) has been filed by Pampanga 1st District Rep.

Carmelo "Pogi" Lazatin, Jr. House Bill No. 3710, filed on Aug. 13, 2025, seeks to provide a monthly honorarium for BHWs amounting to no less than P3,000 pesos and additional incentives and benefits, including hazard allowance; subsistence allowance; transportation allowance; one-time retirement cash incentive; training, education, and career enhancement programs; health benefits; insurance coverage under the Government Service Insurance System; sick, vacation, and maternity leaves; cash gift; disability benefit; free legal services; and preferential access to loans.

"BHWs play a major role in the provision of basic health services to our constituents in the grassroots level. They are the first point of contact for those seeking health information and services from the government," said Lazatin.

"As our front-liners in the delivery of public health services, it is important that we honor their hard work and sacrifice by providing the incentives and benefits that they deserve," he added.

During his time as Angeles City mayor, Lazatin increased the monthly honoraria of all BHWs in the city twice - a P1,000 peso increase in 2021 by virtue of Memorandum No. 1218 Series of 2021, and another a P1,000 peso increase in 2022 by virtue of Memorandum No. 801 Series of 2022.

In 2023, Lazatin signed Executive Order No. 82, Series of 2023, granting benefits and incentives to recognized and accredited BHWs in Angeles City.

Lazatin has always prioritized the efficient delivery of basic public health services at the grassroots level.

It can be recalled that on August 18, Lazatin also announced that he intends to request for P40 million pesos to fund the rehabilitation of rural healthuUnits (RHUs) in Mabalacat City and Magalang Municipality in 2026.

Under the project, four RHUs in Mabalacat City and two in Magalang Municipality will undergo repair and improvement, in accordance with the standards of the Department of Health (DOH).

Based on the Philippine **Health Facility Development** Plan 2020-2040, the target ratio is to have one RHU for every 20,000 people.

In his two terms as city mayor, Lazatin led the rehabilitation and construction of health centers and sub-health centers in various barangays in the city totaling to 15, a ratio of one health center for every 30,000 people.

Team Lazatin



File photo show then Mayor Lazatin with BHWs in the city.



NLEX, LGU IN TRAFFIC TALKS

MABALACAT CITY -- Mayor Atty. Geld Aquino has engaged the assistance of the North Luzon Expressway Corp. to develop a comprehensive analysis of the city's traffic situation as well as the harmonization of projects to ease traffic flow and mobility. Among those discussed in a meeting at the NLEX head office in Balintawak on Aug. 26 was the Sta. Ines-Atlu-Bola Bypass Road eyed to provide direct access to the NLEX Exit in Sta. Ines and ease traffic flow to and from the city proper. MABALACAT CITY NEWS



CDC chief cited for good governance

MANILA — Clark Development Corp. president and CEO Atty. Agnes VST Devanadera was cited for her contributions to public service and governance during a recognition ceremony held at The Manila Hotel.

Devanadera, who currently leads the development of the Clark Freeport and Special Economic Zone, was acknowledged for her leadership in positioning Clark as a key investment and tourism destination.

She is the first woman to lead CDC and previously served as justice secretary, solicitor general, and government corporate counsel.

CDC director Nicolette Henson received on August 22 the citation on Devanadera's behalf, joined by vice president for administration and finance Jose Miguel de la Rosa, vice president for security services group PMGen. Lina Sarmiento (Ret.), and

other CDC officials.

The recognition was conferred as part of the 73rd edition of an annual awards event organized by the Filipino Academy of Movie Arts and Sciences (FAMAS), which also honors individuals and institutions for excellence in various fields.

CDC-PR

PAL expands access to Siargao via Clark, Cebu

CLARK FREEPORT - National carrier Philippine Airlines is making Siargao more accessible with more flight options via Clark and Cebu. These routes complement the flag carrier's Manila-Siargao route, improving connectivity for travelers to the popular island destination.

Clark International Airport's location makes it easy to get to from most areas of Luzon, making it an ideal choice for most travelers. Tourists in Metro Manila are also easily able to access the airport using available transport.

In addition, travelers can take the Manila-Cebu flight and transfer to Siargao. Cebu's fast and efficient layovers are sufficient to facilitate smooth transfers between flights. This route provides a suitable alternative for accessing the island, making it possible for visitors to have more choices to meet their travel requirements.

Cebu, being the business and tourism center, gathers visitors from surrounding islands and provinces. PAL Cebu-Siargao is particularly

PAGE 9 PLEASE



Talent ignites at the 37th PMPC Star Awards for TV, presented by BingoPlus

Celebrating and honoring the exceptional artists and shows on Philippine television today.



Rhian Ramos accepting the Best Drama Actress title at the 37th PMPC Star Awards for TV.

A STAR-STUDDED night took place at the 37th PMPC Star Awards for Television. Proudly presented by the country's leading digital entertainment platform, BingoPlus, celebrating the very best of Philippine television on August 24, 2025 in Quezon City.

BingoPlus added an extra layer of excitement, infusing colorful and funfilled energy to the stage while honoring the outstanding artists and shows that define the country's TV landscape today.

Made possible through the sponsorship of Bingo-Plus, the event stood as a true epitome of excellence from the glamorous red carpet and distinguished interviews to the highly

anticipated announcement of the night's top winners.

BingoPlus also set up a photo wall in purple which is the brand's official color. The vibrant and delightful display made the event more colorful and fun for all attendees to enjoy. Renowned artists get to walk the red carpet, take their photos at the displayed wall and are interviewed. Thus, this sponsorship highlights the brand's goal of innovation in award ceremonies.

Rhian Ramos bagged two awards as BingoPlus Female TV Star of the Year and Best Drama Actress, while Sam Versoza took home the BingoPlus Male TV Star of the Year award, and Joshua Garcia earned

Best Drama Actor— a well deserved recognition for outstanding talent showcased on their projects.

On the other hand, BingoPlus received recognition for its valuable support and contribution to the mission of PMPC media organization. A plaque of appreciation was accepted by BingoPlus' official representative during the ceremony.

With BingoPlus at the forefront of celebrating the brightest stars and top-tier shows in Philippine television, the future of the entertainment industry especially on TV—is being shaped and strengthened, with actors and actresses empowered to reach their fullest potential.

PAGE 11 PLEASE



Influencer Carol Reyes attending the event and posing at the BingoPlus-sponsored photo wall.



Rhian Ramos, BingoPlus Female TV Star of the Year; with her BingoPlus official representative receiving real-life partner Sam Versoza, BingoPlus Male TV Star of the plaque of appreciation at the 37th PMPC Year posing at the BingoPlus sponsored photo wall.



Star Awards for TV.



To the Point

The essence of heroism

MERELY PAYING tribute to Rizal and Bonifacio, Mabini and Jacinto, Jaena, the Lunas and the del Pilars, Sakay, onto Abad Santos and Aquino, and all those who consecrated their lives to this nation hardly draws out the meaning of the National Heroes Day celebrations.

To take the full measure of the day, it is not enough that we commemorate what our heroes did. It is a requisite that we imbibe their spirit. It is a must that we match their deeds with our own.

No, we do not mean we should all die like them. As a smart-aleck once said: "There is one thing about heroes and saints that I don't aspire to be - that is their being dead."

Aye, heroism has since become the subject of humor, even the object of derision, in these unheroic times. As that common caution to the heroic goes: "Huwag ka nang magpakabayani. Binabaril yan sa Luneta.'

We don't have to die, if only to emulate our heroes. They have done the fighting and the dying for our country. Our task is to live for our country. The song of our heroes for the Motherland is "ang mamatay nang dahil sa iyo." Our song for her is "ang mabuhay para sa iyo."

Dying for the country is the stuff of heroism. Living for the country is the essence of civic responsibility. Living for the country is our sacred call to duty.

Yes, Ninoy Aquino was right: "The Filipino is worth dying for."

So are we equally correct: "The Filipino is worth living for."

So how well have we responded to that call? How well have we served, and still serve our people?

For those in government, that call to duty assumes an even greater magnitude.

It is not uncommon to find in government people who value themselves as privileged by virtue of a padrino's influence imposed on their behalf. Consequently, they feel no obligation to serve the public, or if they do so, they seek additional consideration as an entitlement.

It is not uncommon among government people to see a government post as a sinecure, an office that requires no work but pays off most handsomely.

It is not uncommon for government leaders to value themselves as Providentially-appointed and thus bequeathed with divine rights to wrong their constituencies.

With such misgiven commonalities in government, what service can still be rendered to the public?

For the public at large, the so-called civil society most specially, living-for-the-country goes beyond the perfunctory relief-giving in times of calamities, way beyond the routinary round-table discussions of issues besetting the people, way beyond the television soundbytes of commitment to the poor and the marginalized. Living-for-the-people is pure will found manifest in the act of tangibilities: of real

No, we are not called upon to render the supreme act of heroism. We are called to be true and faithful to our civic responsibility. Good citizenship is the essence of heroism.



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Shepherd's Gall Pablo Virgilio Cardinal David

Trip to Jerusalem

SA EBANGHELYONG binasa natin, habang nagbibiyahe daw ang mga alagad papuntang Jerusalem, may nagtanong kay Hesus, "Totoo bang kakaunti lang ang maliligtas?" Palagay ko ang tanong na ito ang naging inspirasyon para sa larong Trip to Jerusalem. Ang nagtatanong ay parang contestant na kumpyansa na siya ay mapapabilang sa mananalo at magkakamit ng premyo.

Dito sa atin, ang Trip to Jerusalem ay isang game na nilalaro sa mga party. Ewan ko kung sino ba ang nang-imbento ng laro na ito at kung bakit ba ito tinawag na "Trip to Jerusalem."

Sa larong ito, kailangan ng 12 katao, tatayong nakapalibot sa 11 upuan na inayos na pabilog. Kapag nagsimula na ang tugtugan, pasasayawin sila habang umiikot sa mga upuan hanggang biglang titigil ang musika at pauupuin sila. Dahil kulang ng isa ang mga upuan, mag-uunahan sila at ang hindi makaupo ay talo, eliminated na siya. Sa bawat round of elimination, babawasan din ng isa ang mga upuan at uulitin na naman ang musika, pasasayawin na naman sila, at sa muling pagtigil ng tugtugan mag-uunahan na naman sila para maulit na naman ang elimination ng sinumang hindi makakuha ng upuan. Uulit-ulitin ito hanggang dalawa na lang ang contestants at isa na lang ang upuan at ang unang makaupo dito pagtigil ng musika ang siyang panalo.

Dahil ang alam kong trip to Jerusalem ay ang biyahe ng Panginoong Hesukristo na humantong sa pagbubuwis niya ng buhay para sa ating katubusan, nagtataka ako kung bakit tinawag na Trip to Jerusalem ang larong ito. Parang mas bagay na tawaging Trip to Hell, o biyaheng impyerno. Kasi ang sikreto ng pagpanalo ay unahan, tulakan, at gitgitan. Walang iniisip kundi ang maunang makaupo, ma-eliminate ang iba, hanggang sa magisa ka na lang at ikaw ang mananalo sa premyo. Matira ang matibay, kumbaga. Hindi prinsipyong tao kundi udyok ng pagkahayop.

Ang ganitong mentalidad ang sinalungat ni Jesus sa kanyang mga kababayan. Ang pag-aakala na porke't sila'y "chosen people" o bayang pinili ng Diyos at anak at apo ni Abraham ay sigurado na ang kanilang kaligtasan. Sa ating first reading, narinig natin na sinalungat din pala ng propeta Isaias ang ganitong mentalidad. Sa orakulong binigkas niya, darating daw ang panahon na titipunin ng Diyos ang lahat ng mga bansa, hind lang ang Israel. Pagkakaisahin sila at gagabayan daw isang "trip to Jerusalem," patungo sa sagradong bundok upang makibahagi sa kadakilaan ng kanyang kaharian. Hindi elimination ang hangad ng Diyos kundi "inclusion". Hindi niya kalooban na mabawasan kundi ang madagdagan ang kanyang bayang pinili. Magiging bukas para sa lahat.

