

1.7-M SEATS EYED BY Q4 2025

CEB ramps up CRK hub



Naga, San Jose flights launched

CLARK FREEEPORT -- The Philippines' leading carrier Cebu Pacific brings Clark closer to the rest of the country as it launches direct flights to Naga, Camarines Sur and San Jose, Occidental Mindoro, further improving its capacity in the hub to 1.7 million seats by yearend while strengthening the Clark International Airport's position as Central Luzon's premier gateway to key local and international destinations. **PAGE 25 PLEASE**

CEB Marketing and Customer Experience Officer Candice Iyog gives the latest updates on airline's CRK operations. **PHOTO: BONG LACSON**

First 100 days:
Sans promises,
Dinan delivers

LABUNG

BY BONG Z. LACSON

STA. ANA, Pampanga – The “suntok sa buwan” wishfulness voters here appended to the public hospital proffered by then-candidate Engr. Ferdinand “Dinan” Labung turned into a “puede pala” realization within his first 100 days in the mayoralty. Labung's personal donation of land in Barangay San Bartolome has set the ball rolling for the construction of

PAGE 25 PLEASE



CHRISTMAS ALL AGLOW IN THE CITY OF SAN FERNANDO
The lamp posts along Jose Abad Santos Avenue shimmer with 11-foot traditional Parul Sampernandu, each glowing with 55 LED bulbs and crowned with a vibrant floral tail design, manifesting to one and all the undisputed Christmas Capital of the Philippines. **PHOTO: GERALD GLOTON/PUNTO LIFESTYLE TEAM**

SMC Infra, MPTC
unify toll collection
under One RFID

President Ferdinand R. Marcos Jr. joins SMC Infra chairman and CEO Ramon Ang, MPIC and MPTC chairman Manny V. Pangilinan, acting DOTr Secretary Giovanni Lopez, and TRB executive director Jose Arturo “Jay Art” M. Tugade at the launch of the “One RFID, All Tollways” program for all Luzon expressways. **CONTRIBUTED PHOTO**

CALAMBA, LAGUNA -- The long-anticipated interoperability of expressways operated by SMC Infrastructure and Metro Pacific Tollways Corp. throughout Luzon is now complete, with both firms officially launching the One RFID program here on Oct. 21 in ceremonies attended by President Ferdinand R. Marcos, Jr.

“We are proud to announce the successful completion of

PAGE 25 PLEASE

TULONG CEBU

Team Pampanga
brings hope,
120K food packs
to quake areas

DAANBANTAYAN, CEBU — Hope shines anew in northern Cebu as Team Pampanga, led by Vice Gov. Dennis “Delta” Pineda, extended compassion and care to communities devastated by the recent 6.9-magnitude earthquake. Bringing 120,000 food packs from the people of Pampanga, the team conducted week-long relief missions in Bogo City, Medellin, San Remigio, and this municipality which are among the hardest-hit areas. The effort reflected

PAGE 25 PLEASE

VICE-GOV. PINEDA

200 cabalens get P8-M Capitol medical assistance



CITY OF SAN FERNANDO -- The Provincial Government of Pampanga, under the leadership of Gov. Lilia “Nanay” G. Pineda and Vice Gov. Dennis “Delta” Pineda, extended ₱8 million worth of medical and financial assistance to more than 200 Kapampangans from various towns across the province.

The aid covers support for patients undergoing chemotherapy, dialysis, surgeries, and liver transplants, among other medical needs.

The governor and vice governor personally led the distribution of financial assistance at the Pampanga Capitol, where they also took time to

with an artificial eye, offering not just physical aid but also hope and renewed confidence for the young survivor.

“Sobrang salamat po Nanay sa tulong niyo sa anak ko,” said Marlyn, mother of the cancer patient.

Assisting in the distribution were board members Fritzie David-Dizon, Cherry Manalo, Christian Halili, Dr. Kaye Naguit, and Maynard Lapid.

The Pampanga Provincial Government continues to strengthen its health assistance and social welfare programs, ensuring that every Kapampangan has access to proper medical care and support. **Pampanga PIO/Photo: Daniel Ombina**

DOTr fast tracks housing for settlers affected by NSCR project

MANILA – The Department of Transportation is speeding up the construction of housing units for informal settlers affected by the North South Commuter Railway (NSCR) Project in Bulacan and Pampanga.

Acting Transportation Secretary Giovanni Lopez said President Ferdinand Marcos Jr. has directed the DOTr to ensure that families affected by the big-ticket project receive just compensation and security to a site with basic, adequate facilities and services.

Lopez explained that despite the project’s accelerated projected timeline, it is crucial to ensure that housing units and community facilities are properly constructed.

“Dapat masiguro natin na hindi lang housing units ang ibibigay natin sa ating mga kababayan na maaapektuhan nitong proyekto, dapat kumpleto ito—may tubig, kuryente, at iba pang basic necessities para sa maayos nilang pamumuhay,” he said.

Transportation Assistant Secretary for Right-of-Way and Site

PAGE 7 PLEASE



First 100 days: Cong Pogi distributes AKAP to 3,644 beneficiaries, cash aid to 317

ANGELES CITY – In his first 100 days in office, Pampanga 1st District Rep. Carmelo “Pogi” Lazatin, Jr. distributed assistance through the Ayuda para sa Kapos ang Kita Program (AKAP) of the Department of Social Welfare and Development to 3,644 beneficiaries and cash assistance to 317 residents.

Of these 802 from the cities of Angeles and Mabalacat received assistance during the payout held on Sept. 24 at the covered court of Barangay Malabanias, Angeles City while 2,842 from Magalang town received theirs during the payouts on Oct. 7, 9, and 15, 2025 in Barangays Sta. Cruz, Ayala, and Dolores, respectively.

“Nagpapasalamat po ako sa DSWD sa pakikipag-ugnayan nila sa ating opisina para maipatupad ang programang ito sa Unang Distrito,” Lazatin said.

Meanwhile, 317 residents from the First District also received financial assistance directly from Lazatin’s office from July 1 to Oct. 8. The fund came from Lazatin’s own pocket while the process of downloading funds from the Department of Health is on-going.

In the coming days, some 13,273 residents from the First District are set to receive assistance through the AKAP in payouts to be held in Angeles City and Mabalacat City.

Team Lazatin Media



AC’s 3-H-: HYDROPHONICS FOR HEALTHIER HOMES

ANGELES CITY – In line with its efforts to foster sustainable backyard gardening, the city government distributed 20 hydroponic units to barangays Tabun, Cutud, Sapalibutad, and Pampang on Oct. 16. Mayor Carmelo “Jon” Lazatin II said that by introducing hydroponics, residents are encouraged to adopt modern and sustainable gardening techniques, even in limited spaces, enabling them grow their own vegetables both as source of nutritious food and livelihood opportunities within their communities. Meanwhile, gardening tools were also distributed to the representative of Barangay Malabanias for the Gulayan sa Bayan regional competition.

ANGELES CIO



Global EDM Meets OPM Greats at The International Series Music Festival presented by BingoPlus

THE ULTIMATE fusion of music, sports, and purpose is just 1 week away! The country's leading digital entertainment platform, BingoPlus, is turning up the volume for The International Series Music Festival presented by BingoPlus — a one-night celebration of sports entertainment and Filipino charity happening on October 25 at the Aseana City Concert Grounds in Parañaque.

Carrying the inspiring theme “Swing for Filipino Sports Dream,” the festival brings together global and local icons for an unforgettable night. EDM superstar Alan Walker leads the lineup, joined by Apl. de.Ap of the Black Eyed Peas, and OPM legends Bamboo, Parokya ni Edgar, Ubandub, Sandwich, and Lily. Keeping the energy high are DJs Arthur Tan, Hoest, and DJ Kiara, along with powerhouse performances from world champion dance crews A-Team and UPeepz. Hosting the event are Anjo Pertierra and Shaira Diaz, bringing the right mix of fun and flair.

Beyond the beats and lights, festival-goers can look forward to games, interactive booths, and tons of exciting prizes. But what truly sets this event apart is its heart: BingoPlus will be donating ₱5 million, plus ₱200 for every ticket redeemed on-site, to support Filipino sports development and charity efforts. And because BingoPlus knows how to make the night even more thrilling, all guests will get special gifts and the chance to win cash prizes worth ₱5 million.

How to get your tickets?
To secure regular tickets, check out promotions on

BingoPlus' official social media pages for various online activities to get free regular tickets, which includes posts, likes, comments, and sharing mechanics. You can get free VIP and SVIP tickets by topping the BingoPlus EDM

leaderboard in the app or at website www.bingoplus.com. All ticket holders are guaranteed with meal vouchers, gift packs, exclusive access, and gift packs with worth varying from P500.00 to 1,500.00.

Gates will open at 11:00 AM, with main stage performances starting at 8:00 PM. To know more about ticketing and promo, visit BingoPlus App or website at www.bingoplus.com.

These exciting festivities are part of a week-long celebration of world-class golf, entertainment, and fun at the International Series Philippines presented by BingoPlus. Get your tickets now at SM Tickets.

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From left: Tom Potter, Manager of Event Operations for International Series, Angela Camins-Wieneke Executive Director of BingoPlus Foundation, and Ken Kudo General Manager of Asian Development Tour.



Ken Kudo General Manager of Asian Development Tour Awarding the winners of the Players Championship.



Executive Director of BingoPlus Foundation, Angela Camins-Wieneke during the Asian Development Tour Players Championship.

Enrico Gallardo during an interview at the Asian



BingoPlus and the BingoPlus Foundation build Filipino sports dreams while achieving global competitiveness

THE COMPETITION may have ended, but the path of aspiring Filipino athletes just started. Last October 19, new talents emerged and were acknowledged by the BingoPlus Foundation (BPF), International Series Philippines (ISP), and Asian Development Tour (ADT) at the Luisita Golf and Country Club in Tarlac City.

The Players Championship has been a door for better opportunities and new talents. Ken Kudo, the general manager of Asian Development Tour, led the awarding together with the executive director of BingoPlus Foundation, Angela Camins-Wieneke. They both admired the aptitude and skills of those who joined the competition in hopes of shaping the future of the sport in the country.

BingoPlus and the BingoPlus Foundation have always been strong advocates for athlete development. As the brand's dedication to support this vision, the Foundation officially signed a memorandum donating 100,000 pesos to the Asian Development Tour and 50,000 pesos to the National Golf Association of the Philippines.

Furthermore, Angela mentioned that she is beyond excited and willing about this partnership between ISP and ADT. She also stated that this partnership is more than just a golf tournament; it is a body that opens new paths to the betterment of Filipino

lives. “We’re very excited about this partnership with the International Series and the Asian Development Tour, because to us this is not just about presenting a tournament or creating a competition. It’s actually about opening a lot of doors for Filipinos.”

Global competitiveness

This partnership has lifted the brand to new heights. It is a strong message that BingoPlus and the BingoPlus Foundation are determined to give Filipinos more opportunities not just locally but also internationally. “Hosting it here [International Series], we are actually setting up the Philippines for the global stage.”

The global competitiveness of this collaboration enabled Filipino golfers, both amateur and professional, to experience world-class entertainment. It also helped create jobs for our local workers because of the alternating activities, such as mall shows and caravans in different provinces. “We’re actually doing a lot of events for this whole engagement across different provinces. And that’s a big thing for many of the industries and livelihood that’s involved in making history happen,” said Angela.

Subsequently, there will be a Pro-Am tourney on October 22, International Series on October 23-26, and a music festival that will explode on October 25 at the Aseana Concert Grounds featuring local and international artists.

A step closer to Filipino Sports Dream

One of the goals of the ADT was to nurture amateur players and help them in their professional golf journey. At the end of the competition, one Filipino player was recognized and was invited to play at the International Series Philippines, which will be held at Sta. Elena Golf and Country Club.

Enrico Gallardo, a longtime Filipino golf player, was one of those invited to the much-awaited tournament happening from October 23 to 26. For Gallardo, it was great for BingoPlus, the Asian Development Tour, and the International Series to host their events here in the Philippines. According to him, golf is his life, and he wants to showcase his talent and his game as he continues his journey to go pro and be one of the best.

Witness Gallardo and other professional golfers on Oct 23 and 24 for free. Get your tickets at SM Tickets online, and become a part of history.

The partnership between BingoPlus, the BingoPlus Foundation, the Asian Development Tour, and the upcoming International Series is a testament to how partnerships play a big role in coming together to achieve excellence. This alliance also builds a firm footing toward the brand's globalization.

To the Point

Ensuring food security, ending poverty for good

BY DESIGN perhaps, rather than mere coincidence, interrelated human issues find themselves one day apart in taking the spotlight in global consciousness.

On World Food Day, Oct 16., UN Secretary General Antonio Guterres messaged:

“Today, around the world, 673 million people still go to bed hungry every night. Many more face daily uncertainty about their next meal. Global progress is far too slow and, in some regions, reversing.

New challenges have emerged over the decades – from soaring obesity, to climate shocks threatening food security. Shamefully, hunger is being weaponized – we face the appalling reality of people in conflict situations being starved with famine taking hold.