Sa ating second reading, sinasabi ng manunulat na huwag daw kalilimutan ang paalala ng Diyos sa kanila bilang mga "anak." Ang mga anak na tinutukoy ay mga miyembro ng bayang Israel, mga anak at apo ni Abraham, ng bayang pinili ng Diyos. Dahil nga kasi kung minsan, kung umasta sila ay parang mga batang laki sa layaw na masyadong adelantado, masyadong kampante na sila'y papaboran ng Diyos. Paalala niya, dahil nga sila'y tinuturing niyang mga anak niya sila ay sasawayin o didisiplinahin ng Diyos para matuto.

Hindi naman tinawag ng Diyos sina Abraham, Isaac, at Jacob upang sila lang ang makinabang sa pagpapalang kaloob ng Diyos sa daigdig. May misyon sila. Pinagpala sila upang sa pamamagitan nila ay makaabot sa buong daigdig ang pagpapala ng Diyos. Ito ang temang inulit-ulit natin noong 2021

na ipagdiwang natin ang 500th year of Christianity: "Gifted to give; blessed to be a blessing." Hindi pa tayo Kristiyano kung ang kaligtasang hangad natin ay para sa atin lamang. Ang maging Kristiyano ay ang makiisa sa buhay at misyon ni Kristo, para sa katubusan, hindi lang ng iilan kundi ng buong daigdig.

Ganito ang diwa ng madalas ulitin noon ng yumaong Pope Francis tungkol sa panawagang tayo ay maging simbahang sinodal at nagmimisyon.

Ito ang toong layunin ng trip ni Hesus sa Jerusalem. Itataas daw ang anak ng tao upang ang lahat ng bayan sa mundo ay maakit sa kanya. Hindi ito biyaheng ang layunin ay pansarili, o kaligtasan para sa iilan lamang. Hindi biyaheng unahan, tulakan o gitgitan, kundi biyaheng naghahatid ng mabuting balita, naghahanap ng mas maraming maiuupo sa mga luklukan ng kaharian ng Diyos. Hindi lang para sa mababait at matuwid kundi para sa mga makasalanan na handang magsisi. Hindi naman nakasalalay ang kaligtasan sa ating mabuting gawa o pagiging karapatdapat kundi sa awa at kagandahang loob ng Diyos.

Si Papa Francisco, madalas niyang banggitin ang layunin na mapalakas na muli ang "sense of mission" ng simbahan. Lagi niyang hinahamon ang mga Katoliko, lalo na ang mga parokya na lumabas at magmisyon sa mga nasa laylayan ng lipunan, at huwag maging kampante na lang sa iilan na pumapasok sa ating mga simbahan. Kanina sa ating BEC (Basic Ecclesial Community) Day, ito ang binigyan ko ng diin: na ang ating misyon ay maghatid ng mabuting balita, magpalakas ng loob, magbigay ng pagasa. KASALI KA!

Nasabi ni Hesus sa ebanghelyo, marami daw ang manggagaling sa silangan at kanluran, sa hilaga at timog na makikisalosa hapag-kainan ng kaharian ng Diyos. At ang mapapabilang ay hindi iyung mga nag-aakalang sila lang ang maliligtas, na ang kaharian ay esklusibo para sa kanila lamang. Baka nga pag kumatok daw sila sa pintuan ay masabihan sila, "Hindi ko kayo kilala." Bakit, dahil hindi nila alam ang pinagdaaanan ng mga dumanas ng hirap, gutom, sakit, pagkabilanggo. Ito ang sinasabi niyang makipot na daan na dapat nilang matutunang daanan. At sa dulo ng pagbasa, ang sabi niya, "Ang mga nagpapauna ay mahuhuli; ngunit ang mga nahuhuli ay mauuna.'

Siguro dapat baguhin ang larong Trip to Jerusalem. Imbes na unahan sa pag-upo, pagtugtog ng musika, ang magpaparaya at magbibigay ng upuan sa mga mahihina ay magkakamit ng ekstrang upuan. Imbes na mabawasan, madadagdagan nang madadagdagan ang mga upuan upang ang lahat ay makaupo sa hapag kainan ng kaharian ng Diyos. Ganito naman kasi ang ipinangako ng Diyos sa kanyang mga alagad sa Mateo 19:28, "Sinasabi ko sa inyo, darating ang araw na babaguhin ng Dios ang mundo, at ako, ang Anak ng Tao, ay uupo sa aking trono. At kayong mga tagasunod ko ay uupo rin sa labindalawang trono upang husgahan ang labindalawang lahi ng Israel."

(Homiliya para sa ika-21 Linggo ng Karaniwang Panahon, 24 Agosto 2025, Luk 13:22-30)

27 AUGUST 2025









Not another moro-moro

AT THE rate things the anomalous flood-control projects in the country are unearthed one after another, I couldn't help but ask: can the Philippine Congress actually investigate its own? Will the investigation lead to the imprisonment of the erring contractors and the dismissal of all government officials involved in this grand scale corruption?

Over the past weeks, alarming revelations that flood control projects across Bulacan, Pampanga, Oriental Mindoro, La Union, and beyond are either substandard or totally non-existent have reverberated along the halls of the Philippine House and Senate. Apparently, this came as a shock to our honorable lawmakers. Honestly, I could no longer decide which one is more insulting and utterly frustrating. Is it the staggering amount of money lost to corruption or these claims by our esteemed lawmakers that they are not even aware of these irregularities? Given the alarming truth that many of these flood control projects were inserted by the lawmakers themselves, the obvious answer would have to be both.

On top of what Senator Panfilo Lacson said in his August 20 privilege speech that at least half or roughly ₱950 billion of the nearly ₱1.9 trillion spent on flood control since 2011 may have been lost to corrupt schemes, we should also focus our attention on the contractors that have cornered a lion share of the budget for these flood control projects.

In Bulacan's 1st Engineering District alone, contractors like Wawao Builders, with initial paid up capital as low as ₱50 million, cornered ₱4.2 billion in contracts; MG Samidan Construction (₱250,000 capital) got ₱5.02 billion; QM Builders

(₱1.25 million) secured ₱7.38 billion

These figures speak volumes: impoverished shell companies winning multi billion peso contracts are structurally incapable of delivering quality flood protection.

Lacson also highlighted a staggering surge in the Candating project in Arayat – afrom ₱20 million in 2018 to ₱91.6 million in 2023, ₱183 million in 2024, and a proposed ₱100 million in 2025 that was halted by Malacañang—representing an overall cost that ballooned to more than 800%. Despite being delisted already by the Department of Human Settlements and Urban Development as of January 2023, the contractor, Eddmari Construction, still secured nearly ₱275 million in contracts.

And so, we go back to the earlier question: can a body investigate its own members objectively and thoroughly? With legislators related to big-time contractors, with contractors-turned-party list representatives and with lawmakers themselves as "funders" or "proponents," conflict of interest is embedded into the system. So how can the internal investigation be trustworthy when the very investigators may be implicated? Why not a separate, external, independent audit if the end goal is the truth and nothing but the truth?

True accountability demands the "certainty of punishment." Lacson couldn't have stated it more rightly: convict and jail the big fish, or corruption will continue unchecked. These people, regardless of their position, influence and power deserve the full weight of the law.

Now that President Marcos has ordered a comprehensive audit of flood control projects and vowed to expose and prosecute corruption in flood control projects, the only credible path forward is full transparency.

Let us demand for the publication of the complete names of legislators behind budget insertions, open flood project data to citizens via platforms like sumbongsapangulo.ph, and ensure prosecutions follow. Otherwise, investigations risk becoming another moro-moro rather than meaningful justice. Without full transparency, the ongoing inquiry will turn out to be another performative theatre - slightly different cast and story but with the same result that will not in any way benefit the Filipino people.

We deserve more than this cycle of corruption-investigation-more corruption. We deserve more than flood control – we need greed control.

(Sources: Senate of the Philippines, Philippine News Agency, Daily Tribune, Philstar.com)



COMMENTARY

ARAW NG MGA BAYANI Tapang Laban sa Katiwalian

By Alex S. Cauguiran

NGAYONG HULING Lunes ng Agosto, muling ginugunita ng bansa ang Araw ng mga Bayani. Hindi ito para sa iilang pangalan lamang sa ating kasaysayan, kundi para sa lahat ng Pilipinong nag-alay ng buhay at dangal para sa kalayaan ng bayan—kilala man sila o nanatiling walang pangalan.

Ngunit higit sa pag-aalay ng bulaklak at pagbibigay pugay, ang diwa ng araw na ito ay isang paalala: ang laban ng ating mga bayani noon ay nagpapatuloy hanggang ngayon. At ang kalaban sa ating panahon ay hindi na banyagang mananakop, kundi ang katiwalian na patuloy na sumisira sa ating lipunan.

Bilyon-bilyong piso ang nawawala sa kuwestiyonableng proyekto. Mga imprastrakturang dapat nagpoprotekta sa mamamayan ang mabilis na bumibigay dahil nilamon ng kasakiman.

Ang mga pondo ng bayan, na dapat sana'y nakalaan sa edukasyon, kalusugan, at kabuhayan, ay napupunta sa bulsa ng iilan. Ito ang modernong anyo ng pagtataksil sa bayan—at hindi tayo dapat manahimik.

Kung bakit nananatili ang katiwalian, ito'y dahil maraming mamamayan ang nagiging kampante o nawawalan ng tiwala na may magbabago. Ngunit ipinakita ng ating mga bayani na ang tunay na pagbabago ay nagmumula sa sama-samang pagkilos. Kung hindi tayo kikilos, sino pa?

Ang pagiging bayani ngayon ay hindi lamang

nasa larangan ng digmaan. Ito ay nakikita sa bawat Pilipinong nagsusulong ng katotohanan, tumatayo laban sa mali, at tapat na naglilingkod.

Ang botanteng bumoboto nang may prinsipyo, ang guro na nagtuturo nang may malasakit, ang manggagawang matapat sa kanyang tungkulin, ang whistleblower na naglalantad ng anomalya—lahat sila ay mga bayani ng ating panahon.

Sa Araw ng mga Bayani, huwag tayong manatili sa paggunita lamang. Ang pinakamahalagang parangal na maibibigay natin sa kanila ay ang ipagpatuloy ang kanilang laban—laban para sa malinis na pamahalaan, laban para sa bayan na walang takot sa katiwalian, at laban para sa kinabukasang karapat-dapat sa mga susunod na henerasyon.

Sa huli, tanungin natin ang ating sarili: mananatili ba tayong tagapanood habang patuloy na ninanakawan ng iilan ang ating bayan, o tayo mismo ang magpapakita ng bagong mukha ng kabayanihan?

Ang sagot ay nasa ating pagkilos—ngayon, hindi bukas.



Sa talamak na corruption, bitay nga ba ang solusyon?

1.
Sa panahon ng TAG-ULAN ay palaging binabaha ang napakaraming lugar dito sa'ting INANG-BANSA ang walang tigil na ulan pati ang PANANALASA ng malalakas na BAGYONG sa atin ay tumatama na madalas na pagmulan ng malawakang PAGBAHA sa sandaling UMAPAW na ang ilog at mga sapa

Dahil dito ang gobyerno ay NAPUKAW ang atensiyon upang ang mga pagbaha ay mabigyan ng SOLUSYON mayrong inilaang PONDO na dito ay iniukol ang halaga diumano'y aabot sa DAANG BILYON para sa pagpapagawa sa sistema ng FLOOD CONTROL at sari-saring proyekto't mga REHABILITASYON 3

Sa kabila ng MARUBDOB na hangarin ng gobyerno upang MAIBSAN ang baha'y pinaglaanan ng pondo subalit sa mga ulat na nahayag sa SENADO mayrong mga GHOST PROJECT o proyektong hindi totoo diumano mayrong ilang KONGRESISTANG sangkot dito maging DISTRICT ENGINEER sa mga palpak na proyekto 4

Ang ilang FLOOD CONTROL SYSTEM na kanilang ginagawa dahil sa SUB STANDARD daw ang yari ay mahihina kung may ginamit mang bakal diumano'y hindi AKMA ayon sa mga nagsiyasat sa disenyong ITINAKDA kayat pag dinaanan ng tubig na RUMARAGASA unti-unting nawawasak at tuluyang NAGIGIBA

Ga'no kaya katotong may SANGKOT na kongresista? taga DPWH at GAHAMANG kontratista sa ilang GHOST PROJECT nitong mga magkakakutsaba at iba pang proyekto na pinagkakitaan nila ano kaya ang dapat at nababagay na PARUSA? sa mga may kaugnayan sa ganitong ANOMALYA? 6.

Hindi lang district engineer ang dapat IMBESTIGAHAN kundi maging ang lahat ng magigiting na CONGRESSMAN municipal engineer at ang mga BAC CHAIRMAN na sa mga proyekto ay maaring may kinalaman pati DPWH sa lahat ng LALAWIGAN na maaring sangkot din sa mga KATIWALIAN 7.

Upang ganap na masugpo ang talamak na KORAPSYON na UMIIRAL sa bansa sa matagal ng panahon di sapat ang habang buhay lamang na PAGKAKAKULONG laban sa mga ganiid at PULITIKONG MANDARAMBONG ang pinakamainam at nararapat na IHATOL ay parusang FIRING SQUAD o kaya'y LETHAL INJECTION



NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of RESTITUTO CRUZ SANTIAGO & VIRGINIA E. ICO who died on November 29, 2015 and February 2, 2016 in Bulaon Resettlement, City of San Fernando, Pampanga; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his/her estate; and the decedents hace left their rights and interest over a certain housing allocation (house and lot) from the National Housing Authority (NHA) which is particularly identified as Block 120, Lot 1, Bulaon Resettlement Project, City of San Fernando, Pampanga with TCT no. 554307-R and containing an area of Ninety Seven (97) square meters more or less; before Notary Public Atty. Peter Anthony T. Mallari, as per Doc. No. 304, Page No. 63, Book No. XLVII, Series of 2025.

Punto! Central Luzon: August 25, September 1 & 8, 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. MERCADO 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. CLXXXV, Series of 2022.

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

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, Brov. 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 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.

Punto! Central Luzon: August 11, 18 & 25, 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 Traotora & 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 nonsubd. 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

(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

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: rtc1mbbocc@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.

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,

Prospective buyers may investigate for themselves the abovedescribed 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

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 subdivison 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 subdivison 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 subdivison 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 subdivison 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 subdivison 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 Mabt., 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



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,

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. REFÉRRED 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 abovedescribed 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

Republic of the Philippines
REGIONAL TRIAL COURT Third Judicial Region
BRANCH 46
City of San Fernando, Pampanga
E-mail Address: rfc1sfp046gjudiciary.gov.ph
Contact Number: 09171526292

IN RE: SURRENDER OF OWNERS
DUPLICATE COPY OF TRANSFER
CERTIFICATE OF TITLE NO. 678366-R OF
SPS. ROMMEL B. DUE and PERCY D. DUE
UNDER SECTION 107 AND IN RELATION
TO SECTION 75 OF P.D. 1529 (PROPERTY REGISTRATION DECREE)

JOHN CO TAN.

Petitioner.

- versus -ROMMEL B. DUE and PERCY D. DUE, THE REGISTER OF DEEDS OF SAN FERNANDO CITY, PAMPANGA,

IN RE: SURRENDER OF OWNER'S
DUPLICATE COPY OF TRANSFER
CERTIFICATE OF TITLE NO. 561094-R OF
SPS. ROMMEL B. DUE and PERCY D. DUE
UNDER SECTION 107 AND IN RELATION
TO SECTION 75 OF P.D. 1529 (PROPERTY
RECESTRATION DECEMBER

JOHN CO TAN.

versus -

Petitioner.

ROMMEL B. DUE and PERCY D. DUE. THE REGISTER OF DEEDS OF SAN FERNANDO CITY, PAMPANGA, Respondents.

SUMMONS

TO: ROMMEL B. DUE and PERCY D. DUE No. 12 Plazang Luma Arayat, Pampanga

> Capitol Compound, City of San Fernan Pampanga REGISTER OF DEEDS OF PAMPANGA

GREETINGS:

You are hereby required within sixty (60) days after service of this Summons upon you, to file with this Court and serve on the plaintiff your Answer to the petition, a copy of which is attached hereto together with its annexes. You are reminded of the provision in the BP-OCA Memorandum on Policy Guidelines dated March 12, 2002 to observe restraint in filing a motion to dismiss and instead allege the grounds thereof as defenses in the Answer. If you fail to answer within the time fixed, the plaintiff will take judgment by default and may be granted the relief applied for in the petition.

WITNESS my hand under the seal of the Court, this 28th day of July 2025 at the City of San Fernando, Pampanga.

ATTY, JESA KRISTI R. TORNO Branch Clerk of Court V

LRC CASE NO. 5246

LRC CASE NO. 5247

REPUBLIC OF THE PHILIPPINES THIRD JUDICIAL REGION REGIONAL TRIAL COURT San Fernando City, Pampa BRANCH 46

IN RE: SURRENDER OF OWNER'S IN RE: SURKENDER OF OWNER'S DUPLICATE COPY OF TRANSFER CERTIFICATE OF TITLE NO. 678366-R OF SPS. ROMMEL B. DUE and PERCY D. DUE UNDER SECTION 107 AND IN RELATION TO SECTION 75 OF P.D. 1529 (PROPERTY REGISTRATION DECREE),

JOHN CO TAN. -versus-

Petitioner.

LRC CASE NO. 5246

ROMMEL B. DUE and PERCY D. DUE, the REGISTER of DEEDS of SAN FERNANDO CITY, PAMPANGA Respondents.

PETITION

Petitioner, JOHN CO TAN, by the undersigned counsel, and unto this Honorable urt, most respectfully allege THAT:

NATURE OF THE PETITION AND JURISDICTIONAL ALLEGATIONS

This Petition for the surrender of owner's duplicate of title is being filed in accordance with Sections 107 and 75 of P.D. 1529 otherwise known as Property Registration Decree

Sec. 75. Application for a new certificate upon expiration of redemption period.

— Upon the expiration of the time, if any, allowed by law for redemption after registered land has been sold on execution, or taken or sold for the enforcement of a lien of any description, except a mortgage lien, the purchaser at such sale or anyone claiming under him may petition the court for the entry of a new certificate of title, the Before the entry of a new certificate of title, the registered owner may pursue all legal and equitable remedies to impeach or annul such proceedings.

In relation thereto, Section 107 thereof provides:

In relation inereito, Section 107 inereor provides:

Sec. 107. Surrender of withheld duplicate certificates. — Where it is necessary to issue a new certificate of title pursuant to any involuntary instrument which divests the title of the registered owner against his consent or where a voluntary instrument cannot be registered by reason of the refusal or failure of the holder to surrender the owner's duplicate certificate of title, the party in interest may file a petition in court to compel surrender of the same to the Register of Deeds. The court, after hearing, may order the registered owner or any person withholding the duplicate certificate to surrender the same, and direct the entry of a new certificate or memorandum upon such surrender. If the person withholding the duplicate certificate is not amenable to the process of the court, or if for any reason the outstanding owner's duplicate certificate cannot be delivered, the court may order the annulment of the same as well as the issuance of a new certificate of title in lieu thereof. Such new certificate and all duplicates thereof shall contain a memorandum of the annulment of the outstanding duplicate.

The Court of First Instance (now, The Regional Trial Court) shall have exclusive jurisdiction over all application for original registration of title to lands, including improvements and interest therein, and over all petitions filed after original registration of title, with power to hear and determine questions arising on such application or petition.

3. The subject of the herein Petition is a parcel of land together with the improvements thereon duly covered by Transfer Certificate of Title No. 673366-R located at the Bo. of San Agustin, Mun. of Arayat. Prov. of Pampanga with an area of One Hundred Twenty (120) square meters issued by the Register of Deeds of San Fernando City, Pampanga and

TRANSFER CERTIFICATE OF TITLE NO. 678336-R

"A parcel of land (Lot 7, Blk. 14 of the subd. plan, Psd-03-086735, being a portion of lot 2485-8, Psd-49425, L.R.C. Rec. No., 05, situated in the Bo, of San Agustin, Mun. of Arayat, prov. of Pamp. Bounded on the NE., along line 1-2 by lot 8; on the SE., along line 1-2 by lot 8; both of blk. 14, on the SfW, along line 3-4 by Rd. lot 12; or the NW, along line 4-1 by lot 5, blk. 14, all of the subd. plan. Beg. at a pt. marked 11 on plan. being S. 60 deg. 34E., 626.33 m from BBM 32, arayat Cad. theree S. 30 deg., 48E., 1000 m. to pt. 2; thence S. 59 deg., 12 W., 12.00 m. to pt. 3; thence N. 30 deg., 48W., 10.00 m. to pt. 4; thence N. 59 deg., 12E., 12.00 m. to pt. 5; thence N. 30 deg., 48W., 10.00 m. to pt. 4; thence N. 59 deg., 12E., 12.00 m. to pt. 5; thence N. 30 deg., 48W., 10.00 m. to pt. 4; thence N. 59 deg., 12E., 12.00 m. to pt. 5; thence N. 30 deg., 48W., 10.00 m. to pt. 4; thence N. 59 deg., 12E., 12.00 m. to pt. 5; or containing an area of One Hundred Twenty (120) Square Meters. All pts. feetred to are indicated on the plan and are marked on the ground by PS cyl. conc.mons. bearings true, date of theorig. Survey may 1927-Nov. 1929 and that of the subd. survey on Feb. 1-20, 1937 and was approved on Mar.19, 1937:
Copy of the Certified True Copy of TCT No. 678366-R is hereto attached as ANNEX "A' and made integral part hereof.

4. The said property was declared for tax purposes under the name of respondents Sps. Romel B. Due and Percy D. Due. Copy of the said Tax Declaration of Real Property is hereby attached as ANNEX "B" and made integral part hereof.

5. Through this Petition, the petitioner seeks that the aforesaid owner's duplicate TCT No. 678366-R be surrendered to him, and in case of non-compliance, the same be ordered cancelled or order the annulment of the same (TCT No. 678366-R) and in lieu thereof to cause the issuance of a new certificate title in the name of the herein petitioner John Co Tan.

PARTIES

6. Petitioner **JOHN CO TAN** is of legal age, Filipino citizen, and with postal address at No. 2242 Jose Abad Santos Avenue, Tondo, Manila where he may be served with summons and other processes of the Honorable Court.

Respondents, SPS. ROMEL B. DUE AND PERCY D. DUE, are of legal age, Filipino citizens, and residents of No. 12 Plazang Luma Arayat, Pampanga where they be served with summons and other processes of the Honorable Court.

B. While respondent REGISTRY OF DEEDS OF SAN FERNANDO CITY, PAMPANGA is being impleaded herein, being the government agency tasked with the duties of keeping the records of titles to real properties in the City San Fernando, Pampanga, cause the issuance, cancellation, and other transactions involving titles to real properties and it may be served with summons and other processes of the Honorable Court at the Register of Deeds of San Fernando City, Pampanga.

MATERIAL AND AFFIRMATIVE ALLEGATIONS IN SUPPORT OF THE HEREIN PETITION

9. Petitioner, John Co Tan filed a Complaint against the respondent Sps. Romel & Percy Due for Collection of Sum of Money before Metropolitan Trial Court (Branch 57) of San Juan Manila City, and same was docketed as Civil Case No. 0278-SC. In the course of the proceedings, the parties entered in a Compromise Agreement agreeing among others of the terms and conditions set forth therein:

The Defendants in buying peace shall pay the above-mentioned plaintiff the amount of One Hundred Thirty-Two Thousand Pesos (Php132,000.00) representing their total obligation with the latter.

2. The defendants shall pay the said amount in installments at Php2,000,00 every 30th day of the month starting January 31, 2014 to December 30, 2014, and Php3,000.00 on January 31, 2015 to December 30, 2015, and Php4,000.00 on January 31, 2016 to July 31, 2017

3. The said amount shall be deposited at Account No. 1570094630 Banco de Oro, San

4. Should the defendants default in any foregoing installment payment, their entire liability shall immediately become due and demandable and the plaintiff shall be entitled to Court relief, i.e. for issuance of Writ of Execution.