This year’s World Food Day theme – “Hand-in-hand for Better Foods and a Better Future” – is a call for solidarity across borders, sectors and communities... Let us respond. Let us come together once again, to build food systems that nourish people and protect the planet.”

On the International Day for the Eradication of Poverty, Oct. 17, the UN chief lamented: “Too often, people living in poverty are blamed, stigmatised, and pushed into the shadows. Yet poverty is not a personal failure; it is a systemic failure – a denial of dignity and human rights.”

And again, called out “on us all to stop the social and institutional maltreatment of people living in poverty – and to honour the promise of the Sustainable Development Goals to eradicate poverty in all its forms, everywhere.”

To do so, Guterres advanced the imperative for “policies that leave no one behind: affordable health care and housing; decent work and fair wages; universal social protection; food security; quality education; and financing that works for countries and communities.”

Exhorting the world, thus: “On this International Day for the Eradication of Poverty, let’s reject stigma and discrimination. Let’s stand with people living in poverty, and act with solidarity to end poverty for good.”

Ensuring food security to end poverty. The world has still a long, long, long way to go.

Sad.



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Shepherd’s Call

Pablo Virgilio Cardinal David

Perseverance

FIRST OF all, I ask you to say a prayer for my country, the Philippines. I left my country with a heavy heart. In these days, the people’s anger over government corruption is growing. And when anger grows faster than justice, it can easily explode into violence — as has recently happened in Nepal and Indonesia.

So, I ask you: please pray for us, that we may find peace in truth and justice, not in blood.

I can somehow relate to the image in our first reading — of Moses, praying from a distance while his people are struggling in battle. That’s how I feel right now: far away, with arms outstretched in prayer for our kababayans at home who—in addition to nonstop natural calamities of typhoons, floods, earthquakes, and volcanic eruptions, are also dealing with the even worse calamity of corruption and malversation of public funds worth trillions, that has severely eroded the nation’s trust in government.

You know, when I was newly ordained 43 years ago, I used to extend my arms widely in orans position for the presidential prayers. I was like a bird preparing to soar up in the air, full of youthful energy and idealism. But as the years went by, it’s like my arms grew heavier and heavier, and the arms’ stretch in prayer getting narrower and narrower. I am therefore wondering why some young priests, whom I expect to still be in honeymoon stage, have already narrowed down their orans position like this—demonstrate gesture—so soon!

There come such times in your ministry when, even if you still want to pray and still want to believe, you find your arms like those of Moses, drooping from weariness.

And so I love this detail in the first reading — that Moses did not pray alone. When his arms grew weary, Aaron and Hur stood beside him, one on the right, one on the left, to hold his hands steady until sunset.

That’s our first lesson about perseverance: you don’t persevere alone.

Faith is not a solo performance; it’s a choir. We need others to keep us standing when our knees begin to tremble and our hands grow weak. Even priests, bishops, and cardinals need their Aarons and Hurs — people who hold them up when the burden of ministry becomes too heavy.

And if you think about it, even Jesus Himself had His own “Aaron and Hur” in the Garden of Gethsemane — Peter, James, and John. They fell asleep, all right, but they were there with him nevertheless. And even when they failed Him, He still loved them and believed in them.

So, if you ever feel tired in prayer or in service, remember: you are not alone. Perseverance is sustained by community. Don’t ever behave like “lone rangers” whether in your life or in your ministry—if you want to survive.

Let me now draw a second lesson from our second reading, from Saint Paul’s letter to Timothy. Paul says, “Be persistent, whether it is convenient or inconvenient.”

What he means is: Don’t give up just because the ministry begins to weigh on you. The strength to persevere doesn’t come from sheer stubbornness or will power, but from the power of God’s Word that lives in us.

When you let the Word take root in your heart, it becomes your strength in times of dryness, your compass when you lose direction, your light when everything feels dark, your fire when you’re feeling cold.

I remember a time when I almost lost courage in my ministry, especially during those times when I felt like a voice in the wilderness. I felt like a miserable failure when many of our own Catholic faithful did not agree with our moral stand, such as against the killings during the bloody drug war of

the previous administration. Some of them were even supposed to be pro-life advocates. There were those times when witnessing to the Gospel became a very unpopular option; when in the midst of threats and persecution many of our own people responded with apathy and indifference. During those times it was the Word of God that kept me going.

You know, I have two daily habits: my walk with Mama Mary after dinner, and my coffee with Jesus early, in the morning. I am used to waking up early, making a cup of coffee and drinking it in my chapel while praying the lauds, reflecting on the readings for the day and preparing for my homily. I call it my intimate “Coffee with Jesus Moment.” It has kept me going. That’s when I hear echoes from the Scriptures that speak straight to my heart. Like the assuring words of Paul to Timothy in our second reading: “If we are unfaithful, He remains faithful, for He cannot deny Himself.” (2 Tim 2:13).

That verse has actually been one of my anchors. And maybe some of you have your own favorite verses that keep you going— a line of Scripture that carries you through life. I suggest that you hold on to it. That’s how perseverance grows roots.

And now let’s draw a third lesson, this time from the Gospel. Jesus tells us the parable of the persistent widow — a woman who didn’t stop knocking on the door of an unjust judge until she finally got justice. I love her guts! If she were Filipina or Italian, she would be the kind of nonna who would not take a “no” for an answer.

But notice what Jesus says after telling the story: if even an unjust judge gives in to persistence, how much more will a loving Father listen to His children who cry out to Him day and night?

That’s the secret of perseverance in prayer — it’s not born of desperation, but of relationship. We are not widows begging before an indifferent judge. We are sons and daughters speaking to a Father who loves us.

If you believe that your Father listens, you will not give up. You may cry, you may doubt, you may complain — but you won’t stop trusting. That’s why Jesus ends the story with a question that pierces the heart: “When the Son of Man comes, will He find faith on earth?” He’s not asking if He will find busy churches or long novenas. He’s asking if He will still find hearts that trust.

So, what sustains perseverance? Three things:

1. Community — the people who lift your arms when you grow weary;
2. The Word — which anchors your soul when faith wavers; and
3. Trust — the quiet confidence that the Father listens and cares.

Let me end with the words of our Holy Father, Pope Leo XIV, in his recently published apostolic exhortation Dilexi te:

“Love, when it perseveres through fatigue, becomes prayer.

Love, when it refuses to give up, becomes light.” (§24)

So, when your strength begins to fade and your arms begin to droop, remember Moses — and remember that God Himself, more than Aaron or Hur, stands beside you to keep your hands lifted, until the battle is won.

(Homily for my canonical Installation at the Titular Church of the Transfiguration in Rome — 29th Sunday in Ordinary Time, 19 Oct 2025, (Luke 18:1–8))

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Opinion

The Public Space

Jun Sula

The French have a word for it

A rocambolesque story.

It's a modern story that would have aptly, succinctly portrayed what has been dubbed as an unprecedented account of corruption in the Philippines.

In English, rocambolesque means extravagant, fantastic, incredible, fabulous. Any adjective would have fit the extraordinary sad, shameful narrative to a T.

The French, and the rest of the French speaking world, would have said oui. -The late President Cory Aquino, who read and spoke fluent French but didn't flaunt it even at the constant prodding, begging of Press Secretary Teddy Benigno would have said the same thing. Or she could have said alternatively wa - oua, if you will, which means the same thing. She also understood Kapampangan, although it's doubtful if she was as fluent.

But it's not about the Philippine corruption story, although it's equally evil. In an imperfect or sinful word, chances are even, although theologians say, the ground at Calvary was level. Here, you would expect Sen. Joel Villanueva to agree, notwithstanding the allegations that he may be implicated in the scandal involving public works projects, vis-à-vis his faith profession and therefore denial, which ever comes first.

In the latest incident, the thieves, per report, presumably French masked as construction workers, completed the instant heist in less than 10 minutes, using modern tools and transport system. Stolen were inestimable values of jewels that go back to the French Emperor Napoleon I and his wife Empress Eugenie.

Legend has it that a thief known as rocambole who emerged from a 19th century adventure series repeatedly outwitted authorities and ran away with his loot.

The same wiliness, meanwhile, characterized a nagging rot across the ocean, in the Philippine government. Those suspected of being deeply involved in massive corruption masqueraded themselves as legislators of both the House of Representatives and the Senate, government engineers implementing public works and business cum financiers.

It took years before no less President Bongbong Marcos found out about it. It helped greatly that Nature or Heaven, mainly flood one after the other, exposed it for the nation and the world to hear and know about it. As it happened, some legislators

and their accomplices were recidivists.

While the extent of the thievery in France has been stopped and assessed, the Philippine scandalous issue is not yet closed. In the first place, no one has been jailed yet. Due process has its own downside, lawyers and legalese argue.

Public Works Secretary Vince Dizon says he's not yet through with the investigation and more could be uncovered. Many say the onus of the job job has affected Dizon is more ways than one. Not that he has a troubled and uneasy conscience as the 19th French author Victor Hugo would have commented the same way he wrote in Les Misérables. For Dizon, aggravations come from without, not from within.

In the Senate, Sen. J.V. Ejercito, the good one, couldn't fail but notice that Dizon has lost his poster boy image as a private sector executive, Ejercito knew whereof he spoke as private sector leader once. Sen. Rodante Marcoleta, who claims affinity with the Cabinet official as fellow Kapampangan is as sympathetic if not more, notwithstanding his controversial stand and the low opinion by a former Supreme Court justice about his being a legal luminary.

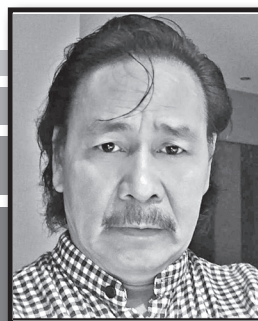
The robbery at the Louvre museum has blown the French la vie en rose to smithereens, according to pundits, The worldwide humiliation from the heist has most especially hurt the French politicians and their brand of politics. Some say that something has to give sooner than later.

The same thing has thrown Philippine politics into chaos. Life, or bie as Kapampangans call it, is never the same again. The Speaker of the House and Senate President have quit. One congressman is on the lam. More are expected to be charged by INVESTIGATIONS in pursuit of potential rocamboles.

In particular, the special commission created by the President is expected to haul in like a rock net those involved in infrastructure scams involving billions of pesos in ghost projects, substandard works and even questionable lifestyles.

Plunder charges have been filed by former senator Antonio Trillanes against Sen. Bong Go,

PAGE 7 PLEASE



Napag-uusapan Lang

Marvel V. Garcia

Ing presyu ning abias

1. Neng milalu kamal ing presyu ning abias dakal nong pamilyang sasala king oras buri da no yatang king danup mangasayas kalulung memalen keti Pilipinas
2. Sukat na kanitang mababa pa'ing presyu' mangasakitan no ring dakal a tau' e mu ding kalulu deting magreklamu' pati na makuwalta keti kekatamu'
3. dapot ding mumunang diling mituturan ding pakakalulung dimut a kabyayan pablasang ing agyu da reteng saliwan itang pekamurang abias king tindahan
4. E da kalupa ring dakal a panyali king manyamang abias agyu deting sali agyang ing ulam da paksi mung gurami mayaga lang mangan neng wagwag la nasi
5. Ding kalulu rugu ing nasi rang tu tun e ra maybug kanan neng babaung meum lalu nung ing ulam laga ya mung eburn magkang e no langut tambing dang iyakmul
6. sabi ning gubyrnu meritak ing pale pauli ning albug karetang marangle dapot ing tutu na gisan dang dinake king aliwang bansa ding alang marine
7. Ustung malapit nang datang ing kauran malagad ing paleng lawta makatanam uling ding manasik balu dang iwasan ing albug pasari ding bagyung daratang
8. makananu da mong panwalan ding tau' a kulang ing pupul deting ortelanu' ken pang sentral luzon libu-libung saku' paleng papakyon da retang intsik behu'
9. ing sasalwan tamung abias king palengki' a bukud king mal na, mababa pa klasi' pisamut-samut da deting negosyanti' miyalawang paleng awsan dang variety
10. uling isipan da mapilit tang sali at karela tamu pa mu rin mulai manunggal mang kaban o patingi-tingi gumamal la mu ring dakal a salapi
11. nung mika-krisis man kanita king bansa iti e ya sangkan ban i tas dang bina presyu na ning abias neng e pa bitasa mete ing produktu karetang taldawa
12. Abias a manibat king marayung lugal neng matsura klasi mura dang sasalwan ti tas da mu presyu ban lang manakitan dening negosyanti a tutung lamiran
13. king sistemang iti nu ta pa magwanta' nung ken pamung abias magisan ka pera' deting gugubyrnu makapiyak la mata' karing negosyanting mapanyamantala'



Opinion

Ad Lib

Rey Yumang

The politics of distrust

IMAGINE LINING up for a government permit that should take an hour or two, but somehow stretches into days; unless you know someone inside. Imagine going to a health center where there is no doctor, no medicine, and no explanation; only an overworked and underpaid nurse apologizing for something beyond her control.

Imagine paying your taxes from your hard-earned salary, believing they will fund classrooms, roads, and hospitals; only to discover they help fund a nepo baby's designer bag, luxury car or foreign trip.