5. That full compliance of with the terms and conditions of this Agreement shall constitute the final settlement of this case.

Copy of the Certified True/Xerox Copy of the Compromise Agreement is hereto attached as ANNEX "C" and made integral part hereof.

10. On January 24, 2014 the Honorable Metropolitan Trial Court of City of San Juan Branch 57 (for brevity: MTC Br. 57), issued an Order with dispositive portion of which read as

"Accordingly, let Judgment be rendered in this case based on the said Compromise Agreement which shall be deemed final and binding between the contracting parties and immediately executory upon breach of the terms and conditions thereof".

SO ORDERED. City of San Juan. January 24, 2014.

Copy of the Certified True/Xerox Copy of the Order dated January 24, 2014 is hereto attached as ANNEX "D" and made integral part hereof.

11. Upon finality of the aforesaid Order, on November 10, 2014 plaintiff John Tan filed a Motion for Execution dated November 5, 2014. Copy the Certified True/Xerox Copy of Motion for Execution dated November 5, 2014 is hereto attached as ANNEX "E" and model integrated benefit of the second of t

12. On January 20, 2015 the MeTC Br. 57 of City of San Juan issued a Writ of Execution to enforce the said judgment against the respondents in a manner provided by law. Copy of the Writ Of Execution dated January 20, 2015 is hereto attached as ANNEX "F" and

13. On November 16, 2015, Sheriff III, Johni Glenn D. Runes of MeTC-Branch 57 of San Juan City issued a Sheriff's Notice of Sale on Upon Real Property giving notice to all the parties and the public in general that on December 16, 2015 at 10:00 in the morning or soon thereafter infront of the Office of the Clerk of Court 2nd Floor, PNP Bldg., Santolan Road San Juan City that the TOT No. 67836-R will be sold at public auction to the highest bidder. Copy of the aforesaid Sheriffs Notice of Sale Upon Real Property dated November 16. 2015 is hereto attached as ANNEX "G" and made integral part hereof.

14. The aforementioned Sheriffs Notice of Sale Upon Real Property was published in Midday Monitor a newspaper of general circulation, on December 2 and 9, 2015. Copy of the Affidavit of Publication of Elvira P. Tagapuen dated December 9, 2015 is hereto attached as ANNEX "H" and made integral part hereof.

15. The Public auction proceeded on December 16, 2015 at MeTC Branch 57, San Juan City, where the subject property was sold to the petitioner JOHN CO TAN, being the highest bidder for the sum of One Hundred Fifty Thousand Pesos (Php150,000.00), Copy of the Certified True/Kerox Copy of Certification (Certification Case dated December 16, 2015 is hereto attached as ANNEX "!" and made integral part hereof.

16. The Certification/Certificate of Sale was duly annotated/registered on TCT No. 678366-R on the 5th page of the subject land title on May 27, 2016 as Entry No. 2016007762 as well as the Notice of Levy Execution on November 6, 2015 under Entry No. 2015015125. Copy of the said Annotation/Registration in the 5th page of the subject land title is hereto attached and marked as ANNEX "J".

17. Sheriff III, Johni Glenn Runes issued a Sheriffs Final Deed of Sale with dispositive portion of which read as follows;

WHEREAS, the period to redeem the said property given by law was already expired and that the above-mentioned defendant failed forhas not been able to redeem the above-mentioned property despite the laps of more than one (1) year.

IN VIEW WHEREOF, a FINAL DEED OF SALE is hereby issued in favor of the plaintiff Mr. John Tan, under the guarantees as prescribed by law. The Registry of Deeds of San Fernando, Pampanga is hereby order to null and void owners copy of Tansfare Certificate of Tille No. 561094-R and TCT No. 678366-R and issued a new title in favor of Plaintiff JOHN TAN.

Copy of the said Sheriffs Final Deed of Sale is hereto attached as ANNEX 1K.

18. Petitioner paid the corresponding administrative fees and dues with the Registry of Deeds of San Fernando City, Pampanga, for total sum of PHP 1,983.28. Copy of the Official Receipt dated May 27, 2016 is hereto attached as ANNEX "L", and made an internal exhibitoral exhibitoral exhibitors.

19. Petitioner has made his best efforts to contact the respondents Sps. Romel B. Due and Percy B. Due in order for the latter to surrender the owner's duplicate copy of TCT No. 678366-R to the petitioner but to no avail.

20. As such, petitioner has to exercise his legal options defined under P.D. 1528 otherwise known as Property Registration Decree, which particularly states that;

as Property Registration Decree, which particularly states that;

Sec. 107. Surrender of withheld duplicate certificates. — Where it is necessary to issue a new certificate of title pursuant to any involuntary instrument which divests the title of the registered owner against his consent or where a voluntary instrument cannot be registered by reason of the refusal or failure of the holder to surrender the owner's duplicate certificate of title, the party in interest may file a petition in court to compel surrender of the same to the Register of Deeds. The court, after hearing, may order the registered owner or any person withholding the duplicate certificate to surrender the same, and direct the entry of a new certificate or memorandum upon such surrender. If the person withholding the duplicate certificate is not amenable to the process of the court, or if for any reason the outstanding owner's duplicate certificate cannot be delivered, the court any order the annulment of the same as well as the issuance of a new certificate of title in lieu thereof. Such new certificate and all duplicates thereof shall contain a memorandum of the annulment of the outstanding duplicate.

21. As per Sheriff Final Deed of Sale (see: Annex K) issued to petitioner John Co Tan, it has been declared that the subject real property covered by TCT TRANSFERRED AND CONVEYED to petitioner **JOHN CO TAN**.

22. Respondent, Sps. Romel B. Due and Percy D. Due has until May 27, 2017 to redeem the said real property (TCT No. 678366-R) but failed to redeem after a year from date of entry or registration (May 27, 2016) of the Certificate of Sale. Up to the filing of herein Petition, respondents Sps. Due failed to redeem the property one (1) year from the time Certificate of Sale was entered, annotated and registered (Entry No. 2016007762) in the TCT No. 678366-R of the said real property. As such, respondent Sps. Due have deemed waived and lost whatever residual rights accorded to them by law—the right of redemption within a year from the date of the registration of the certificate of sale. By virtue of the expiration of the redemption period, the title or right of the respondents Lim on the subject property (TCT No. 678366-R) have been legally divested.

23. Moreover, on March 1, 2024, the petitioner sent a formal Demand Letter dated March 23. Molecvel, off Martar 17, 2024, the parallolle self is a human beliance a close and a consideration of the subject title. Copy of the Demand Letter dated March 1, 2024 and copy of the LBC Receipt are hereto attached and marked as ANNEXES "M and N", respectively.

24. But despite the receipt of the said formal demand letter on March 2, 2024, the respondent spouses still failed to surrender the said title and just the same. Copy of the LBC Tracking Status is hereto attached and as ANNEX "0";

25. Being so, Petitioner had the right to the issuance of a new certificate of title and if the same cannot be registered by reason of the refusal or failure of the holder to surrender the owner's duplicate of title, the petitioner, being a party in interest, may file a petition in court to compel the surrender of the same to the Register of Deads. In the event of failure to surrender the same or inf for any reason the outstanding owner's duplicate certificate cannot be delivered, the Honorable Court may order the annulment of the same as well as the issuance of a new certificate of title in lieu thereof. Such new certificate and all duplicates thereof shall contain a memorandum of the annulment of the outstanding duplicate.

WITNESSES TO BE PRESENTED AND SUMMARY OF INTENDED TESTIMONIES

JOHN CO TAN- To prove that the petitioner filed a case against the respondent Sps. Romel & Percy Due for Collection of Sum of Money before Metropolitan Trial Court (Branch 57) of San Juan Manila City.

- To prove that the Metropolitan Trial Court (Branch 57) of San Juan City issued a Writ of execution to enforce the Decision against the respondents.

- To prove that the property owned by the respondent spouses Romel & Percy Due covered by Transfer Certificate Of Title No. 678366-R located at Bo. of San Agustin, Mun of Arayat, Prov. of Pampanga with an area of One Hundred Twenty (1/20) square meters, which was sold to the petitioner being the highest bidder for the sum of One Hundred Fifty Thousand Pesos (Php150,000.00) through public auctioned made by virtue of the Midd Expections.

- To prove that the Notice of Levy on Execution and the Certificate of Sale was annotated in the Transfer Certificate Of Title No. 678366-R on November 6, 2015 and May 27, 2016, respectively. - To prove that the respondent spouses failed to redeem the said certificate of title after one (1) year from time the Certificate of Sale was entered and annotated in the corresponding title of the said real property.

To prove that the petitioner sent a formal demand letter to the respondent si demanding them to surrender the subject title, however, despite the receipt of the said demand letter, the respondent spouses still failed to surrender the same.

PRAYER

WHEREFORE, it is respectfully prayed of this Honorable Court that, after appropriate proceedings with due notice and hearing, in accordance with Sections 75 and 107 of the PD. 1529 Judgment be rendered in favor of the herein petitions; John Tan and against the respondents Sps. Romel B. Due and Percy D. Due prayed furthermore;

Ordering the respondents Sps. Romel B. Due and Percy D. Due to surrender Transfer Certificate of Title No. 678366-R located at Bo. of San Agustin, Mun. of Arayat, Prov. of Pampanga with an area of 120 square meters to the herein petitioner John Co Tan;

Ordering the Register of Deeds of San Fernando City, Pampanga to cancel the said Certificate of Title TCT No. 678366-R and, in lieu thereof, to issue a new Certificate of Title over the said aforementioned real property under or in the name of the herein petitioner laber CCT are

Other relief just and equitable under the premises is likewise prayed for.

Respectfully submitted, Plaridel, Bulacan for City of San Fernando Pampanga. December 13, 2024.

Cagayan Valley Road, Banga 1st, Plaridel, Bulacan Cel No.: 0917-247-0311 atty.joiemacam@yaboo.com By: ATTY. JOIE L. MACAM

ATTY, JUIE L. MALAM PIR No. 3016403/ January 3, 2024/ Bulacan PTR No. 3016403/ January 3, 2024/ Bulacan Infetime No. 06594/ April 11, 2007/City of Manila MCLE COMPLIANCE NO. VIII-0004523/April 14, 2025 MCLE COMPLIANCE NO. VIII-0006937/ April 14, 2025

IN RE: SURRENDER OF OWNER'S DUPLICATE COPY OF TRANSFER CERTIFICATE OF TITLE NO. 561094-R OF SPS. ROMMEL B. DUE and PERCY D. DUE UNDER SECTION 107 AND IN RELATION TO SECTION 175 OF P.D. 1529 (PROPERTY REGISTRATION DECREE),

-versus-

Petitioner.

LRC CASE NO. 5247

ROMMEL B. DUE and PERCY D. DUE, the REGISTER of DEEDS of SAN FERNANDO

Respondents.

PETITION

Petitioner, **JOHN CO TAN**, by the undersigned counsel, and unto this Honorable Court, most respectfully allege THAT:

This Petition for the surrender of owner's duplicate of title is being filed in accordance with Sections 107 and 75 of P.D. 1529 otherwise known as Property Registration Decree which states that;

— Upon the expiration of the time, if any, allowed by law for redemption after registered land has been sold on execution, or taken or sold for the enforcement of a lien of any description, except a mortgage lien, the purchaser at such sale or anyone claiming under him may petition the court for the entry of a new certificate of title to him. Before the entry of a new certificate of title, the registered owner may pursue all legal and equitable remedies to impeach or annul such proceedings.

In relation thereto, Section 10' thereof provides:

Sec. 107. Surrender of withheld duplicate certificates. — Where it is necessary to issue a new certificate of title pursuant to any involuntary instrument which divests the title of the registered owner against his consent or where a voluntary instrument cannot be registered by reason of the refusal or failure of the holder to surrender the owner's duplicate certificate of title, the party in interest may file a petition in court to compel surrender of the same to the Register of Deeds. The court, after hearing, may order the registered owner or any person withholding the duplicate certificate is osurrender. If the person withholding the duplicate certificate is not amenable to the process of the court, or if for any reason the outstanding owner's duplicate certificate cannot be delivered, the court may order the annulment of the same as well as the issuance of a new certificate in a like united to the process of the court, or extricted to the in like uthered. Such new certificate and all duplicates thereof shall contain a memorandum of the annulment of the outstanding duplicate.

TRANSFER CERTIFICATE OF TITLE NO, 561094-R

"A parcel of land (Lot 3648-G-8 of the subd, plan Psd-03-127752 being a portion of lot 3648-G (LRA) Psd-372185LRC Rec. No), situated in the Bo. of Manga Poblacion, San JuanBano, Mun. of Arayat, Prov. of Pamp. Bounded on the SW, along line 1-2 by lot 3648-G-4, on the N., along line 2-3-4 by lot3648-G-5, along line 3-4 by lot 3648-G-7, on the E. along line-4-5 by lot 3648-G-9 all of the subd. plan; on the S., along line 5-1 by lot 3648-G-1 on the S. along line-4-5 by lot 3648-G-9 all of the subd. plan; on the S., along line 5-1 by lot 3648-1 (LRC) Psd-372185. Bag. At a pt. marked "1" onplan being S. 77 deg. 20°E. 2.14 m. to pt. 3; thence N. 86 deg. 10°E. 1196 m. to pt. 2; thence 7. deg. 20°E. 2.14 m. to pt. 3; thence N. 86 deg. 10°E. 1196 m. to pt. 4; thence 5. 2 deg. 30°W., 15.79 m to pt. 5; thence S. 77 deg. 20°E. 20

Copy of the Certified True Copy of TCT No. 561094-R is hereto attached as ANNEX "A" and made integral part hereof.

4. The said property was declared for tax purposes under the name of respondents Sps. Romel B. Due and Percy D. Due. Copy of the said Tax Declaration of Real Property is hereby attached as ANNEX "B" and made integral part hereof.

7. Respondents, SPS. ROMEL B. DUE AND PERCY D. DUE, are of legal age, Filipino citizens, and residents of No. 12 Plazang Luma Arayat, Pampanga where they be served with summons and other processes of the Honorable Court.

8. While respondent REGISTRY OF DEEDS OF SAN FERNANDO CITY, PAMPANGA is 8. While respondent IKENSINITY OF DEEDS OF SAR PERMANDO OFF, PARTAMOANS being impleaded herein, being the government agency tasked with the duties of keeping the records of titles to real properties in the City San Fernando, Pampanga, cause the issuance, cancellation, and other transactions involving titles to real properties and it may be served with summons and other processes of the Honorable Court at the Register of Deeds of San Fernando City, Pampanga.

MATERIAL AND AFFIRMATIVE ALLEGATIONS IN SUPPORT OF THE HEREIN PETITION

The Defendants in buying peace shall pay the above-mentioned plaintiff the amount of One Hundred Thirty-Two Thousand Pesos (Php132,000.00) representing their total obligation with the latter.

The defendants shall pay the said amount in installments at Php2,000,00 every 30th day of the month starting January 31, 2014 to December 30, 2014, and Php3,000.00 on January 31, 2015 to December 30, 2015, and Php4,000.00 on January 31, 2016 to July 31, 2017

4. Should the defendants default in any foregoing installment payment, their entire liability shall immediately become due and demandable and the plaintiff shall be entitled to Court relief, i.e. for issuance of Writ of Execution.

5. That full compliance of with the terms and conditions of this Agreement shall constitute the final settlement of this case.

10.On January 24, 2014 the Honorable Metropolitan Trial Court of City of San Juan Branch 57, (for brevity: MTC Br. 57), issued an Order with dispositive portion of which read as

"Accordingly, let Judament be rendered in this case based on the said Compromise Agreement which shall be deemed final and binding b the contracting parties and immediately executory upon breach of the terms and conditions thereof."

SO ORDERED. City of San Juan. January 24, 2014.

as ANNEX "C" and made integral part hereof.

Copy of the Certified True/Xerox Copy of the **Order dated January 24, 2014** is hereto attached as **ANNEX** "D" and made integral part hereof.

11. Upon finality of the aforesaid Order, on November 10, 2014 plaintiff John Tan filed a Motion for Execution dated November 5, 2014. Copy the Certified True/Xerox Copy of Motion for Execution dated November 5, 2014 is hereto attached as ANNEX "E" and made integral part hereof.

12. On January 20, 2015 the MeTC Br. 57 of City of San Juan issued a Writ of Execution to enforce the said judgment against the respondents in a manner provided by law. Copy of the Writ Of Execution dated January 20, 2015 is hereto attached as ANNEX "F" and

13. On November 16, 2015, Sheriff III, Johni Glenn D. Runes of MeTC-Branch 57 of San Juan City issued a Sheriff's Notice of Sale on Upon Real Property giving notice to all the parties and the public in general that on December 16, 2015 at 10:00 in the morning or soon thereafter infront of the Office of the Clerk of Court 2nd Floor, PNP Bidg., Santolan Road San Juan City that the TCT No. 56:1094. Rwill be sold at public auction to the highest bidder. Copy of the aforesaid Sheriffs Notice of Sale Upon Real Property dated November 16. 2015 is hereto attached as ANNEX "G" and made integral part hereof.

14. The aforementioned Sheriffs Notice of Sale Upon Real Property as published in Midday Monitor a newspaper of general circulation, on December 2 and 9, 2015. Copy of the Affidavit of Publication of Elvira P. Tagapuen dated December 9, 2015 is hereto attached as ANNEX "H" and made integral part hereof.

15. The Public auction proceeded on December 16, 2015 at MeTC Branch 57, San Juan City, where the subject property was sold to the petitioner JOHN CO TAN, being the highest bidder for the sum of One Hundred Fifty Thousand Pesos (Phyt50,000). Copy of the Certified True/Kerox Copy of Certification (Certification Certification Certificatio

16. The Certification/Certificate of Sale was duly annotated/registered on TCT No. 561094. R on the 5th page of the subject land title on May 27, 2016 as Entry No. 2016007762 as well as the Notice of Levy Execution on November 6, 2015 under Entry No. 2015015125. Copy of the said Annotation/Registration in the 5th page of the subject land title is hereto attached and marked as ANNEX "J".

17. Sheriff III, Johni Glenn Runes issued a Sheriffs Final Deed of Sale with dispositive

WHEREAS, the period to redeem the said property given by law was already expired and that the above-mentioned defendant failed to has not been able to redeem the above-mentioned property despite the laps of more than one (1) year.

IN VIEW WHEREOF, a FINAL DEED OF SALE is hereby issued in favor of the plaintiff Mr. John Tan, under the guarantees as prescribed by law, The Registry of Deeds of San Fernando, Pampanga is hereby order to null and void owners copy of Transfer Certificate of Title No. 561994-R and TCT No. 678366-R and issued a new title in favor of Plaintiff JOHN TAN.

Copy of the said Sheriffs Final Deed of Sale is hereto attached as ANNEX "K".

18. Petitioner paid the corresponding administrative fees and dues with the Registry of Deeds of San Fernando City, Pampanga, for total sum of PHP 1,983.28. Copy of the Official Receipt dated May 27, 2016 is hereto attached as ANNEX "L", and made an integral part hereof.

19. Petitioner has made his best efforts to contact the respondents Sps. Romel B. Due and Percy B. Due in order for the latter to surrender the owner's duplicate copy of TCT No. 561094-R to the petitioner but to no avail.

20. As such, petitioner has to exercise his legal options defined under P.D. 1528 otherwise known as Property Registration Decree, which particularly states that; Sec. 107. Surrender of withheld duplicate certificates. — Where it is necessary to issue a Sec. 107. Surrender of withheld duplicate certificates. — Where it is necessary to issue a new certificate of title pursuant to any involuntary instrument which divests the title of the registered owner against his consent or where a voluntary instrument cannot be registered by reason of the refusal or failure of the holder to surrender the owner's duplicate certificate of title, the party in interest may file a petition in court to compel surrender of the same to the Register of Deeds. The Court, after hearing, may order the registered owner or any person withholding the duplicate certificate to surrender the same, and direct the entry of a new certificate or memorandum upon such surrender. If the person withholding the duplicate certificate is not amenable to the process of the court, or if for any reason the outstanding owner's duplicate certificate cannot be delivered, the court may order the annulment of the same as well as the issuance of a new certificate of title in lieu thereof. Such new certificate and all duplicates thereof shall contain a memorandum of the annulment of the outstanding duplicate.

21. As per Sheriff Final Deed of Sale (see: Annex K) issued to petitioner John Co Tan. it has been declared that the subject real property covered by TCT No. 561094-R is SOLD, TRANSFERRED AND CONVEYED to petitioner JOHN CO TAN.

22. Respondent, Sps. Romel B. Due and Percy D. Due has until May 27, 2017 to redeem the said real property (TCT No. 561094-R) but failed to redeem after a year from date of entry or registration (May 27, 2016) of the Certificate of Sale. Up to the filing of herein Petition, respondents Sps. Due failed to redeem the property one (1) year from the time the Certificate of Sale was entered, annotated and registered (Entry No. 2016007762) in the TCT No. 561094-R of the said real property. As such, respondent Sps. Due have deemed waived and lost whatever residual rights accorded to them by law the right of redemption within a year from the date of the registration of the certificate of sale. By virtue of the expiration of the redemption period, the title or right of the respondents Lim on the subject property (TCT No. 561094-R) have been legally divested.

23. Moreover, on March 1, 2024, the petitioner sent a formal Demand Letter dated March 1, 2024 to the respondent spouses via LBC demanding them to surrender the subject title. Copy of the Demand Letter dated March 1, 2024 and copy of the LBC Receipt are hereto attached and marked as ANNEXES "M and N", respectively.

24. But despite the receipt of the said formal demand letter on March 2, 2024, the respondent spouses still failed to surrender the said title and just the same. Copy of the LBC Tracking Status is hereto attached and as ANNEX "0";

25. Being so, Petitioner had the right to the issuance of a new certificate of title and if the same cannot be registered by reason of the refusal or failure of the holder to surrender the owner's duplicate of title, the petitioner, being a party in interest, may file a petition in court to compel the surrender of the same to the Register of Deeds. In the event of failure to surrender the same or if for any reason the outstanding owner's duplicate certificate cannot be delivered, the Honorable Court may order the annulment of the same as we as the issuance of a new certificate of title in file uthereof. Such new certificate and all duplicates thereof shall contain a memorandum of the annulment of the outstanding duplicates.

WITNESSES TO BE PRESENTED AND SUMMARY OF INTENDED TESTIMONIES

JOHN CO TAN- To prove that the petitioner filed a case against the respondent Sps. Romel & Percy Due for Collection of Sum of Money before Metropolitan Trial Court (Branch 57) of San Juan Manila City.

- To prove that the Metropolitan Trial Court (Branch 57) of San Juan City issued a Writ of execution to enforce the Decision against the respondents.

- To prove that the property owned by the respondent spouses Romel & Percy Due covered by Transfer Certificate Of Title No. 678366-R located at Bo. of San Agustin, Mun. of Arayat, Prov. of Pampanga with an area of One Hundred Twenty (1/20) square meters, which sold to the petitioner being the highest bidder for the sum of One Hundred Fifty Thousand Pesos (Php150,000.00) through public auctioned made by virtue of the Writ of Execution.

- To prove that the Notice of Levy on Execution and the Certificate of Sale was annotated in the Transfer Certificate Of Title No. 561094-R on November 6, 2015 and May 27, 2016, respectively. - To prove that the respondent spouses failed to redeem the said certificate of title after one (1) year from time the Certificate of Sale was entered and annotated in the corresponding title of the said real property.

To prove that the netitioner sent a formal demand letter to the respondent shouses demanding them to surrender the subject title, however, despite the receipt of the said demand letter, the respondent spouses still failed to surrender the same.