Imagine a parent begging a public hospital for a bed for their sick child while lawmakers in Congress argue over who gets the bigger slice of the national budget.

Imagine watching a senator accused of corruption give a speech about honesty complete with Bible verses, and still get a standing ovation from his peers.

Imagine being stopped by a

traffic enforcer who isn't really looking for a violation, but for a bribe thinly disguised as "pangkape."

Now imagine all these small betrayals happening every day, everywhere, until they pile up into one painful question: Who can we still trust?

That's the question haunting millions of Filipinos today.

According to the 2024 Philippine Trust Index by EON Group and Ateneo, Filipinos say they trust leaders who are competent, consistent, and have good intentions. Yet, these qualities seem to be in short supply.

Local governments still enjoy relatively high trust ratings, around 95%, because people can see and feel their services. But national institutions lag far behind: Congress at 82% and Malacañang at 81%.

In a recent 2025 Pulse Asia poll, only 49% of Filipinos said they trust the Senate, while 40% were undecided. Even the Office of the President's trust rating has slipped in the wake of corruption scandals and controversial spending.

Worse, nine out of ten Filipinos believe public officials are involved in corruption in flood-control projects. When floodwaters rise,

it's not just the people's homes that sink but also their faith in government.

This is not merely about stolen money. It's about stolen dignity, stolen futures, stolen trust.

Every delayed permit, every rigged bidding, every empty campaign promise from a smiling politician erodes what little confidence people have left.

Trust is never built by ayuda, press releases or ribbon cuttings. It is built when leaders deliver on their word, treat people fairly, and serve without self-interest.

We don't need geniuses in office. We just need leaders who keep their word and use public funds responsibly.

When government stops working for ordinary citizens, democracy stops working

altogether.

When people lose faith in the system, they fall silent not because they don't care; but because they've stopped expecting anything better. That silence is dangerous.

It breeds apathy instead of accountability. It normalizes lies, excuses, and corruption.

If we don't fix this culture of distrust, we risk becoming a nation that still votes but no longer believes.

The Constitution is clear: Public office is a public trust.

But trust is never automatic; it is earned.

Right now, that trust is bleeding out, slowly, painfully, through a thousand small wounds.

It's time to stop the bleeding.

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **ESMERALDO VILLANGCA DE GUZMAN JR.** who died on January 25, 2022 and who is resident of 398 Santol Road, Clarkview, Angeles City 2009; executed an Affidavit of Extrajudicial Settlement on his estate; and more particularly described as follows;

Philippine Savings Bank Account

PESO Account Number: 077281000520

Outstanding Balance: P298,532.12

Philippine Savings Bank Account

DOLLAR Account Number: 077131002258

Outstanding Balance: \$0

before Notary Public Atty. Jonathan V. Javate, as per Doc. No. 1057, Page No. 72, Book No. VII, Series of 2025.

Punto! Central Luzon: October 5, 12 & 19, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **MAYLENE MAGTOTO ANUNCIACION** who died on August 25, 2025 at Angeles City; executed an Affidavit of Extrajudicial Settlement of Personal Savings Account on her estate; That the said deceased left a USD Savings Account which is PNB US Savings Account with Account No. 203060035348 with outstanding balance amounting to USD 4,271.97 as of September 30, 2025 with PNB Clark Branch, Jose Abad Santos Avenue, Clark Freeport Zone 2023 Pampanga; before Notary Public Atty. Carlota Dela Cruz Manalo, as per Doc. No. 364, Page No. 74, Book No. 115, Series of 2025.

Punto! Central Luzon: October 12, 19 & 26, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **EDGAR GARCIA ZARZUELA** and **EDITA DUAY ZARZUELA**; executed an Affidavit of Extrajudicial Settlement with Donation and Waiver on his/her estate; Whereas one of the subject properties is registered under Transfer Certificate of Title No. T-254994, located at the Municipality of Calamba, Province of Laguna; before Notary Public Atty. Mycarol Bondoc, as per Doc. No. 7836, Page No. 87, Book No. 75, Series of 2025.

Punto! Central Luzon: October 12, 19 & 26, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **ALEJANDRO L. ANICETO a.k.a. ALEJANDRO L. ANICETO SR.**, who died on March 18, 1972 in Sta. Ana, Pampanga and **ARCADIA P. ANICETO** who died on February 19, 2005 in Angeles City; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his/her estate; Whereas the said decedents left no debts and no other properties, real or personal, except for a parcel of land located at Sta. Ana, Pampanga, with an area of Four Hundred Sixty-One (461) square meters, more or less, covered by Original Certificate of Title (OCT) No. 1824 issued by the Registry of Deeds of Pampanga; before Notary Public Atty. Raenan B. Malig, as per Doc. No. 617, Page No. 41, Book No. 23, Series of 2025.

Punto! Central Luzon: October 12, 19 & 26, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **ANTONIO NASAL PANTIG** who died on October 4, 2021 at Honolulu, Hawaii, USA; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his estate; and more particularly described as a parcel of land (Lot 14, Block 7, of the subdivision plan Psd-03-015498, being a portion of Lot 6, Psd-03-006831, L.R.C. Rec. No.) situated in the Barrio of Pandan and Tabun, City of Angeles, Province of Pampanga; containing an area of Two Hundred Four (204) Square Meters; and covered by Transfer Certificate of Title No. 111572; before Notary Public Atty. Francis C. Guinoo, as per Doc. No. 6793, Page No. 029, Book No. XX, Series of 2025.

Punto! Central Luzon: October 5, 12 & 19, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **LUZVIMINDA D. BORLONGAN** who died on June 13, 2024, and **BENJAMIN D. DINO** and **NENITA S. DINO** who died on November 15, 2013 and September 21, 2015 at Angeles City; executed an Affidavit of Extrajudicial Settlement with Waiver and Transfer of Rights on his/her estate; and more particularly described as a parcel of land (Lot 27, Block 6 of the subdivision plan (LRC) Psd-59254 (Sheet 1), being a portion of Block 34-B, described on plan (LRC) Psd-54307, L.R.C. (G.L.R.O) Cad. Rec. No 124), situated in the District of Cutcut, City of Angeles, Island of Luzon; containing an area of Three Hundred and Twenty Four (324) Square Meters; and covered by Transfer Certificate of Title No. 62739 issued by the Registry of Deeds for Angeles City; before Notary Public Atty. Mylene A. Yturralde-Chan, JD, R.E.B, as per Doc. No. 1009, Page No. 05, Book No. LVI, Series of 2025.

Punto! Central Luzon: October 5, 12 & 19, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **DANTE D. RAGONJAN** who died on January 21, 2012 at Dolores, City of San Fernando, Pampanga; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his estate; and more particularly described as a parcel of land (Lot 16, Blk. 6, of the subd. plan (lrc) Psd-68363, being a portion of Lot 3220-B (LRC) Psd-16957, LRC Rec. No 145), situated in the Bo. of San Agustin, Municipality of San Fernando, Province of Pampanga; containing an area of Two Hundred Sixty Four (264) Square Meters; and covered by Transfer Certificate of Title No. 465622-R; before Notary Public Atty. Peter Anthony T. Mallari, as per Doc. No. 105, Page No. 21, Book No. XLV, Series of 2025.

Punto! Central Luzon: October 5, 12 & 19, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **OSCAR SANTOS DIZON** who died on March 03, 2025 at City of San Fernando, Pampanga; executed an Affidavit of Extrajudicial Settlement on with Sale his estate; and more particularly described as a parcel of land situated in Barangay of Sto. Domingo, Municipality of Mexico, Province of Pampanga; and more particularly described Lot No. 25-C-2 Plan No. Psd-03-199733, portion of Lot 25-C, Psd-03-087977; containing an area of One Thousand Six Hundred Forty Three (1,643) Square Meters; and covered by Transfer Certificate of Title No. 042-2024012589; before Notary Public Atty. Ben Rei E. Barbero, as per Doc. No. 480, Page No. 97, Book No. 3, Series of 2025.

Punto! Central Luzon: October 5, 12 & 19, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **SPOUSES JESUS M. NARCISO** and **JOSELINA C. NARCISO** who died on August 14, 1999 and August 14, 2019 both at Angeles City; executed an Affidavit of Extrajudicial Settlement with Sale on his/her estate; and more particularly described as a parcel of land (Lot 110-E-3 of the subd., plan Psd-03-131784, being a portion of Lot 110-E, Psd-03-129305, LRC Rec. No.), situated in the Bo. of Bical, Mun. of Mabt., Prov. of Pamp.; containing an area of Seven Hundred Twenty Two (722) Square Meters; and covered by Transfer Certificate of Title No. 550910-R, of the Registry of Deeds of Pampanga; before Notary Public Atty. Victor N. Bermudo, as per Doc. No. 3809, Page No. 48, Book No. CXXVII, Series of 2025.

Punto! Central Luzon: October 5, 12 & 19, 2025

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
THIRD JUDICIAL REGION
BRANCH 54
MACABEBE, PAMPANGA
rtc2mbb054@judiciajy.gov.ph/09159692171

IN THE MATTER OF CORRECTON OF THE CERTIFICATE OF LIVE BIRTH OF MARICAR ESTRADA DELA CRUZ, PARTICULARLY CERTIFICATE OF BIRTH WITH LCR REGISTRY NO. 660 REGISTERED IN THE OFFICE OF THE LOCAL CIVIL REGISTRAR OF APALIT, PAMPANGA

AND

CANCELLATION OF THE CERTIFICATES OF LIVE BIRTH OF MARICAR ESTRADA DELA CRUZ, PARTICULARLY CERTIFICATES OF BIRTH WITH LCR REGISTRY NO. 1989-727 AND LCR REGISRTY NO. 1992-92, BOTH REGISTERED IN THE OFFICE OF THE LOCAL CIVIL REGISTRAR OF APALIT, PAMPANGA,

MARICAR DELA CRUZ LEGASPI,
Petitioner,

-versus- Spec. Pro. Case No. 25-1070(M)

THE LOCAL CIVIL REGISTRAR OF APALIT, PAMPANGA, THE CIVIL REGISTRAR GENERAL OF THE PHILIPPINES, THE OFFICE OF THE SOLICITOR GENERAL, THE OFFICE OF THE PUBLIC PROSECUTOR OF PAMPANGA, AND ALL PERSONS WHO HAVE OR CLAIM ANY INTEREST,

Respondents.
X----- X

ORDER

This is a verified Petition, dated 29 August 2025, filed by Petitioner Maricar Dela Cruz Legaspi, through Atty. Vanessa P. Mallari, praying for: (1) Declaring the first or original registration of petitioner's birth under Certificate to of Live Birth with Registry No. 660 as her true record of birth; (2) Ordering the Correction of the first Certificate of Live Birth of Maricar Estrada Dela Cruz registered under LCR Registry No. 660 at the Local Civil Registry of Apalit, Pampanga; (3) Ordering the Local Civil Registrar of Apalit, Pampanga and/or the Civil Registrar General to Correct the Certificate of Live Birth of Maricar Estrada Dela Cruz with LCR Registry No. 660 and change her year of birth entered thereon from "1972" to "1971"; (4) Ordering the Cancellation of the second Certificate of Live Birth of Maricar Estrada Dela Cruz registered under LCR Registry No. 1989-727 at the Local Civil Registry of Apalit, Pampanga; and (5) Ordering the cancellation of the third 1 Certificate of Live Birth of Maricar Estrada dela Cruz registered under LCR Registry No. 1992-92 at the Local Civil Registry of Apalit, Pampanga.

Pursuant to Section 4 of Rule 108 of the Rules of Court, let this petition be set for hearing on 11 February 2026 at 8:30 in the morning before this Court located at the Hall of Justice, Macabebe, Pampanga.

All persons interested in the petition may appear at the aforesaid date of hearing and show cause, if any, why this petition should not be granted.

Let this Order 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.

Furnish the Office of the Solicitor General, the Civil Registrar General, Philippine Statistics Authority, the Local Civil Registrar of Apalit, Pampanga, Public Prosecutor Marie Josephine Angeli P. Pelayo-Robledo, the petitioner and her counsel a copy of this Order and the Petition.

SO ORDERED.