PRAYER

WHEREFORE, it is respectfully prayed of this Honorable Court that, after appropriate proceedings with due notice and hearing, in accordance with Sections 75 and 107 of the PD. 1529, Judgment be rendered in favor of the herein petitioner John Tan and against the respondents Sps. Romel B. Due and Percy D. Due prayed furthermore;

3. Ordering the respondents Sps. Romel B. Due and Percy D. Due to surrender **Transfer Certificate of Title No. 561094-R** located at Bo. of San Agustin, Mun. of Arayat, Prov. of Pampanga with an area of 120 square meters to the herein petitioner John Co Tan;

4. Ordering the Register of Deeds of San Fernando City, Pampanga to cancel the said Certificate of Title TCT No. 561094-R and, in lieu thereof, to issue a new Certificate of Title over the said aforementioned real property under or in the name of the herein petitioner labor Co. Ta.

Other relief just and equitable under the premises is likewise prayed for.

Respectfully submitted, Plaridel, Bulacan for City of San Fernando Pampanga. **December** 13, 2024. MACAM GAPASIN VILLEROZ & GABRIEL LAW OFFICES Cagayan Valley Road, Banga 1st, Plaridel, Bulacan Cel No.: 0917-247-0311

atty.joiemacam@yaboo.com By:
ATTY, JOIE L. MACAM
Rolliof Attorney's No.53738
PTR No. 3016403/ January 3, 2024/ Bulacan
IBP Lifetime No. 06594/ April 11, 2007/City of Manila
MCLE COMPLIANCE NO. VIII-0004523/April 14, 2025
MCLE COMPLIANCE NO. VIII-0006937/ April 14, 2025

Punto! Cental Luzon: August 25, September 1 & 8, 2025

8

MACAM GAPASIN VILLEROZ & GABRIEL LAW OFFICES

REPUBLIC OF THE PHILIPPINES THIRD JUDICIAL REGION REGIONAL TRIAL COURT San Fernando City, Pampanga BRANCH 46

JOHN CO TAN.

CITY, PAMPANGA

NATURE OF THE PETITION AND JURISDICTIONAL ALLEGATIONS

Sec. 75. Application for a new certificate upon expiration of redemption period.

In relation thereto, Section 107 thereof provides:

The Court of First Instance (now, The Regional Trial Court) shall have exclusive jurisdiction over all application for original registration of title to lands, including improvements and interest therein, and over all petitions filed after original registration of title, with power to hear and determine questions arising on such application or petition.

3. The subject of the herein Petition is a parcel of land together with the improvements thereon duly covered by Transfer Certificate of Title No. 561094-R located at the Bo. of San Agustin, Mun. of Arayat, Prov. of Pampanga with an area of One Hundred Twenty (120) square meters issued by the Register of Deeds of San Fernando City, Pampanga and particulated vescribed as follows:

5. Through this Petition, the petitioner seeks that the aforesaid owner's duplicate TCT No. 561094-R be surrendered to him, and in case of non-compliance, the same be ordered cancelled or order the annulment of the same (TCT No. 561094-R) and in lieu thereof to cause the issuance of a new certificate title in the name of the herein petitioner John Co Tan.

PARTIES

Petitioner JOHN CO TAN is of legal age, Filipino citizen, and with postal address at No. 2242 Jose Abad Santos Avenue, Tondo, Manila where he may be served with summons and other processes of the Honorable Court.

9. Petitioner, John Co Tan filed a Complaint against the respondent Sps. Romel & Percy Due for Collection of Sum of Money before Metropolitan Trial Court (Branch 57) of San Juan Manila City, and same was dockeled as Civil Case No. 0278-SC. In the course of the proceedings, the parties entered in a Compromise Agreement agreeing among others of the terms and conditions set forth therein:

3. The said amount shall be deposited at Account No. 1570094630 Banco de Oro, San

Copy of the Certified True/Xerox Copy of the Compromise Agreement is hereto attached

REPUBLIC OF THE PHILIPPINES REGIONAL TRIAL COURT THIRD JUDICIAL REGION BRANCH 54 MACABEBE, PAMPANGA Rtcmbb054@judiciary.gov.ph/09166511881

IN RE: PETITION FOR CANCELLATION/ CORRECTION OF ENTRY IN THE CERTIFICATE OF LIVE BIRTH OF THE MINOR, STEPHANIE BONIFACIO NUNEZ, under REGISTRY NO. 2008-639, represented by her mother, MARICEL L. BONIFACIO-DAVIS

MARICEL L. BONIFACIO-DAVIS, for the minor, STEPHANIE BONIFACIO NUNEZ,

-versus-

SPECIAL PROC. NO. 22-1003 (M)

THE LOCAL CIVIL REGISTRAR OF MACABEBE; PAMPANGA, THE CIVIL REGISTRAR GENERAL, JOHN ROBERT B. NUNEZ, JR. and SPOUSES HUBERTO NUNEZ and GRACE BALTAZZAR,

Respondents.

In a petition, dated 7 February 2022, filed by the petitioner, through Atty. Francisco L. Macalino In a petition, dated 7 February 2022, filed by the petitioner, through Atty. Francisco L. Macailno III, she prayed that, after due notice, publication, and hearing, the public respondent be ordered to cancel and/or correct in their records, the Certificate of Live Birth of Stephanie Bonifacio Nunez under Registry No. 2008-639: (a) the entire entries or statement under Entry No. 18 be corrected from "October 5, 2006, Manila City Hall, Manila, Arroceros" to "NOT MARRIED"; (b) the subject child's name be corrected from "STEPHANIE BONIFACIO NUNEZ" to "STEPHANIE LACAP BONIFACIO"; and (3) the name of the subject child' mother as informant thereof, under Entry No. 20 be corrected from "MARICEL B. NUNEZ" to "MARICEL L. BONIFACIO".

Factual Antecedence

On 10 March 2022, the petitioner, assisted by her counsel, filed the instant petition, and alleged

Petitioner is the biological mother of the minor, Stephanie Bonifacio Nunez (subject child), as evidenced by the latter's Certificate of Live Birth under Registry No. 2008-639, issued by the Philippine Statistics Authority. In the said document, the "date and place of marriage of parents" Under Entry No. 18 was entered as "October 5, 2006, Manila City Hall Manila Arroceros." In truth and in fact that the petitioner and the child's father John Robert B. Nunez, Jr., were never married on October 5, 2006 at the Manila City Hall. As proof thereof, she presented a certificate issued by the Philippine Statistics Authority. Thus, the entries therein should be corrected to "not married."

As a consequence thereof, the subject child is considered an illegitimate child, and shall follow the surname of her mother. Thus, her name under Entry No. 1 in her said certificate of live birth should be corrected from "STEPHANIE BONIFACIO NUNEZ" to "STEPHANIE LACAP BONIFACIO", pursuant to Article 176 of the Family Code.

Also, the name of the subject child's mother as informant in her said Certificate of Live Birth under Entry No. 20 was erroneously registered and reflected as "MARICEL B. NUNEZ", instead of her true and correct name thereof as "MARICEL L. BONIFACIO", which should be corrected and

The petitioner filed this case for cancellation and/or correction of the said false and/or erroneous entries in the subject child's Certificate of Live Birth, in order to conform and reflect her true records and circumstances of her birth, as supported by authentic documents. She also stated that this action is not intended to misrepresent the identity of the petitioner, the subject child, or for any other illegal purpose. In fact the petitioner and her child have no derogatory records, and criminal or civil suit filed

Finding the petition to be sufficient in form and substance, the court issued an Order dated 16 May 2022, setting the initial hearing on 7 September 2022 at 8:30 in the morning, wherein all persons interested in the petition were directed to appear at the aforesaid hearing and show cause, if any, why this petition should not be granted. Said Order was likewise ordered to be published in a newspaper of general circulation in the province of Pampanga once a week for three (3) consecutive weeks at the expense of the petitioner.

The Office of the Solicitor General (OSG), the Local Civil Registrar (LCR) of the Macabebe, Pampanga, and the Civil Registrar General, Philippines Statistics Authority (PSA), Quezon City, were notified of the said hearing

On 18 July 2022, the Office of the Solicitor General filed its Notice of Appearance, dated 5 July 2022, as well as the Letter of Deputation addressed to the Office of the Provincial Prosecutor of Pampanga, authorizing the latter to appear on its behalf.

During the hearing for the presentation of jurisdictional requirements, the petitioner marked and offered the following documentary exhibits:

Order dated 16 May 2022; 2nd page; Exhibit "D-1"
Exhibit "D-2" And page;
Registry return card addressed to PSA
Registry return card addressed to LRC Macabebe, Pampanga;
Registry return card addressed to counsel; Exhibit "D-5" Registry return card addressed to petitioner Registry receipt addressed to Sps. Huberto Nunez and Grace Baltazar; Notice of Appearance from OSG; 2nd page; Exhibit "E-2" Deputization Letter; Affidavit of Publication: Exhibit "F Clipping of the order of the court attached to the Affidavit; Issue of Punto! Central Luzon dated June 13-18. 2022 Exhibit "G" Page 6 of the said newspaper; Exhibit "G-1-a" Issue of Punto! Central Luzon dated June 20-25, 2022: Exhibit "H-1" Page 8 of the said newspaper; Published Order; Issue of Punto! Central Luzon dated June 25, 2022; Page 7 of the said newspaper; and Published Order. Exhibit "H-1-a"

Thereafter, the court admitted all the foregoing exhibits offered by the petitioner in its Order

On 17 Noven1 ber 2022, the court received the Judicial Affidavit of petitioner's witness, Corazon Lacap Bonifacio. A Special Power of Attorney was attached therein, which authorized the latter to action behalf of Petitioner Maricel L. Bonifacio-Davis in this action. The court subsequently noted the

On 25 April 2022, Maricel L. Bonifacio-Davis filed her Panghukumang Sinumpaang Salaysay dated 20 April 2022 and alleged that:

She confirmed that she was the one who filed the instant petition for her daughter, Stephanie Bonifacio Nuñez. As proof of their relationship, the former presented the Certificate of Live Birth of the latter with registry number of 2008-639 (Exhibit "A" and sub-markings). Based on the same document, the petitioner and certain John Robert Baltazar Nunez Jr., were married on 5 October 2006 in Manila City Hall, Arroceros, which is incorrect. Although the latter was the father of the subject child, they were not married. This fact is supported by a certification issued by the Philippines Statistics Authority (Exhibit "B" and sub-markings")

By virtue of this action, the petitioner prayed that (a) the date and place of then alleged marriage entered in Entry No. 18 should be cancelled and corrected as "NOT MARRIED"; (b) the name of her child be corrected accordingly into "STEPHANIE LACAP BONIFACIO" and (c) to correct the her name in Entry No. 20 to "MARICEL L. BONIFACIO".

Corazon Lacap Bonifacio also executed her Panghukumang Sinumpaang Salaysay on 15

She knows the petitioner (Maricel L. Bonifacio-Davis) because she is her daughter. As proof thereof, she presented the latter's birth certificate, which is marked as Exhibit "J". By the same reason, the petitioner appointed the witness as her Attorney-in-fact to process the correction of the certificate of live birth of her granddaughter, Stephanie Bonifacio Nunez, which is marked herein as Exhibit "K". To prove the relationship of the petitioner and Stephanie Bonifacio Nunez, she presented the certificate of live birth of the latter which is marked as Exhibit "A". Thereafter, the entries in the birth certificate were individually marked as: Entry No. 1 which consist of the name of her granddaughter was marked as Exhibit "A-1"; Entry No.3 or the date of her birth was marked as Exhibit "A-2", Entry No.6 or the name of her mother was marked as Exhibit "A-3", Entry No.13 or the name of her father, John Robert Jr. Baltazar Nunez, was marked as Exhibit "A-4" Entry No. 18 or her parent's date and place of marriage, which is 5 October 2006, Manila

City Hall, Arroceros, was marked as Exhibit "A-5"; Entry No. 20 or informant of the said certificate of live birth marked as Exhibit "A-6".