Macabebe, Pampanga, 15 September 2025

KATHERINE M. LEGARDA-PAJARON
Presiding Judge

Copy furnished

Office of the Solicitor General
134 Amorsolo Legaspi Village
1229 Makati City
Efile.osg.gov.ph

Office of the Local Civil Registrar of Apalit, Pampanga
Apalit, 2016 Pampanga

Prosecutor Marie Josephine Angeli P. Pelayo-Robledo
Hall of Justice, Capitol Compound
City of San Fernando
2000 Pampanga
Dojprots.rtcmacabebebr54@gmail.com

Atty. Vanessa P. Mallari
Mallari Law Firm
Capitol Compound
Sto. Nino
2000 City of San Fernando, Pampanga
vanessapmallari@gmail.com

Maricar Dela Cruz Legaspi
c/o Mallari law Firm
Capitol Compound
Sto. Nino
2000 City of San Fernando, Pampanga

Punto Central Luzon October 5, 12 & 19, 2025

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

OFFICE OF THE CLERK OF COURT AND EX-OFFICIO SHERIFF

BDO UNIBANK, INC., as represented
by LEINE A. DE CASTRO,
Mortgagee,

- versus - EXTRA JUDICIAL FORECLOSURE
CASE NO. 25-0452(M)

GRACE GALAMAY RAYA
Debtor/Mortgagor.
x ----- x

NOTICE OF EXTRA-JUDICIAL SALE

Upon application for extra-judicial foreclosure of mortgage under Act. No. 3135, as amended by Act No. 4118 filed by **BDO UNIBANK, INC., as represented by LEINE A. DE CASTRO**, with office address at 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Wack-Wack, Mandaluyong City, against **GRACE GALAMAY RAYA**, registered owner of Transfer Certificate of Title No. 042-2021019824, and with postal address/es at: (1) No. 4 Purok 3, Brgy. Sampaloc, Apalit, Pampanga, and (2) Lot 10, Blk. 2 Phase 3 Camella Fiorenza, Brgy. Paligui, Apalit, Pampanga, to satisfy the mortgage indebtedness which as of August 11, 2025 amounts to **TWO MILLION FOUR HUNDRED SEVENTY FIVE THOUSAND SEVEN HUNDRED EIGHTY SIX PESOS AND ELEVEN CENTAVOS (PhP2,475,786.11)**, Philippine Currency, inclusive of unpaid principal, interests, penalties and other charges, the undersigned will sell at public auction on **November 10, 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. 042-2021019824

LOT NO: 10 BLOCK NO: 2 PLAN NO: PSD-03-214753
PORTION OF: LOT 1, BLOCK 1, PSD-03-189673
LOCATION: BARANGAY OF PALIGUI, MUN. OF APALIT, PROVINCE OF PAMPANGA

TECHNICAL DESCRIPTION

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	ROAD LOT 11, PSD-03- 214753
2-3	NW	LOT 11, BLOCK 2, PSD-03-214753
3-4	NE	LOT 6, BLOCK 2, PSD-03-214753
4-5		LOT 7, BLOCK 2, PSD-03-214753
5-1	SE	LOT 9, BLOCK 2, PSD-03-214753

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

LINE	BEARING	DISTANCE
TO CORNER 1	S. 29 ° 01' E	1705.20 M.
1-2	N. 08 ° 04' W	8.00 M.
2-3	N. 81 ° 56' E	11.00 M.
3-4	S. 08 ° 04' E	2.00 M.
4-5	S. 08 ° 04' E	6.00 M.
5-1	S. 81 ° 56'W	11.00 M.

AREA: EIGHTY EIGHT SQUARE METERS (88), MORE OR LESS

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

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

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

All sealed bids must he 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 he held on **December 15, 2025** at the said time and place without further notice.

Macabebe, Pampanga, September 23, 2025.

EMERSON S. LACAP
Sheriff IV

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

Copy furnished:
BDO UNIBANK, INC., as represented by
Leine A. De Castro
Remedial Management Unit
33rd Floor. BDO Corporate Center Ortigas
No. 12 ADB Avenue, Wack-Wack, Mandaluyong City

Grace Galamay Raya
No. 4 Purok 3, Brgy. Sampaloc, Apalit, Pampanga
and
Lot 10, Block 2, Phase 3 Camella Fiorenza, Brgy. Paligui
Apalit, Pampanga

Punto Central Luzon: October 5, 12 & 19, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **ELENA E. SUAREZ** who died on October 10, 2024 at University of Santo Tomas Hospital-España, Manila; executed an Affidavit of Extrajudicial Settlement on her estate; and more particularly described as a un terreno (Lot no. 32, del block no. 23 plano de subdivision S.W.O 7310), situado en el distrito de Sampaloc, Ciudad De Manila, Linda por el NE., con Lote no. 29 del block no. 23); por el se., con el Lote no. 33 del block no. 23; por el so., con el Lote No. 46 del block no. 23; y por el No., con el Lote no. 31 del block no. 23 x x x midiendo una extension superficial de ciento cincuenta (150) metros quados, mas menos; and covered by Transfer Certificate of Title No. 002-2024000883; before Notary Public Atty. Cyril Victor N. Bermudo, as per Doc. No. 3718, Page No. 80, Book No. CXXVII Series of 2025.

Punto! Central Luzon: October 19, 26 & November 2, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **RUPERTO AGUSTIN VELASQUEZ** who died on September 10, 2021; executed an Affidavit of Extrajudicial Settlement with Deed of Donation on his estate; and more particularly described as a parcel of land (Lot 9 of the subdivision plan Psd-03-01661 (OLT), being a portion of Lot 2298, Tarlac Cadastre, L.R.C Rec. No.), situated in the Barrio of Trinidad, Municipality of Tarlac; containing an area of Five Thousand Six Hundred Eighty Five (5,685) square meters; and covered by Transfer Certificate of Title No. 333866; before Notary Public Atty. Norma U. Tobias-Pagaduan, as per Doc. No. 1561, Page No. 65, Book No. XXVII, Series of 2025.

Punto! Central Luzon: October 19, 26 & November 2, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **CRISANTO M. QUIAMBAO** who died on April 14, 2018 at 6640 Dela Cruz St., Dau, Mabalacat City Pampanga; executed an Affidavit of Extrajudicial Settlement with Sale on his estate; and more particularly described as a parcel of land (Lot 693-B-3-A-10-K-4 of the subdivision plan Psd-03-188466 being a portion of lot 693-B-3-A-10-K, Psd-03-158564 L.R.C Rec. No.), situated in the Barangay of Dau, Municipality of Mabalacat, Province of Pampanga; containing an area of One Hundred Eighty (180) square meters; and covered by Transfer Certificate of Title No. 045-2013000091; before Notary Public Atty. Venancio Q. Rivera III, as per Doc. No. 1473, Page No. 51, Book No. LIX Series of 2025.

Punto! Central Luzon: October 19, 26 & November 2, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **ELISA MALANG MUÑOZ** who died on November 3, 2022 at Mother Teresa of Calcuta Medical Center, in City of San Fernando, Pampanga; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on her estate; and more particularly described as a parcel of land (Lot 3-B of the subd., plan Psd-03-012843, being a portion of lot 3, (LRC) Pcs-788, L.R.C. Rec. No.), situated in the Bo. of San Isidro, Mun. of Bacolor, Province of Pampanga; containing an area of Five Hundred Twenty Five (525) square meters; and covered by Transfer Certificate of Title No. 240842-R; before Notary Public Atty. Neil Tan Langit Albopera, as per Doc. No. 191, Page No. 40, Book No. XXXII Series of 2025.

Punto! Central Luzon: October 19, 26 & November 2, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **FELICIDAD QUILATAN LABRADOR** who died on February 17, 2018 in Sacramento Valley National Cemetery 5810 Midway Road, Dixon, CA 95620 and **CHARLIE LABRADOR** who died on January 20, 2011 in Sacramento Valley National Cemetery 5810 Midway Road, Dixon, CA 95620 ; executed an Affidavit of Extrajudicial Settlement on his/her estate; and more particularly described as follows;

Transfer Certificate of Title No. 67576
(Registry of Deeds for Angeles)

A parcel of land (Lot 63, Blk 1 of the subd plan (LRC) Psd-29604, being a portion of Lot 6, described on plan Pcs-4920, LRC (GLRO) Record No. 8715), situated in the Bo. of San Jose and Sto. Domingo, Municipality of Angeles, Prov. of Pampanga; containing an area of Four Hundred Fifty (450) square meters, more or less.

Transfer Certificate of Title No. 48219
(Registry of Deeds for Angeles)

A parcel of land (Lot 17, Blk 1 of the subd plan (LRC) Psd-3529, being a portion of consolidation lot 14-17, 31, 41, 64-67, blk. 1 (LRC) Psd-29604 road Lots 2 and 3 (LRC) Pcs-29604, 13-A, & 13-R, (LRC) Psd-8422 LRC Rec. No. 8715) situated in the Municipality of Angeles, Prov. of Pampanga; containing an area of Four Hundred Fifty (450) square meters, more or less.

before Notary Public Atty. Mark Andrew M. Santiago, as per Doc. No. 2058, Page No. 2, Book No. L Series of 2025.

Punto! Central Luzon: October 19, 26 & November 2, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **LEONARDO PILI** who died on March 17, 2013 at Angeles City; executed an Affidavit of Extrajudicial Settlement on his estate; and more particularly described as a parcel of land (Lot No. 20, Block 1, of the subdivision plan Psd-03-023683, being a portion of lot 665-B, (LRC) Psd-37797, L.R.C. Rec. No.), situated in the City of Angeles; containing an area of Seventy One (71) square meters; and covered by Transfer Certificate of Title No. 82385 Registry of Deeds for the Angeles City; before Notary Public Atty. Arvin M. Suller, as per Doc. No. 997, Page No. 26, Book No. LIX Series of 2021.

Punto! Central Luzon: October 19, 26 & November 2, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **OSCAR C. DAVID** who died on October 3, 2017 in Angeles City; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his estate; and more particularly described as a parcel of land (Lot 37-B of the subdivision plan (LRC) Psd-322039, approved as a non-subd., project, being a portion of lot 37, Blk. 13, (LRC) Psd-60541, L.R.C. Cad. Rec. No. 151), situated in the Mun. of Bacolor, Province of Pampanga; containing an area of Two Hundred Fifty Two (252) square meters; and covered by Transfer Certificate of Title No. 214382-R; before Notary Public Atty. Aldin C. Ayson, as per Doc. No. 174, Page No. 12, Book No. XVII, Series of 2025.

Punto! Central Luzon: October 19, 26 & November 2, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **RODOLFO TIMBOL MIRANDA** who died on November 2, 2016 at Angeles City; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his estate; and more particularly described as a parcel of land (Lot No. 5, Block 18, of the subdivision plan Psd-03-028713, being a portion of lot 86-B-3-D-9, Psd-03-006412, L.R.C. Rec. No.), containing an area of One Hundred Twenty (120) square meters; and covered by Transfer Certificate of Title No. 111387 Registry of Deeds for the Angeles City; before Notary Public Atty. Arvin M. Suller, as per Doc. No. 2389, Page No. 94, Book No. VXXX Series of 2022.

Punto! Central Luzon: October 19, 26 & November 2, 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

BDO UNIBANK, INC., as represented
by LEINE A. DE CASTRO,
Mortgagee,

-versus-

EXTRA JUDICIAL FORECLOSURE
CASE NO. 25-0455(M)

SPOUSES YOSHIKAZU T. MATSUMOTO
AND PRINCESS MAY M. MATSUMOTO,
represented by ROWENA CARINO
MANANDIC, Attorney-in-Fact,
Debtors/Mortgagors.
x ----- x

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act No. 4118, as amended, filed by **BDO UNIBANK, INC., as represented by LEINE A. DE CASTRO**, with principal office at Remedial Management Unit, 33rd Floor BDO Corporate Center, No. 12 ADB Avenue, Wack Wack, Mandaluyong City against **SPOUSES YOSHIKAZU T. MATSUMOTO and PRINCESS MAY M. MATSUMOTO represented by ROWENA CARINO MANANDIC, Attorney-in-fact, registered owner of Transfer Certificate of Title No. 042-2019012203**, residents of Lot 5 Block 19 Road Lot 9 Dreamland Subdivision, Colgante, Apalit, Pampanga and/or Lot 5 Block 19 Road Lot 9 Dreamland Subdivision, Colgante, Apalit, Pampanga and/or No. 2 San Agustin St. Balinacanaway, Tarlac City, Tarlac, to satisfy the mortgage indebtedness which as of August 29, 2025 amounts to **TWO MILLION EIGHT HUNDRED SIXTY-TWO THOUSAND THREE HUNDRED SEVENTY PESOS AND FORTY-TWO CENTAVOS (P2,862,370.42)**, Philippine Currency, including of interest, penalties and other expenses, the undersigned will sell at public auction on **November 17, 2025 at 10:00 in the morning at the Office of the Clerk of Court, Regional Trial Court, Macabebe, Pampanga**, to the highest bidder, for cash or manager's check and in Philippine Currency, the following property with all its improvements, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 042-2019012203

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF COLGANTE, MUN. OF APALIT, PROVINCE OF PAMPANGA, bounded and described as follows:

A PARCEL OF LAND (LOT 5 BLOCK 19 OF THE CONSOLIDATION & SUBDIVISION PCS-03-017578, BEING A PORTION OF THE CONSOLIDATED LOTS 1 & 2, PCS-03-014772 L.R.C. REC. NO.), SITUATED IN BARRIO OF COLGANTE, MUN. OF APALIT, PROVINCE OF PAMPANGA BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 6; ON THE SE., ALONG LINE 2-3 BY LOT 3, BOTH OF BLK. 19; ON THE SW., ALONG LINE 3-4 BY ROAD LOT 9; ON THE NW., ALONG LINE 4-1 BY LOT 7, BLK. 19, ALL OF THE CONSOLIDATION & SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 42 DEG. 32' E., 545.02 M. FRM M.B.M. 2, APALIT CAD.; THENCE S. 36 DEG. 57' E., 6.00 M. TO POINT 2; THENCE S. 52 DEG. 20' W., 10.62 M. TO POINT 3; THENCE N. 36 DEG. 15' W., 6.00 M. TO POINT 4; THENCE N. 52 DEG. 20' E., 10.54 M. TO POINT OF BEGINNING; CONTAINING AN AREA OF SIXTY THREE (63) SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15X40CM. BEARING TRUE; DATE OF ORIGINAL SURVEY FEB. 1919-MAR. 1920 AND THAT OF THE CONSOLIDATION & SUBDIVISION SURVEY NOV. 15-30, 2010 AND WAS APPROVED ON FEB.18, 2010.

TRANSFER CERTIFICATE OF TITLE NO. 042-2019012204

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF COLGANTE, MUN. OF APALIT, PROVINCE OF PAMPANGA, bounded and described as follows:

A PARCEL OF LAND (LOT 7 BLOCK 19 OF THE CONSOLIDATION & SUBDIVISION PCS-03-017578, BEING A PORTION OF THE CONSOLIDATED LOTS 1 & 2, PCS-03-014772 L.R.C. REC. NO.), SITUATED IN BARRIO OF COLGANTE, MUN. OF APALIT, PROVINCE OF PAMPANGA. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 5; BLK. 19; ON THE SW., ALONG LINE 2-3 BY ROAD LOT 9; ON THE NW., ALONG LINE 4-1 BY LOT 8, BOTH OF BLK. 19; ALL OF TILE CONSOLIDATION & SUBDIVISION PLAN, BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 42 DEG. 32' E., 545.02 FROM M.B.M. 2, APALIT CAD.; THENCE S. 52 DEG. 20' W., 10.54 M. TO POINT 2; THENCE N. 36 DEG. 15' W., 6.00 M. TO POINT 3; THENCE N. 52 DEG. 20' E., 10.47 M. TO POINT 4; THENCE S. 36 DEG. 57' E., 6.00 M. TO THE POINT OF BEGINNING; CONTAINING AN AREA OF SIXTY (63) SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLANAND ARE MARKED ON THE GROUNDS BY P.S. CYL. CONC. MONS. 15X40CM. BEARINGS TRUE; DATE OF ORIGINAL SURVEY FEB. 1919-MAR 1920 AND THAT OF THE CONSOLIDATION & SUBDIVISION SURVEY NOV.15-30, 2010 AND WAS APPROVED ON FEB. 18, 2010.

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

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

In the event the public auction should not take place on the said date, it shall be held on **November 24, 2025** also at the same time and place without further notice.

Macabebe, Pampanga, October 3, 2025.

MICHAEL B. MANANSALA
Sheriff IV

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

Copy furnished:
BDO UNIBANK, INC.
as represented by
LEINE A. DE CASTRO
Remedial Management Unit
33rd Floor BDO Corporate Center
No. 12 ADB Avenue
Wack Wack, Mandaluyong City

Spouses Yoshikazu T. Matsumoto
Princess May M. Matsumoto
Lot 5 Block 19 Road Lot 9 Dreamland Subdivision
Colgante, Apalit, Pampanga
Lot 5 Block 19 Road Lot 9 Dreamland Subdivision
Colgante, Apalit, Pampanga

Rowena Carino Manandic
No. 2 San Agustin St. Balinacanaway
Tarlac City, Tarlac

Punto! Central Luzon: October 19, 26 & November 2, 2025

The Public
Space

FROM PAGE 5

who used to enjoy a squeak clean Mr. Clean image ,and former President Duterte over infra deals given to the Go families from the time Duterte was Davao City mayor until he became the highest official of the land.

The former president is at the Hague where he's awaiting trial for corruption of another genre, crime against humanity, by the International Criminal Court (ICC). The ICC has denied his request for interim release filed by his foreign lawyers.

The vice president, his daughter, has long feared that the corruption probe will eventually reached their families. She and her two brothers who are in government are candidates for infra deals in their home province and city. It can only be just a matter of time.

The impeachment case against Sara Duterte has been delayed pending the issuance by the Highest Court of a new and final ruling. The first one gave the vice president and her allies, including the majority backed Duterte senators a chance to celebrate. Legal groups have since accused the ponente of the SC ruling affirmed by the majority that a factual error was committed in the ruling.

The vice president and her allies hope that the final ruling will absolve her of accountability in the alleged misused of confidential and intelligence funds as the President's spare tire and as an alter ego in the department of education.

Both the French museum robbery and the Philippine multi-facet probes into the infrastructure corruption are a race against time. Let's see who get to the finish line first and say, voila, the rocamboles are here.

DOTr fast...

FROM PAGE 2

Acquisition IC Calaguas, along with National Housing Authority representative Atty. John Bernardo, conducted an inspection to ensure the construction of housing units is on track. The DOTr and NHA are currently finalizing social preparations and compensations for affected families.

A total of 1,274 informal settlers will be relocated to sites in Barangays Panipuan and Calulut in the City of San Fernando and Mexico, Pampanga.

Meanwhile, at least 121 families are set to move to row houses in Barangay Panipuan by Nov. 15, 2025, followed by 288 families in August 2026, and the remaining families in 2027.

The transport agency is also expediting relocation efforts in Angeles City, Pampanga and Calumpit Bulacan, where a total of 615 families and 648 families will be relocated, respectively. **DOTr-PR**

PUNTO! CENTRAL LUZON • OCTOBER 19-25, 2025 • SUNDAY - SATURDAY

7

Abenson, Your Favorite Appliance Store, Opens a New Home in Mabalacat, Pampanga



AS WE FURTHER embrace slow living over the hustle culture, Abenson creates a home in Pampanga where provincial life and city life meet. Abenson officially opened its doors on October 16 at Waltermart Mabalacat City. This sixth store in Pampanga marks

another milestone for Abenson to stay true to its promise of bringing the good life closer to Cabalens by providing premium solutions for their home upgrades-may it be appliances or furniture needs! “This new store opening in Mabalacat, Pampanga not only

expands our reach but makes sure that more families get to have easy access to top-quality appliances and furniture-ideal for any home,” Aurora Mendoza, General Manager, said. If you’re planning to upgrade your

PAGE 21 PLEASE

Jenra Grand Mall Marks 25 Years as Local Retail Icon in Angeles

ANGELES CITY—Long before national mall chains arrived in Pampanga, a modest commercial center quietly laid the foundation for local retail in the heart of Angeles. Jenra—a homegrown brand that grew into a household name across Central Luzon. This week, Jenra celebrated its 25th anniversary with a Tenants Appreciation Day, honoring long-time partners who have stood by the brand through decades of

change. “We invited all our tenants who’ve been with us through the years to celebrate and give back,” said TSB Realty and Development Corporation General Manager Byron John Siy. “It’s been a fruitful partnership built on trust, community, and shared growth,” he added. From its first store on Jesus Street to six (6) supermarkets now serving Angeles and nearby towns, Jenra has become more

than a retail brand—it’s a symbol of local resilience. “It was my grandfather’s (Tan Song Bok) dream to make Jenra an iconic brand for the people of Angeles and Bataan,” said Siy. “We’ve always aimed to provide quality service at the lowest possible cost, especially for families trying to stretch their budgets,” he said further. The brand’s commitment to affordability remains central to its identity.

PAGE 23 PLEASE



Republic of the Philippines

REGIONAL ALTERNATIVE CHILD CARE OFFICE

Field Office III

5th Floor, Primus Medicus, San Isidro, City of San Fernando, Pampanga

Email address racco3@nacc.gov.ph

Contact Nos: (045) 961-2143

IN RE: PETITION FOR ADOPTION OF DANIEL TABAGO

DOMESTIC ADMIN. ADOPTION
NO: RACCOIII-DAA-2025-218

TO BE KNOWN THEREAFTER AS
AERA DANIEL AMBROCIO DULIN
MR. ADRIEL GUEVARRA DULIN
MRS. MARIA ERIKA AMBROCIO DULIN
Petitioners

DATE: October 2, 2025

X-----X

ORDER

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

Finding the said Petition to be sufficient in form and substance, let the same be set for Mandatory Appearance on November 4, 2025 at 10:00 in the morning to be held at **RACCO III 5th Floor Primus Medicus Brgy. San Isidro City of San Fernando Pampanga 2000**. Any interested party may appear and may file an opposition/complaint supported by evidence to the National Authority for Child Care (NACC), through the RACCO where the Petition was filed. The complaint will be subjected for verification and further investigation.

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

SHEILA R. SICAT

RACCO Officer-in-Charge

Copy furnished

National Authority for Child Care

2 Chicago St corner, Ermin Garcia St ,

Brgy. Pinagkaisahan, Cubao, Quezon City

Ms. LOVELY MARIELL G. RIVERA, RSW

Adoption Social Worker

RACCO III

Mr. ARMIN LEONARDO F. IBARRA

Local Civil Registrar - Tarlac City, Tarlac

Petitioners: M/M ADRIEL GUEVARRA DULIN AND MARIA ERIKA AMBROCIO DULIN

Calle 48 Block 53 Lot 32 Xevera Subdivision, Calibutut, Bacolor, Pampanga

Publication Company:

Date of Publication:

Punto Central Luzon: October 5, 12 & 19, 2025

Career Opportunity in Verte Philippines Branch Office

Senior Pattern Maker
(1 Vacancy)

Job Description:

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

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

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

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

Place of Deployment:

Clark, Pampanga, Philippines

Applications may be sent to:

Marilyn Gomez

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

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

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

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



Republic of the Philippines
Angeles City
Sangguniang Panlungsod
20th Council

Appropriation Ordinance No. 373, S-2025
(PO-500-09-25)

AN ORDINANCE AUTHORIZING SUPPLEMENTAL BUDGET NO. 5, SERIES OF 2025 INVOLVING AN AMOUNT OF SIXTY NINE MILLION FOUR HUNDRED NINETY THOUSAND NINE HUNDRED EIGHTY NINE PESOS AND 67/100 (P 69,490,989.67) IS HEREBY APPROVED.

Be it ordained in Regular Session assembled.

Section 1. The Supplemental Budget No.5 of Angeles City Local Government for the Fiscal Year 2025 in the total amount of Sixty Nine Million Four Hundred Ninety Thousand Nine Hundred Eighty Nine Pesos and 67/100 (P 69,490,989.67) is hereby approved.

Section 2. Sources of Funds. The sources for the Supplemental Budget in the total amount of Sixty Nine Million Four Hundred Ninety Thousand Nine Hundred Eighty Nine Pesos and 67/100 (P 69,490,989.67) shall be as follows:

		Fund Source	Amount
1.0. New Revenue Sources			
Tax Revenue			
External Sources			
2.0. Actual Collection in Excess of the Estimated Income			
3.0. Savings			
4.0. Realignment/Reversion			
Civil Security Services			
	Training Exps	5-02-02-010	25,000.00
Local Civil Registry			
	Training Exps	5-02-02-010	44,700.00
General Services Office			
	Training Exps	5-02-02-010	70,500.00
City College of Angeles			
	Salary	5-01-01-010	311,244.00
	PERA	5-01-02-010	12,000.00
	Year-End	5-01-02-140	103,748.00
	Cash Gift	5-01-02-150	10,000.00
	Other Bonuses	5-01-02-990	12,000.00
	Life/Ret	5-01-03-010	37,349.28
	Pag-lbig	5-01-03-020	1,200.00
	Philhealth	5-01-03-030	7,781.10
	ECC	5-01-03-040	600.00
	PEI	5-01-04-990	10,000.00
Rafael Lazatin Memorial Medical Center (ONA)			
	Salary	5-01-01-010	377,629.50
	PERA	5-01-02-010	12,000.00
	Year-End	5-01-02-140	125,876.50
	Cash Gift	5-01-02-150	10,000.00
	Other Bonuses	5-01-02-990	12,000.00
	Life/Ret	5-01-03-010	45,315.54
	Pag-lbig	5-01-03-020	1,200.00
	Philhealth	5-01-03-030	9,440.74
	ECC	5-01-03-040	600.00
	PEI	5-01-04-990	10,000.00
	Hazard	5-01-02-110	94,407.38
	Subsistence	5-01-02-050	13,200.00
	Laundry	5-02-02-060	900.00
	Training Exps	5-02-02-010	25,100.00
City Library and Information Office			
	Training Exps	5-02-02-010	50,000.00
RTC Branch 56			
	Training Exps	5-02-02-010	55,000.00
RTC Branch 57			
	Training Exps	5-02-02-010	43,780.00
Page 2 of AO 373, S-2025			
RTC Branch 58			
	Training Exps	5-02-02-010	22,500.00
RTC Branch 59			
	Training Exps	5-02-02-010	17,500.00
RTC Branch 60			
	Training Exps	5-02-02-010	20,150.00
RTC Branch 61			
	Training Exps	5-02-02-010	30,000.00
RTC Branch 62			
	Training Exps	5-02-02-010	15,000.00
RTC-OCC			
	Training Exps	5-02-02-010	45,000.00
RTC Branch 10			
	Training Exps	5-02-02-010	16,200.00
RTC Branch 114			
	Training Exps	5-02-02-010	20,000.00
RTC Branch 115			
	Training Exps	5-02-02-010	15,000.00
RTC Branch 116			
	Training Exps	5-02-02-010	2,750.00
RTC Branch 117			
	Training Exps	5-02-02-010	34,000.00
RTC Branch 118			
	Training Exps	5-02-02-010	15,000.00
MTC Branch 1			
	Training Exps	5-02-02-010	30,000.00
MTC Branch 2			
	Training Exps	5-02-02-010	30,000.00
MTC Branch 3			
	Training Exps	5-02-02-010	30,000.00
MTC-OCC			
	Training Exps	5-02-02-010	30,000.00
MTC-Clarkfield			
	Training Exps	5-02-02-010	30,000.00
City Health office			
	Training Exps	5-02-02-010	304,250.00
City Engineers Office			
	OMOE-Overtime	5-02-99-990	510,000.00
Public Market			
	Training Exps	5-02-02-010	75,000.00
City Meat Inspection Division			
	Training Exps	5-02-02-010	40,000.00
Angeles City Tourism Office			
	Training Exps	5-02-02-010	100,000.00
Non-Office			