Based on the subject certificate of live birth, the marriage of the petitioner with John Robert Baltazar Nunez, Jr. was held on 5 October 2006 in Manila City Hall, Manila, Arroceros. The witness contested the said entry because it is incorrect. As proof thereof, she presented the certificate issued by the Philippine Statistics Authority, which is marked as Exhibit "B". Pursuant to this document, the witness prayed that: the information entered the in Entry No. 18 be corrected and change into "NOT MARRIED"; the Entry No. 1 stating the name of her grandchild as "STEPHANIE BONIFACIO NUNEZ " to "STEPHANIE LACAP BONIFACIO"; and the Entry No.20 showing the name of her daughter as "MARICE B. NUNEZ" to "MARICEL L. BONIFACIO".

To prove her good reputation, the witness presented her Police Clearance dated 4 November 2022 (Exhibit "L"), Barangay Certificate dated 4 November 2023 (Exhibit "L-1"), Certification from the Office of Clerk of Court of RTC Guagua, Pampanga (Exhibit "L-2") Certification from the Office of the Provincial Prosecutor (Exhibit "L-3") and NBI

On 7 December 2022, Ms. Corazon L. Bonifacio appeared for her direct examination and identified her Panghukumang Sinumpang Salaysay as well as her signature affixed thereon. She affirmed and confirmed the truthfulness of the same which she adopts as her direct testimony and

During the cross-examination by Public Prosecutor Alexander C. Lopez, Ms. Corazon Bonifacio confirmed that: she is the grandmother of the Stephanie Bonifacio Nuñez and Mother of Maricel L. Bonifacio; the father of granddaughter died two (2) years ago; the parents of the minor child Stephanie Bonifacio Nuñez were live-in partners and was never married; the Maricel L. Bonifacio is currently residing in Abu Dhabi; the purpose of this action is to allow the child to follow the surname of Maricel L. Bonifacio so that "she could be petitioned by her mother"; and she is aware that there will be changes in child' status from legitimate to illegitimate

On 27 February 2023, the petitioner formally offered the following documentary exhibits:

Certificate of Live Birth of Stephanie Bonifacio Nunez Certification issued by the PSA Exhibits "A" and its sub-markings Exhibit "B" and its sub-markings Exhibit "C" and its sub-markings Clearances: Exhibit "D" and its sub-markings Order dated 16 May 2022; Notice of Appearance from OSG and Deputization Exhibit "E" and its sub-markings Exhibit "F" and its sub-markings Affidavit of Publication: Issue of Punto! Central Luzon dated June 13-18, 2022 Issue of Punto! Central Luzon dated June 20-30, 2022 Exhibit "G" and its sub-markings Exhibit "H" and its sub-markings Exhibit "I" and its sub-markings Issue of Punto! Central Luzon dated June 25 to July 2, Exhibit "J" and its sub-markings Certificate of Live Birth of Maricel L. Bonifacio-Davis; Exhibit "K" and its sub-markings Special Power of Attorney; and Exhibit "L" and its sub-markings Clearances.

On 7 June 2023, the court admitted Exhibits "A" to "L" with sub- markings for the purposes for which they are offered subject to the appreciation of the evidentiary value. As the petitioner rested his case, the instant action was considered submitted for decision.

Issue:

Whether or not the instant petition should be granted

Court's Ruling:

Under the Civil Code, the date of birth must be recorded in the civil register and the books comprising the records of birth are public documents, which are considered as prima facie evidence or such facts. Consequently, the law requires that, no substantial change therein shall be made without a judicial order. Hence, any person who desires to correct any entry must comply with the provisions of Rule 108 of the Rules of Court. Section 2 of the said rule explicitly requires that an entry of the fact of birth, marriage, and acknowledgements of natural children may be corrected upon showing good and valid grounds for causing it. At the same time, the petitioner must comply with the procedural requirements of impleading the proper parties and cause the publication of the order of the court.

Upon considering the evidence on records, the court is of the considered opinion that the correction of the Certificate of Live Birth of Stephanie Bonifacio Nuñez.

First, the petitioner has complied with the procedural requirements under Rule 108 of the First, the petitioner has complied with the procedural requirements under Rule 108 of the Rules of Court. When a petition for cancellation or correction of an entry in the civil register involves substancial controversial alterations, including those on citizenship, legitimacy of paternity, or filiation, legitimacy of marriage, strict compliance with the procedural requirements is mandated. Here, the Order dated 16 May 2022, setting the initial hearing of this case was published once a week for three (3) consecutive weeks in Punto! Central Luzon particularly on June 13-18, 2022 (Exhibit "G" with sub-markings), June 20-25, 2022 (Exhibit "I" with sub-markings), and June 25 to July 2, 2022 (Exhibit "I" with sub-markings), Likewise, the said Order together with the petition was served to all the public respondents including the Office of the Solicitor General, as well as the private respondents John Robert Nuñez and Spouses Huberto Nuñez and Grace Nuñez.

When the instant case was announced to the public on 7 September 2022, there was no opposition raised by the public defendant and any person having or claiming interest from the correction of petitioner's Certificate of Live Birth. Hence, all the jurisdictional requirements and orders of the court to ensure that the correction thereof will not prejudice the rights and interests of any person without due process of law, were satisfied.

Second, just causes for the alteration of entries in Stephanie Bonifacio Nuñez's Certificate of Live Birth were present. The Petitioner Maricel L. Bonifacio-Davis was able to establish that she and the father of her child, John Robert Baltazar- Nuñez were never married during the lifetime of the latter. She even presented certification issued by the Philippine Statistics Authority stating that there is as no record of marriage between her and John Robert Baltazar-Nunez in their office and shows that petitioner was In fact married to a man named as Samuel Michael Davis on 28 December 2015 (Exhibit "B"), as proof thereof. Thus, the correction of the entire entry in No. 18 stating "October 5, 2006, Manila City Hall, Manila, Arroceros" to "Not Married" as well as the alteration in Entry No. 20 from "Marice B. Nunez" to "Maricel L. Bonifacio" are reasonable.

However, the court cannot agree with the prayer of the petitioner to correct the entry in no. 1 from "STEPHANIE BONIFACIO NUNEZ" to "STEPHANIE LACAP BONIFACIO" because it is contrary to the decision of the Supreme Court that an illegitimate child whose filiation is not recognized by the father bears only a given name and his mother's surname and does not have a middle name. The name of the unrecognized illegitimate child therefore identifies him as such. It is only when the illegitimate child is legitimated by the subsequent marriage of his parents or acknowledged by the father in a public document or private handwritten instrument that he bears both his mother's surname as his middle name and his father's surname as his surname, reflecting his status as a legitimated child or an acknowledged illegitimate child. Thus, the middle name of the child herein must be left blank as she does not have a surname for being an illegitimate child.

Lastly, the petition for correction of entries, as a special proceeding, seeks the establishment of a particular fact and shows the same in the books-comprising the records of birth. Regardless of the petitioner's mistake, the court is inclined to grant the correction of entries in the subject child's certificate of live birth in order for the actual facts to reflect in public records:

WHEREFORE, after the premises considered, the Court hereby orders. the following:

a) PARTIALLY GRANTS the Petition for Cancellation/Correction of Entry in the Certificate of Live Birth of the minor, Stephanie Bonifacio Nuñez, under Registry No. 2008-639, represented by her mother Maricel L. Bonifacio-Davis;

b) Directs the public respondent, Local Civil Registrar of Macabebe, Pampanga and Civil Registrar General of the Philippines, to effect the following correction of entries in the subject birth certificate:

Entry No. From From First: Stephanie From First: Stephanie 1. Name: Last: Bonifacio Last: Nuñez October 5, 2006, Manila City Not Married Hall, Manila, Arroceros 18. Date and Place of Marriage Maricel L. Bonifacio 20. Informant: Maricel Nuñez SO ORDERED

Macabebe, Pampanga, 6 September 2023

KATHERINE M. LEGARDA-PAJARON Presiding Judge

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

PAL expands...

FROM PAGE 2

geared towards travelers who want fast access to the island's surf breaks, most pristine nature, and lively community, for a spontaneous weekend getaway or an extended holiday.

"Granting Siargao alternative air connections via Clark and Cebu addresses the appeal for air access and encourages local tourism and economic activity," said PAL express President Rabbi Ang. "We are happy to play a leading role in the steady development of Siargao, wherein both the visitors and the residents will prosper due to expanded air transport opportunities."

PAL continues to have direct Manila-Siargao flights, which serve residents and tourists of the country's capital as well as travelers connecting from international flight routes.

The Manila-Siargao route remains a viable PAL service, ensuring that visitors from all over the world have convenient access to the Philippines' famous island paradise.

PAL's award-winning service and commitment to safety remain central to its operations. Travelers flying to Siargao from Manila,

Clark, or Cebu can enjoy spacious seating, smooth boarding, and in-flight service that showcases Filipino hospitality.

The airline's website and mobile application provide easy booking and real-time tracking, and exclusive customer service channels attend to passengers throughout their journey. PAL's frequent flyer program offers extra benefits for repeat visitors to Siargao and other destinations

Siargao Travel Guidelines for Tourists

- Plan Ahead: Check flight schedules and book early, especially during peak travel seasons.
- · Locate Beyond Surfing: Discover Siargao's secrets-mangrove forests, island-hopping tours, and local cuisine.
- Support Local: Visit local-owned hotels, restaurants, and tours operators.
- Travel Responsibly: Respect the environment in its natural form and practice eco-recreational activities.
- Remain Connected: Use Wi-Fi and cellular networks on the island for travel information and communication

Press release

NOTICE OF SELF-ADJUDICATION

Notice is hereby given that **LEONG FAN MIKKO DELIZO WONG**, of legal age, divorced, Filipino citizen, and a resident of No. 2, Bayanihan Road, Villa Angela, Angeles City, Pampanga, and heirs of **SONIA DELIZO WONG** who died on March 26, 2024; executed an Affidavit of Self-Adjudication on his/her estate; and more particularly described as

Transfer Certificate of Title No. 042-2013009954

LOT NO: Lot 17-B
PLAN NO: Psd-03-042372
PORTION OF: Lot 17, Block 8
PLAN NO: (LRC) Psd-59305
LOCATION: Barrio of Telabastagan, City of San Fernando, Pampanga
AREA: Two Hundred Twenty-Nine (229) square meters more or less

Transfer Certificate of Title No. 045-2022001496

LOT NO: Lot 2 PLAN NO: Pcs-03-021764 PORTION OF: 2,3,4 PLAN NO: Pcs-03-016527 LOCATION: Barrio of Sto. Domingo, Angeles City, Pampanga AREA: Seventy-one (71) square meters more or less

before Notary Public Atty. Arnel D. Berato, as per Doc. No. 1023, Page No. 90, Book No.

Punto! Central Luzon: August 25, September 1 & 8, 2025

NOTICE OF SELF-ADJUDICATION

Notice is hereby given that BONITA DEL ROSARIO DAYRIT-HERRERA, of legal age, Filipino citizen, married to ARISTOTLE VENOSA HERRERA, with residence and postal address at #975 Dagohoy St., Lourdes Sur East, Angeles City 2009 Pampanga, Philippines; and heirs of SPS. DOMINGA DEL ROSARIO DAYRIT and FEDERICO VIDO DAYRIT JR., who died on March 06, 2018, and July 11, 2008, in Angeles University Foundation Medical Center, Angeles City, Pampanga, Philippines, and Dau, Mabalacat City, Pampanga, Philippines; executed an Affidavit of Self-Adjudication by Sole Heir on his/her estate; and more particularly described as follows;

> Technical description of Transfer Certificate of Title No. 90106 (Registry of Deeds for Angeles City)

A parcel of land (Lot 39-A of the subdivision plan (LRC Psd-330522, approved as a non-subdivision project, being a portion of Lot 39, Block 42, Psd-3066, LRC Cad. Rec. No. 124), situated in the Barrio of Lourdes, City of Angeles; containing an area of Forty

> Technical description of Transfer Certificate of Title No. 90108 (Registry of Deeds for Angeles City)

A parcel of land (Lot 38-B of the subdivision plan, Psd-03-034054, being a portion of Lot 38, Block 42, Psd-3066, LRC Cad. Rec. No.), situated in the Barrio of Lourdes, City of Angeles; containing an area of Seventy Nine (79) square meters;

before Notary Public Atty. Rochelle L. Canasa, CPA as per Doc. No. 332, Page No. 68,

Punto! Central Luzon: August 25, September 1 & 8, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **FAUSTINO BASCO DIZON** who died on November 9, 2007 in Angeles City; executed an Affidavit of Extrajudicial Settlement with Deed of Absolute Sale on his estate; and more particularly described as follows;

TRANSFER CERTIFICATE OF TITLE NO. 26766

LOT: 25 Psd-035415-060848 (AR) PORTION OF LOT: 1348, Porac Cadastre LOCATION: Sinura, Porac, Papanga AREA: Nine Hundred Seventeen (917) Square Meters

before Notary Public Atty. Mycarol Bondoc, as per Doc. No. 4723, Page No. 94, Book

No. 69, Series of 2025

Punto! Central Luzon: August 25, September 1 & 8, 2025

Best Western Plus Hotel Subic refreshed, new staycation experience unveiled



SUBIC'S BEST, aptly and unarguably as the only international hotel brand inside the freeport, Best Western Plus Hotel (BWPH) has reopened, refreshed and refreshing with all the best in accommodation, in amenities, in cuisine, in guest services – all that makes a haven, if not a heaven, in the hospitality industry.