City Project Monitoring Comm.	60,000.00
Information Communication	250,100.00
Local Development Council	250,000.00
LGPMS (SGLG)	228,412.50
Quality Management System	250,000.00
Updating Comprehensive Land	242,000.00
Walang Plastikan: Bigas Palit	17,599,572.00

GENDER AND DEVELOPMENT FUND PROGRAMS

Anti-Human Trafficking	388,000.00
Ant-VAWc Paralegal	311,183.00
Balay Silangan reformation Center	785,750.00
Culture and Arts Council of Angeles	494,227.08
Day Care Services	271,000.00
Dengue Prevention Program	400,000.00
Indigenous Cultural Communities	1,250,000.00
Integrated Mental Health Services to Persons with	4,767,655.86
LGBTQ desk	500,000.00

Amount Available for Appropriations	69,490,989.67
Total Appropriations	69,490,989.67
Unappropriated Balance	-

Section 3. Use of Funds. The amount of Sixty Nine Million Four Hundred Ninety Thousand Nine Hundred Eighty Nine Pesos and 67/100 (P 69,490,989.67) is hereby appropriated for the Supplemental Budget No. 5 of the Angeles City Local Government, as follows:

1. Appropriation by Office, PPA and PI

AIP Ref. Code	Office	MFO	PI	Target	Proposed Budget				
					PS	MOOE	FE	CO	Total
1000-001	Sangguniang Panlungsod	Legislative Governance Services	Passage of Local Laws, Ordinances and AO	100%		4,500,000.00			4,500,000.00
1000-17-1	Civil Security Unit	Civil Security Services	Fully Secured Workplace	100%		4,200,000.00			4,200,000.00
3000-002	Public Market	Economic Enterprises	Enhancing Livelihood by promoting local goods	100%		1,850,000.00			1,850,000.00
1000-1-1	Mayor's Office	Executive Governance Services	Percentage of PPAs fully implemented within prescribed schedule	100%	509,351.00				509,351.00
3000-001	Rafael Lazatin Memorial Medical Center	Medical Care and Hospitaliztion Services	Provides Medical Care & Services	100%	659,375.25				659,375.25

Non-Office	Reserved Funds							
	Water				800,000.00			800,000.00
	Electricity				11,470,263.42			11,470,263.42
Special Program under Mayors Office								
	Angeles City Tourism Program					4,000,000.00		4,000,000.00
	Solid Waste Management					26,000,000.00		26,000,000.00
	Construction and Improvement of drainage system at Pampang Public Market					14,000,000.00		14,000,000.00
	City Teacher Recognition Day program					1,000,000.00		1,000,000.00
GAD Fund	SK Federation					202,000.00		202,000.00
	Angeles City Youth and Development Office					300,000.00		300,000.00
TOTAL APPROPRIATIONS					1,168,726.25	22,820,263.42	45,502,000.00	69,490,989.67

2. Appropriation by Object of Expenditures

Object of Expenditures				Account Code	Amount
Sangguniang Panlungsod	Other Maintenance and Operating Expenses	200		5-02-99-990	4,500,000.00
Civil Security Unit	Other Maintenance and Operating Expenses	200		5-02-99-990	4,200,000.00

Public Market	Other Maintenance and Operating Expenses	200	5-02-99-990	1,443,000.00
	Water Expense	200	5-02-04-010	407,000.00
Mayors Office	Salary	100	5-01-01-010	294,555.00
	PERA	100	5-01-02-010	6,000.00
	RA	100	5-01-02-020	25,500.00
	TA	100	5-01-02-030	25,500.00
	Year-End	100	5-01-02-140	98,185.00
	Cash Gift	100	5-01-02-150	5,000.00
	Other Bonuses	100	5-01-02-990	6,000.00
	Life/Ret	100	5-01-03-010	35,347.00
	Pag-Ibig	100	5-01-03-020	600.00
	Philhealth	100	5-01-03-030	7,364.00
	ECC	100	5-01-03-040	300.00
	PEI	100	5-01-04-990	5,000.00
Rafael Lazatin Memorial Medical Center (ONA)	Salary	100	5-01-01-010	335,181.00
	PERA	100	5-01-02-010	6,000.00
	RA	100	5-01-02-020	25,500.00
	TA	100	5-01-02-030	25,500.00
	Year-End	100	5-01-02-140	111,727.00
	Cash Gift	100	5-01-02-150	5,000.00
	Other Bonuses	100	5-01-02-990	6,000.00
	Life/Ret	100	5-01-03-010	40,222.00
	Pag-Ibig	100	5-01-03-020	600.00
	Philhealth	100	5-01-03-030	7,500.00
	ECC	100	5-01-03-040	300.00
	PEI	100	5-01-04-990	5,000.00
	Hazard	100	5-01-02-110	83,795.25
	Subsistence	100	5-01-02-050	6,600.00
	Laundry	100	5-02-02-060	450.00
Non-Office	Reserved Funds			
	Water			800,000.00
	Electricity			11,470,263.42
Special Program under Mayors Office				
	Angeles City Tourism Program			4,000,000.00
	Solid Waste Management			26,000,000.00
	Construction and Improvement of drainage system at Pampang Public Market			14,000,000.00
	City Teacher Recognition Day program			1,000,000.00
GAD Fund	SK Federation			202,000.00
	Angeles City Youth and Development Office			300,000.00
TOTAL APPROPRIATIONS				<u>69,490,989.67</u>

Section 4. Separability Clause. If, for any reason, any section, or provision of this Ordinance is declared invalid or unconstitutional, other sections or provisions thereof which are not affected thereby shall continue to be in full force and effect.

Section 5. Effectivity. The provisions of this Ordinance shall take effect on September 16, 2025

ENACTED: This 16th day of September 2025 at Angeles City.

I HEREBY CERTIFY
THAT THIS ORDINANCE IS DULY ENACTED
BY THE SANGGUNIAN ON SEPTEMBER 16, 2025

ATTY. MARK PHILIP B. LUMBOY
City Secretary/Department Head II

AMOS B. RIVERA
City Vice Mayor &
Presiding Officer

CARMELO B. LAZATIN, II
City Mayor

September 23, 2025

Date of Approval



Republic of the Philippines
City of Angeles
SANGGUNIANG PANLUNGSOD
20TH Council

ORDINANCE NO. 748, S-2025
(PO-501-09-25)

AN ORDINANCE RECLASSIFYING PARCELS OF LAND FROM AGRICULTURAL TO PLANNED UNIT DEVELOPMENT (MIXED USE) COMPRISING AN AGGREGATE AREA OF 98,596 SQUARE METERS COVERED UNDER TCT NOS. 045-2023009059, 045-2023009060, 045-2023009061, 045-2023009063, 0452023011503, 045-2023011504, 045-2023011505, 045-2023011506, 045-2023011507, 045-2024007040, 045-2024007043 (BARANGAY TABUN) AND TCT NOS. 045-2023009062, 668, 045-2024007042, AND 045-2024007041 (BARANGAY CAPAYA), OWNED BY SILVER PALLADIUM PROPERTIES AND PRIME DEVELOPMENT CORPORATION FOR THE PROPOSED CONVERGE TECH CITY PROJECT.

Be it ordained by the Sanguniang Panlungsod of Angeles City in session assembled that:

Section 1. That parcels of land be reclassified from Agricultural to Planned Unit Development (mixed use), comprising an aggregate area of 98,596 square meters covered under TCT Nos. 045-2023009059, 045-2023009060, 045-2023009061, 045-2023009063, 0452023011503, 045-2023011504, 045-2023011505, 045-2023011506, 045-2023011507, 045-2024007040, 045-2024007043 (Barangay Tabun) and TCT Nos. 045-2023009062, 668, 045-2024007042, and 045-2024007041 (Barangay Capaya), owned by Silver Palladium Properties and Prime Development Corporation for the proposed Converge Tech City Project.

Section 2. Effectivity. This ordinance shall take effect upon its approval and publication in newspaper of local circulation.

Sponsored by Councilors **Arvin M. Suller**, Marino D. Bañola, Maricel Morales-Agoncillo, Edgardo D. Pamintuan, Jr., Jezreel Aaron L. Pineda and Alexander P. Indiongco

Seconded by Councilors Michelle M. Bonifacio, Jeselle Ann V. Dayrit, Raco Paolo S. Del Rosario, Danilo M. Nacu, Richard DC. Gaza, Jr. and Carlos P. Salvador

UNANIMOUSLY APPROVED by the Members Present during approval: Councilors Arvin M. Suller, Marino D. Bañola, Maricel Morales-Agoncillo, Edgardo D. Pamintuan, Jr., Jezreel Aaron L. Pineda, Alexander P. Indiongco, Michelle M. Bonifacio, Jeselle Ann V. Dayrit, Raco Paolo S. Del Rosario, Danilo M. Nacu, Richard DC. Gaza, Jr. and Carlos P. Salvador during Regular Session No. 21 held on September 16, 2025

Approved by His Honor, the City Mayor on **September 23, 2025.**

APPROVED:


CARMELO B. LAZATIN, II
City Mayor


AMOS B. RIVERA
City Vice Mayor & Presiding Officer

ATTESTED:


ATTY. NOEL M. LUZUNG
City Administrator


ATTY. MARK PHILIP B. LUMBOY
City Secretary/Department Head II



Republic of the Philippines
City of Angeles
SANGGUNIANG PANLUNGSOD
20TH Council

ORDINANCE NO. 749, S-2025
(PO-502-09-25)

AN ORDINANCE APPROVING THE APPLICATION FOR EXEMPTION OF PROPERTIES LOCATED AT 2-5 DE GUZMAN STREET, FELIZA SUBDIVISION, BARANGAY MALABANIAS, COVERED UNDER TCT NOS. 118902, 135328 AND 135329 WITH AN AGGREGATE AREA OF 1,018 SQUARE METERS, OWNED BY MR. JULIO D. PAMINTUAN JR., FOR A PROPOSED SHOWROOM FROM ARTICLE V, ZONE REGULATIONS, SEC. 12.4.3, USE REGULATIONS IN HIGH DENSITY RESIDENTIAL (R-3) ZONE OF ORDINANCE NO. 727, S-2024 KNOWN AS THE COMPREHENSIVE LAND USE PLAN AND ZONING ORDINANCE 2021-2030 OF ANGELES CITY.

Be it ordained by the Sangguniang Panlungsod of Angeles City in session assembled that:

Section 1. That properties located at 2-5 De Guzman Street, Feliza Subdivision, Barangay Malabantias, covered under TCT Nos. 118902, 135328 And 135329 with an aggregate area of 1,018 square meters, owned by Mr. Julio D. Pamintuan Jr., for a proposed showroom, be exempted from Article V, Zone Regulations, Sec. 12.4.3, Use Regulations in High Density Residential (R-3) zone of Ordinance No. 727, S-2024 known as the Comprehensive Land Use Plan and Zoning Ordinance 2021-2030 of Angeles City.

Section 2. Effectivity. This ordinance shall take effect upon its approval and publication in newspaper of local circulation.

Sponsored by Councilors **Arvin M. Suller**, Marino D. Bañola, Maricel Morales-Agoncillo, Edgardo D. Pamintuan, Jr., Jezreel Aaron L. Pineda and Alexander P. Indiongco
Seconded by Councilors Michelle M. Bonifacio, Jeselle Ann V. Dayrit, Raco Paolo S. Del Rosario, Danilo M. Nacu, Richard DC. Gaza, Jr. and Carlos P. Salvador

UNANIMOUSLY APPROVED by the Members Present during approval: Councilors Arvin M. Suller, Marino D. Bañola, Maricel Morales-Agoncillo, Edgardo D. Pamintuan, Jr., Jezreel Aaron L. Pineda, Alexander P. Indiongco, Michelle M. Bonifacio, Jeselle Ann V. Dayrit, Raco Paolo S. Del Rosario, Danilo M. Nacu, Richard DC. Gaza, Jr. and Carlos P. Salvador during Regular Session No. 21 held on September 16, 2025

Approved by His Honor, the City Mayor on September 23, 2025.

APPROVED:

CARMELO B. LAZATIN, II
City Mayor

AMOS B. RIVERA
City Vice Mayor & Presiding Officer

ATTESTED:

ATTY. NOEL M. LUZUNG
City Administrator

ATTY. MARK PHILIP B. LUMBOY
City Secretary/Department Head II



Republic of the Philippines
City of Angeles
SANGGUNIANG PANLUNGSOD
20TH Council

ORDINANCE NO. 750, S-2025
(PO-503-09-25)

AN ORDINANCE AMENDING CITY ORDINANCE NO. 690, SERIES OF 2023 AMENDING CITY ORDINANCE NO. 609, S-2021 OTHERWISE KNOWN AS “TRAFFIC CODE OF ANGELES CITY.”

Section 1. An Ordinance amending City Ordinance No. 690, S-2023, Amending City Ordinance No. 609, S-2021 otherwise known as “Traffic Code of Angeles City” is hereby amended, to be read as follows:

<u>Section</u>	<u>Location</u>	<u>Use of Public Road/Street</u>
Section 54 Number 26	Teodoro St from Fields Ave., going Tinio St., Balibago	Left Side Parking Only
Section 54 Number 27	Tinio Street to Fields Ave., Balibago	Left Side Parking Only
Section 55 Number 52	Fields Ave., Balibago side and Towing Area	No Parking on both
Section 55 Number 53	Salome Street, Balibago	No Parking on both side and towing area
Section 54 Number 25	Angeles-Magalang Bypass Road (From corner Angeles-Magalang Road going to FG Nepo Drive)	One side Parking
Section 55 Number 49	Pandan-Tabun Road (From Angeles-Magalang Road going to San Vicente Street(Tabun)	No Parking on Both Sides

Section 52 Number 24	Arayat Blvd. (From corner A. Rivera Lim Street going to A. Flores Street)	One way
Section 52 Number 25	Doña Aurora Street (From MacArthur Highway going To Lakandula Street)	One way
Section 52 Number 26	Sto. Rosario Street (From corner to Sto. Rosario Street going to Lakandula Street)	One way
Section 52 Number 27	Nepomuceno Street (From corner Lakandula Street going to Sto. Entierro Street) Barangay: Sapalibutad, Malabantias & Anunas	One way
Section 55 Number 50	Abacan Diversion Road (From Abacan Loop to Sapalibutad) Barangay: Balibago, Ninoy Aquino, Sta. Teresita and Malabantias	No parking on both sides
Section 55 Number 51	Abacan Diversion Road (From Pandan Loop to Sta. Teresita) Barangay: Pandan, Ninoy Aquino, Sta. Teresita and Malabantias	No parking on both sides
Section 55 Number 54	Abacan Diversion Road From Abacan Bridge Loop in Balibago to Friendship Bridge Loop in Anunas	No parking on both sides
Section 55 Number 55	Abacan Diversion Road From Abacan Bridge Loop in Malabantias to Friendship Bridge Loop in Anunas	No parking on both sides
Section 54 Number 28	Corner of Mitchell Ave. (Bagong Daan) From Mc-Arthur to cor, Fields Ave.	Right Side Parking Only

Section 2. Effectivity Clause. This ordinance shall take effect immediately after its

publication in a newspaper of local circulation.

Sponsored by Councilor **Raco Paolo S. Del Rosario**
Seconded by Councilors Marino D. Bañola, Edgardo D. Pamintuan, Jr.,
Jeselle Ann V. Dayrit, Danilo M. Nacu, Richard DC. Gaza, Jr.
and Jezreel Aaron L. Pineda

UNANIMOUSLY APPROVED by the Members Present during approval: Councilors Arvin M. Suller, Marino D. Bañola, Maricel Morales-Agoncillo, Edgardo D. Pamintuan, Jr., Jezreel Aaron L. Pineda, Alexander P. Indiongco, Michelle M. Bonifacio, Jeselle Ann V. Dayrit, Raco Paolo S. Del Rosario, Danilo M. Nacu, Richard DC. Gaza, Jr. and Carlos P. Salvador during Regular Session No. 21 held on September 16, 2025.

Approved by His Honor, the City Mayor on September 23, 2025.

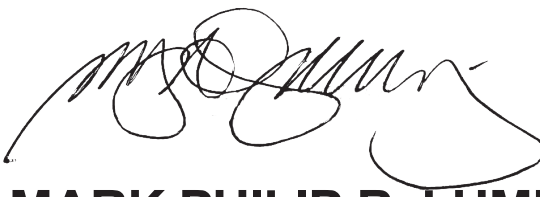
APPROVED:


CARMELO B. LAZATIN, II
City Mayor


AMOS B. RIVERA
City Vice Mayor & Presiding Officer

ATTESTED:


ATTY. NOEL M. LUZUNG
City Administrator


ATTY. MARK PHILIP B. LUMBOY
City Secretary/Department Head II



Republic of the Philippines
City of Angeles
SANGGUNIANG PANLUNGSOD
20th Council

ORDINANCE NO. 751, S-2025
(PO-468-07-25)

AN ORDINANCE REQUIRING LESSORS TO SUBMIT LESSEE INFORMATION TO THE BARANGAY AND OBTAIN FROM LESEES A BARANGAY OCCUPANCY CLEARANCE PRIOR TO ANY OCCUPATION OF RENTAL PROPERTIES WITHIN ANGELES CITY, AND PROVIDING PENALTIES FOR VIOLATION THEREOF.

WHEREAS, Section 6, Article II of the 1987 Constitution provides that, “The liberty of abode and of changing the same within the limits prescribed by law shall not be impaired except upon lawful order of the court. Neither shall the right to travel be impaired except in the interest of national security, public safety, or public health, as may be provided by law”;

WHEREAS, Section 16, Republic Act (“R.A.”) No. 7160, otherwise known as the Local Government Code of 1991 (“LGC”), provides that, “Every local government unit shall exercise the powers expressly granted, those necessarily implied therefrom, as well as powers necessary, appropriate, or incidental for its efficient and effective governance, and those which are essential to the promotion of the general welfare. Within their respective territorial jurisdictions, local government units shall xxx maintain peace and order, and preserve the comfort and convenience of their inhabitants”;

WHEREAS, there is a growing concern over the increasing number of criminal activities such as illegal drug operations, cybersex crimes, prostitution, and robbery syndicates being discreetly conducted in unlisted or unregistered lodging properties;

WHEREAS, it is the goal of the City Government of Angeles to strengthen the partnership between communities and law enforcement by enforcing regulations that promote accountability and preventive monitoring of rental properties;

WHEREAS, in lieu of the aforementioned matters, the City of Angeles herein takes measures to implement the registration and maintenance of registry in furtherance to the implementation of stricter measures to reduce if not eradicate crimes and drug-related cases prevalent in the City;

NOW, THEREFORE, be it ORDAINED by the 20th Sangguniang Panlungsod of Angeles City, in Session duly assembled that:

SECTION 1. TITLE. This Ordinance shall be known as the “Tenant Registration Ordinance of Angeles City”.

SECTION 2. DEFINITION OF TERMS. For purposes of this Ordinance, these terms are defined as follows:

a.Barangay Occupancy Clearance – a clearance issued by the Barangay prior to occupancy of the lessee which shall serve as proof that the lessee/tenant has personally appeared before the Barangay.

b.Consent – refers to any freely given, specific, informed indication of will, whereby the tenant agrees to the collection and processing of personal information about and/or relating to him or her.

c.Lessor/landlord– a lessor, for purposes of this ordinance, refers to a natural person engaged in the business of leasing or letting property to another, whether or not with a necessary permit or license.

d.Lessee/tenant – refers to a person who holds a lease, or who shall occupy a property in the respective barangay, within Angeles City, with a lease period of at least three (3) weeks, whether continuous or staggered.

e.Lease Agreement – the agreement entered into between lessor and lessee for the rent of the subject property;

f.Personal Information Controller (“PIC”) – refers to a natural person or any other body, who controls the processing of personal data, or instructs another to process data on his/her behalf.

g.Rental Properties – refers, but is not limited to, apartments, boarding houses, transient rooms, condotels, rental residences, bedspacers.

SECTION 3. DECLARATION OF POLICY. It is the policy of the City Government of Angeles to prevent the use of rental properties as venues for criminal activities and to promote peace, order, and public safety in all barangays.

SECTION 4. COVERAGE. This Ordinance shall cover all lessors and lessees who shall enter into lease agreements with a minimum of three (3) week rentals for the subject properties.

This ordinance shall further cover all residential rental properties including but not limited to apartments, boarding houses, bed spaces, transient homes, dormitories, condotels, and any structure or portion of a building leased or rented for residential purposes.

SECTION 5. OBLIGATIONS OF LESSORS. The Lessors shall have the following duties and obligations in the collection and submission of data:

- a.The Lessor shall register the property that is subject for lease for compliance of this ordinance;
- b.The Lessor shall submit to the PIC in the Barangay, a copy of the Lease Agreement along with the Data Privacy Consent Form and a copy of the Barangay Occupancy Clearance/Police Clearance acquired by the Lessee, attached therewith;
- c.The Lessor shall update the PIC in the Barangay for any updates, amendments, revisions, or extensions, on the lease agreements entered into;
- d.The Lessor shall duly inform the respective barangay should the lease agreement be terminated; and
- e.The Lessor is obliged to inform the barangay the information of the lessee those lease agreements falling three (3) weeks below.

SECTION 5-A. The documentary requirements that the Lessor shall submit to the Barangay prior to the commencement of a lease agreement are as follows:

- a. Original Lease Agreement between Lessor and the Lessee;
- b.Photocopy of one (1) valid government-issued identification card bearing the lessee and each accompanying occupants' full name, picture, and signature;
- c. Photocopy of the Data Privacy Consent Form; and
- d.Photocopy of the Barangay Occupancy Clearance or a Police Clearance from the previous barangay resided from.

SECTION 5-B. DATA PRIVACY AND CONFIDENTIALITY. In compliance with R.A. No. 10173 or the Data Privacy Act of 2012, the Data Privacy Form shall have the following provisions, to wit:

- a.“I understand that the information I am providing will be used for community safety purposes and will be protected in accordance with the Data Privacy Act. I consent to the processing of my personal data as outlined.”; and
- b.“The collection and handling of all tenant information shall strictly comply with the Data Privacy Act of 2012. Tenants shall be informed of their rights and how their information will be used and protected.”

All personal data collected under this ordinance shall be:

- 1.Collected lawfully, fairly, and for legitimate purposes related to public safety and community welfare;
- 2.Stored securely in the official records of the Barangay and used only for law enforcement coordination and crime prevention;
- 3.Accessed only by authorized barangay personnel and law enforcement agents, when necessary;
- 4.Protected in accordance with Republic Act No. 10173, otherwise known as the Data Privacy Act of 2012;
- 5.Retained only as long as necessary for its intended purpose and securely disposed of thereafter.

SECTION 6. OBLIGATIONS OF THE LESSEE. The Lessee shall have the obligation to personally register with the respective barangay to secure a Barangay Occupancy Clearance and furnish a copy thereof to the Lessor within seven (7) days from the start of the lease agreement or move-in.

The Lessee shall also furnish a barangay clearance from the previous residence or a police clearance and furnish the Lessor a copy thereof.

SECTION 7. IMPLEMENTING AUTHORITY. In compliance with the Department of Interior and Local Government (“DILG”) Memorandum Circular (M.C.) No. 2024-135, and the Local Government Unit Support System (“LGUSS”) – Barangay Information Management System (“BIMS”), the Barangay shall have the following obligations:

- a.The Barangay Chairperson shall designate or appoint a Personal Information Controller (“PIC”) who is responsible for processing and keeping the information collected. The PIC can be the Barangay Secretary.
- b.The Barangay PIC shall maintain a database or repository of data of all rental properties within the Barangay Hall.
- c.The Barangay PIC shall maintain a database or repository, and upload the necessary tenant information to the DILG’s LGUSS-BIMS website.
- d.The Barangay Council shall coordinate with law enforcement for time-to-time on-site verification that the subject property is listed as for lease.

e.The Barangay PIC shall retain information only as long as necessary as determined by the PIC for the fulfillment of the purposes for which they were obtained or for the establishment, exercise or defense of legal claims, or for legitimate business purposes, or as provided by law.

f.The Barangay PIC shall observe utmost confidentiality and data integrity in consonance with the Data Privacy Act and other applicable laws and regulations.

SECTION 8. BUDGETARY REQUIREMENTS. Expenses to be incurred for the implementation of this Ordinance, shall be charged against the General Funds of the respective Barangay, subject to existing budgeting, accounting, and auditing rules and procedures.

SECTION 9. PENALTIES. The following penalties shall be imposed for any act or omission violating this Ordinance, without prejudice to other existing and applicable laws, rules, and regulations:

- a. Lessor or Lessee
- 1) First Offense: Fine of One Thousand Pesos (₱1,000);
 - 2) Second Offense: Fine of Three Thousand Pesos (₱3,000);
 - 3)Third/Succeeding Offenses: Fine of Five Thousand Pesos (₱5,000).

b.In case of data breach occurring due to negligence, the PICs or its responsible officials are subject to the penalties specified in Sections 25-37, Chapter VII of the Data Privacy Act of 2012.