"We are thrilled to welcome back our guests and create more and meaningful travel memories with them," enthused Justine Uy, executive vice president of Savers Group Holdings Inc. of which BWPH is an affiliated brand.

A total of 94 well-appointed rooms and suites with modern amenities, three function rooms with 200 pax capacity, two inhouse renowned restaurants, a well-equipped fitness center, a rooftop infinity pool with a panoramic bay view accentuated by picturesque sunsets – unmatched, unparalleled.

"There are many hotels in Subic but carrying the brand Best Western Plus gives us the edge in terms of awareness, hotel standards, and wider reach with us catering BW Rewards Card holders around the world," shared the young

BWPH's prime location -- Dewey Ave, Subic Bay Freeport – makes it the nexus of myriad adventures, from shopping – a few steps from Royal Duty-Free Shop and a few minutes saunter to Harbor Point and SM City Olongapo, to leisurely stroll along the beach at Waterfront Road, on to all the attractions of the freeport – Ocean Adventure, Zoobic Safari, Pamulaklakin Trail, Inflatable Island, the Subic Yacht Club, among others. Even beyond – to neighboring historic Bataan and the beaches, springs, and mountains of Zambales.

"We are near the ocean giving a different vibe, you can just enjoy the perfect ocean view and smell the ocean breeze," noted Uy of the freeport's top draw.

A vibe as delighting as the ocean's permeates BWPH – that of the gastronomic kind:

Cactus Jack Smokehouse with its signature fares of USDA Angus ribeye, slow-smoked brisket, baby back ribs, and Southern fried chicken with that distinctive hickory aroma.

Fortune Hong Kong Seafood Restaurant serving the rich flavors of Cantonese cuisine – salt and pepper crab, hot prawn salad, hot and sour soup, lapu-lapu sweet and sour or steamed. Beyond that seafood galore – Peking duck three-way.

Soon to open: insta-friendly Viktor Brew Cafe and another restaurant fusing Italian and Japanese cuisines for wider global appeal.

Lest be missed among BWPH's current culinary choices, there is the Pool Bar serving light meals and refreshing drinks from morning until late evening at the Sky Oasis Pool on the hotel's rooftop where a spacious main pool, children's pool, and bubbling jacuzzi invite relaxation from sunrise to dusk, with a panoramic view of Subic Bay to boot.

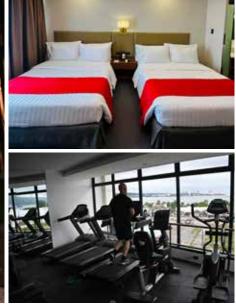
Always ready to serve you, whether travelling for business or leisure with family or friends, BWPH is your best Subic option. For reservations, call (047) 250-

For reservations, call (047) 250-8000, +63 998 599 6908, +63 945 500 1344 or emil reservations@ bestwesternplushotelsubic.com, PM Facebook page BestWesternPlusHotelSubic.





























We will hold...

FROM PAGE 1

Thus, President Ferdinand R. Marcos Jr. warned that his administration will hold accountable those who steal from public coffers amid the probe into anomalous flood control projects.

This, even as he underscored the importance of selfless service and collective responsibility, but also lamented that some still choose personal interest

over public service.

"Gayunpaman, may iilan pa rin sa atin ang mas pinipili ang sariling interes at kapakanan kaysa sa bayan. Kasabay ng paglipas ng panahon ay ang pagsibol ng mga bagong hamon na kailangan nating harapin," the president said in his message during the National Heroes' Day commemoration at the Libingan ng mga Bayani in Fort Bonifacio,

Taguig City.

"Pananagutin natin ang mga sangkot sa anomalya at katiwalian. Ilalabas natin ang buo at pawang katotohanan. At titiyakin nating hindi na mauulit ang kawalan ng respeto at malasakit sa taumbayan," stressed the president.

Marcos Jr. also urged Filipinos to help stop corruption and abuse of power in government. "Kaya't magtu-

long-tulong tayo upang labanan ang korapsyon. Labanan ang pang-aabuso sa tungkulin. Labanan ang pagyurak sa ating Karapatan."

"Sapagkat ito lamang ang paraan upang matamasa natin ang mas maunlad, mas makatarungan, at mas matatag na Bagong Pilipinas," the chief executive added.

President Marcos Jr.

emphasized every Filipino's duty to care for the country in order to safeguard its freedom.

"Hindi lang pagpapalakas ng ating depensa ang kailangan nating tutukan upang maalagaan ang ating kalayaan. Kailangan din nating labanan ang banta ng katiwalian at pangaabuso ng kapangyarihan sa ating Lipunan," he said. "Dahil hindi lamang salapi

ang kanilang ninanakaw, kundi pati ang kalusugan, pangarap, at kinabukasan ng mga susunod na henerasyon."

Bilang Pilipino, may pananagutan tayo sa ating bansa na maging mas mapanuri sa mga mali, na isiwalat ang panloloko, at panindigan ang alam nating tama, kahit hindi ito madali," noted the president. PCO

DPWH denies...

FROM PAGE 1

funded over the last seven years that, he noted, bore 'strikingly similar costs" despite being implemented in different barangays.

Among the biggest contracts he cited were: Construction of slope protection, Malisik-Barangka -₱144,750,000; Construction of slope protection, Malisik-Mapaniqui – ₱144,750,000; Construction of slope protection, Malisik-Salapungan - ₱144,750,000; Construction of slope protection, Malisik (various sites) – ₱168,393,000; and Construction of dike in Visal

San Pablo – ₱68,321,000 (with a second contract at ₱68,394,000)

"These are twins, triplets, quadruplets. The same amounts, the same works, only different names,' Pelayo said in post.

The former mayor also lamented the concentration of construction at Malisik, citing the area is practically uninhabited: "Di bale sana kung may pinoprotektahan na mga bahay na masisira. E, daanan ng tubig talaga ang Malisik."

He recalled that during his term, a channeling project in Malisig was completed by the municipality using only bulldozers at a fraction of the cost, "So. why spend billions now when no houses are at risk?"

Legitimate contracts

"Wala pong ghost projects sa Candaba o sa buong Pampanga 1st DEO [District Engineering Office]. Wala po," said Engr. Danny Canlas, chief of the construction division, belying Pelayo's allegations.

He explained that the projects the former mayor cited all underwent the proper process, including project identification and preliminary engineering works, stressing that the office strictly observes due process in the conduct of bidding and the awarding of contracts to the winning bidder.

"Dito po sa amin, may due process kapag kinokontrata ang project. May due process kaming sinusundan at hanggang doon lang po kami," he said in a media interview.

Addressing Pelayo's criticism of the construction of flood control projects along the Malisik River, Canlas said: "Marami pong pinoproteksyunan ang project doon. Kahit po kokonti ang mga nakatira doon, mahalaga pa rin po ang buhay at mga properties nila. Kapag buhay ang pinag-uusapan, lahat po importante."

Even as Pelayo challenged sitting Candaba Mayor Rene Maglanque to prove he had nothing to hide by joining him in filing cases against the DPWH over his allegations, Canlas stressed that the local municipal government played no role in the construction itself but only assisted in identifying previously damaged dikes that needed prioritization.

The DPWH also confirmed that any damaged portions of the flood control

structures will be repaired by the Sto. Cristo Construction Company, the contractor involved.

Canlas said the DPWH Pampanga 1st DEO welcomes any investigation or audit of the projects they have undertaken, assuring the public that "Dito po sa Pampanga 1st DEO, wala po kami ghost projects na nagawa o ginagawa. Kahit ano pong gusto nilang itanong o malaman, pwede po dahil wala kaming problema dito."

"We remain committed to transparency and accountability in all our projects," Canlas said.

San Simon's Punsalan...

FROM PAGE 1

"Respondent Punsalan failed to observe the norms required of his public office by demanding money from representatives of a steel plant located in San Simon, Pampanga. Mayor Punsalan should have restrained himself in demanding and accepting substantial amounts of money that redound to his private gain, disregarding public interest," the complaint read.

"Mayor Punsalan's conduct impaired the good image of government office that serves the public. Instead, Mayor Punsalan left an impression that public office is used as a tool for private gain to the detriment of honest entrepre-

neurs. His act of extracting money serves as a deterrent for private investments not only in San Simon, but possibly in the whole province of Pampanga," it furthered.

Citing, for the record, that Punsalan had already served four preventive suspension orders, the complainant asked that this should be considered by the Ombudsman in assessing the "moral depravity of the Respondent.'

"The audacity of Respondent Punsalan to violate code of ethics and anti-graft and corruption laws should be penalized by this honorable office," the complaint read.

Punto News Team



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	Company/Employer	Name of Foreign national intending to apply for the position
	Saint Paul American School	Name: Tsomon Nergui
	Address: Bldg. N2574 Clark	Address: Clark Freeport Zone, Pampanga
	Center, Berthaphil, JASA,	
	Clark Freeport Zone, Pamp.	
	Nature of business:	Nationality: Mongolian
	Education	Intended period of employment: Two (2) years
Callet David American Cale		

Saint Paul American School hereby declares that the above-named foreign national is able, willing, and qualified to perform the services and job description for Admin. & Records Manager. 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. Mahusat St., DMGC, Maimpis, City of 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, City of San Fernando, Pampanga after this publication.

Please inform DOLE – Region III, if you have any information on criminal offenses committed by the foreign national.



CRK linked.

FROM PAGE 1

Corp. (LIPAD) presiden and CEO Noel Manankil.

To be built by LIPAD at no cost to the government, the connector walkway will be 300 meters long, and will have retail shops, he added.

A 163-kilometer railway, the NSCR will connect Clark in Pampanga to Tutuban in Manila, on to Calamba in Laguna. Its northern leg from Valenzuela to Clark is expected

to begin operations in

Pax target lowered In a media interview,

Manankil disclosed that CRK has lowered to 3 million its target of 3.4 million passengers set at the start of 2025 with the order of the Manila Slot Coordination Committee (MSCC) to transfer to CRK from the Ninoy Aquino International Airport turboprop flights to give more space to wide-body aircraft.

were expecting 100% transfer by October, but the recent development is, I think, Manila will still be keeping, from the information shared with us, a total of six flights a day," Manankil

MSCC's order of banning all turboprop flights at NAIA by October was extended to March 2026. Currently, Sunlight Air has fully moved to CRK, many Cebu Pacific's CebGo flights have already

"The turboprop, we transferred, while Philippine Airlines' PAL Express has announced it add more turboprop flights at Clark.

> routes and flights this year. "We expect the flights and passengers to start by October. We are still targeting total passenger of about 3 million this year, which is more than 20% growth from our 2024 number which is 2.4 million." **Punto News Team with** news reports

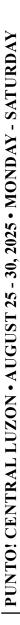
Talent ignites...

FROM PAGE 3

Furthermore, this partnership between BingoPlus and PMPC stands as a testament to the brand's ability to exceed expectations and establish its presence in a dynamic indus-

try. It also reinforces BingoPlus' active involvement in events like this, as the brand cares about the

development of television in the country and its meaningful impact on millions of Filipinos.







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