SECTION 10. PUBLICATION. This Ordinance shall be posted at prominent places in every barangay in three (3) consecutive weeks, published in a newspaper of general circulation within the territorial jurisdiction of Angeles City, the Angeles City Information Office shall publish the gist of this Ordinance in all available social media platforms, as necessary.

SECTION 11. SEPARABILITY CLAUSE. If for any reason or reasons, any part or provision of this Ordinance shall be held unconstitutional or invalid, other parts or provisions hereof which are not affected thereby shall continue to be in full force and effect.

SECTION 12. REPEALING CLAUSE. All ordinances, rules and regulations, or part thereof, where provisions are in conflict or contrary to the provisions of this Ordinance are hereby repealed, amended, or modified accordingly.

SECTION 13. EFFECTIVITY. This Ordinance shall take effect immediately upon its approval.

Sponsored by Councilors Joan Crystal DJ. Aguas, Raco Paolo S. Del Rosario, Edgardo D. Pamintuan, Jr., Arvin M. Suller and Maricel Morales-Agoncillo

Seconded by Councilors Alexander P. Indiongco, Jezreel Aaron L. Pineda, Marino D. Bañola, Jeselle Ann V. Dayrit, Michelle M. Bonifacio, Danilo M. Nacu, Richard DC. Gaza, Jr. and Carlos P. Salvador

UNANIMOUSLY APPROVED by the Members Present during approval: Councilors Arvin M. Suller, Joan Crystal DJ. Aguas, Marino D. Bañola, Maricel Morales-Agoncillo, Edgardo D. Pamintuan, Jr., Jezreel Aaron L. Pineda, Alexander P. Indiongco, Michelle M. Bonifacio, Jeselle Ann V. Dayrit, Raco Paolo S. Del Rosario, Danilo M. Nacu, Richard DC. Gaza, Jr. and Carlos P. Salvador during Regular Session No. 22 held on September 23, 2025.

Approved by His Honor, the City Mayor on October 1, 2025.

APPROVED:


CARMELO B. LAZATIN, II
City Mayor


AMOS B. RIVERA
City Vice Mayor & Presiding Officer

ATTESTED:


ATTY. NOEL M. LUZUNG
City Administrator


ATTY. MARK PHILIP B. LUMBOY
City Secretary/Department Head II



NOTICE OF PUBLIC HEARING

With reference to the Environmental Impact Statement (EIS) of **Silver Palladium Properties and Prime Development Corp.** for the proposed **Converge Tech City (Phase 1) Project** to be located in Barangay Capaya, Angeles City and Barangay Suclaban, Mexico, Pampanga, notice is hereby given to all parties who wish to give their opinion regarding the EIS of the proposed project.

The Public Hearing will be conducted on the following details:

DATE	TIME	VENUE
November 4, 2025 (Tuesday)	8:00 AM (Registration starts at 07:30 AM)	Barangay Covered Court of Barangay Capaya, Angeles City
November 4, 2025 (Tuesday)	10:00 AM (Registration starts at 09:30 AM)	Barangay Covered Court of Barangay Suclaban, Mexico, Pampangay

The Public Hearing is being conducted as part of the review of the EIS and public involvement in the process. The Project Information is provided below:

Project Name	Converge Tech City (Phase 1)
Project Location	Barangay Capaya, Angeles City and Barangay Suclaban, Mexico, Pampanga
Project Type	Land Development Project
Project Area/ Capacity	Total land area - 52.2885 hectares
Project Rationale	The proposed Tech City (Phase 1) Project is a 52.2885-hectare land development project with a mixed use facility, with a majority of its land with be allocated for IT park which has 41.5% coverage/ The IT Park is envisioned to house the headquarters of Converge ICT Solutions, the fastest growing high-speed broadband service operator un the country, Data center and other business and IT-related infrastructure systems will also be located in the project site. The remaining areas are allocated for residential, medical, education, other mixed-use facilities, road networks, and open spaces for parks and leisure areas. The proposed project is between the boundaries of Angeles City and the municipality of Mexico. It will be under the jurisdiction of Barangay Capaya, Angeles City and Barangay Suclaban, Mexico, Pampanga. More than 70% of the project is in Angeles City or 38.4 hectares of the total 52.2885 hectares. The property is bordered by the North Luzon Expressway to the west, the Abacan River to the north, a barren agricultural land to the east, and Capaya-Suclaban Brgy. Road to the south. The eastern portion of the site will be the future phase 2 location.
Project Components	IT Park, Mixed-use (Commercial and Residential) Institutional, Playground, Open Spaces, Roads, Future Development
Proponent	Silver Palladium Properties and Prime Development

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

The EIS is posted at the EMB Region 3 website (<https://r3.emb.gov.ph/>) and copies will be available at the Barangay Covered Courts of Barangay Capaya, Angeles City and Barangay Suclaban, Mexico, Pampanga.

For further details, please contact the Clearance and Permitting Division at (045) 963-3623 local 106.



R3-2025-034019

Masinop corner Matalino St., Diosdado Macapagal Government Center,
Brgy. Maimpis, City of San Fernando, Pampanga, 2000
Tel. No.: (045) 963-3623 | Email: recordsr3@emb.gov.ph
Website: r3.emb.gov.ph



NOTICE OF PUBLIC HEARING

This is to inform the public that **Pacific Agrisolutions Enterprises Inc.** has submitted an Environmental Performance Report and Management Plan for the **Chicken Dressing and Processing Plant Project** located in Brgy. Acli, Mexico, Pampanga.

Relative to this, we give Notice to all parties who want to raise their opinion(s) or concern(s) on the proposed layer poultry farm project to participate at the Public Hearing:

DATE	TIME	VENUE
October 28, 2025 (Tuesday)	10:00 AM (Registration starts at 9:30 AM)	Basketball Court, Brgy. Acli, Mexico, Pampanga

The Public Hearing is being conducted as part of the review of the EPRMP. We provided below the relevant project information.

Project Name	Chicken Dressing and Processing Plant
Project Location	Barangay Acli, Municipality of Mexico, Province of Pampanga,
Project Type	Chicken Dressing and Processing Plant
Project Area	19,454 square meters
Project Rationale	The project is in-line with the government thrust of ensuring food security by supplying quality but affordable chicken meat in the market and helps poverty alleviation by providing job opportunities. In terms of economic development, the project will be able to provide direct and indirect employment opportunities. Direct as it will generate jobs and indirect due to the number of related jobs that will be created because of it. It is expected to create more jobs and generate more income to the community and tax revenues the government.
Project Components	Processing Area, Cold Storage, Warehouse, Freezer, Ice Maker, Wastewater Treatment Facility (Sequencing Batch Reactor), Septic Tanks, Material Recovery Facility(MRF), Hazardous Waste Storage Area
Proponent	Pacific Agrisolutions Enterprises Inc.

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

The EIA report is posted at the EMB Region 3 website (<https://r3.emb.gov.ph/> > **Notice Board** > **Notice of Public Hearing**) and copies will be available in Brgy. Acli, Mexico, Pampanga.

For further details, please contact the Clearance and Permitting Division at (045)-963-3623 local 114 or 106.



R3-2025-034101

Masinop corner Matalino St., Diosdado Macapagal Government Center,
Brgy. Maimpis, City of San Fernando, Pampanga, 2000
Tel. No.: (045) 963-3623 | Email: recordsr3@emb.gov.ph
Website: r3.emb.gov.ph



LANGUAGE TEACHER

1 Vacancy

JOB DESCRIPTION

- Language Teachers are responsible for teaching students a new language. This can be any language other than English, including the Korean Language (Hanja) and, Japanese Language (Nihongo).
- Develop course materials for students to complete in the classroom and in their free time, which include handouts, essays, and additional homework assignments.
- Prepare lectures to deliver to high school students about basic principles of the Korean Language (Hanja), Japanese Language (Nihongo), as well as information related to Korean and Japanese culture.

QUALIFICATION

- Proficient in the Korean Language (Hanja), Japanese Language (Nihongo) and the English Language, both orally and in writing.
- Bachelor's degree in a foreign language.
- Confident and can work under pressure.
- Fluency in Korean Language (Hanja), Japanese Language (Nihongo), and English required

PLACE OF ASSIGNMENT:

Bestow Emmanuel College Foundation Inc.

How to apply:

The application can send a resume to our email address: hotelseoul1987@gmail.com

Attention: Jecelyn D. Juico / Admin Officer

Company / Employer	Name of Foreign National Intending to apply for the position
Company Name: Bestow Emmanuel College Foundation Inc. Complete Address: Sitio Baluarte, Dapdap, Mabalacat City, Pampanga	NAME OF FOREIGN NATIONAL: SOYUL PARK ADDRESS: HOTEL SEOUL/CHICO ST., ABACAN ST., & E. AGUINALDO ST., CFZ Nationality: South Korean National
Nature of Business: Educational Services	

Bestow Emmanuel College Foundation Inc. hereby declares that the above-named foreign national is able, willing, and qualified to perform the services and job description for Language Teacher The company has the intention to employ the said foreign national and apply for an Alien Employment Permit (AEP) to the Department of Labor and Employment (DOLE) Region III located at Diosdado Macapagal Government Center, Maimpis, City of San Fernando, Pampanga.

If there are any objections and 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 may file an objection at the Department of Labor and Employment (DOLE) Region III located at Diosdado Macapagal Government Center, Maimpis, City of San Fernando, Pampanga.

Please inform the Department of Labor and Employment, Region-3, if you have any information on criminal offences committed by the foreign national.

Hilton.

CLARK
SUN VALLEY RESORT

Join us in filling the earth with the light and warmth of hospitality!

Name: Donggwang Clark Corporation DBA Sun Valley Country Club
Address: Hilton Clark Sun Valley Resort, Jose Abad Santos Avenue, Clark Freeport Zone
Contact Person: Alja Lentejas
Contact Details: 0917 859 9533

An Executive Chef builds the hotel's reputation by leading a talented and creative kitchen and service team, crafting an innovative menu, and delivering an exceptional culinary and dining experience.

Requirements:

- 10+ years of culinary experience, including at least 5 years as an Executive Chef in a five-star hotel or resort under an international brand.
- Advanced certifications in Food Safety, HACCP and kitchen management.
- Experience in Michelin-starred or globally recognized establishments is highly valued.
- Proven success in managing multi-outlet kitchens, including fine dining, banquets, and room service.
- Formal culinary education is an advantage.

Interested applicants may directly apply through

www.jobs.hilton.com



REPUBLIC OF THE PHILIPPINES
THIRD JUDICIAL REGION
**MUNICIPAL TRIAL COURT
BACOLOR, PAMPANGA**
(mtc2bcl000@judiciary.gov.ph)
Contact No. 09456001203

THE ESTATES OF VICENTA GALANG
VDA. DE LABUNG, DOMINGO GALANG,
IGNACIA LUCUP, AND ISIDRO AYUYAO,
represented by the heirs,
GENEROSO P. LABUNG, JR., et al.,
further represented by their
co-plaintiff and attorney-in-fact,
Engineer PEDRITO L. LUZUNG,
Plaintiffs,

CIVIL CASE No. **991**
- for -

*Quieting of Title, Cancellation of
Patent Titles, Subdivision Plans
and Tax Declarations.
with Damages*

- versus -

CHERRYL TUAZON GARBES,
THE COMMUNITY ENVIRONMENT
AND NATURAL RESOURCES
(CENRO) – PAMPANGA,
THE BUREAU OF LANDS – REGION III,
THE REGISTER OF DEEDS OF PAMPANGA, and
THE OFFICE OF THE ASSESSOR OF BACOLOR, PAMPANGA,
defendants.

SUMMONS

(Service by Publication under the 2019 rules of Civil Procedure)

To: CHERRYL TUAZON GARBES

GREETINGS:

In the Order dated September 5, 2025, leave of court was granted to the plaintiffs pursuant to *Section 16, Rule 14 of the 2019 Rules of Civil Procedure* to effect service of summons by publication to you as it satisfactorily appearing to the court that the *Summons* cannot with reasonable diligence be served upon you since your whereabouts is unknown and cannot be ascertained.

In accordance with *paragraph 2, Section 16* thereof, you are hereby required to file with this Court and serve upon the plaintiff your **VERIFIED ANSWER** to the complaint, copy of which, together with the annexes, was sent to you, via registered mail, in your last known address, within

Page 1

REPUBLIC OF THE PHILIPPINES
THIRD JUDICIAL REGION
**MUNICIPAL TRIAL COURT
Bacolor, Pampanga**

THE ESTATES OF VICENTA GALANG VDA. DE LABUNG, DOMINGO GALANG, IGNACIA LICUP, AND ISIDORO AYUYAO, represented by the heirs, GENEROSO P. LABUNG JR., HERMOGENES ARNEL L. LUZUNG, TEODORO L. LUZUNG, JOSEPH L. LUZUNG, NINIBETH D. DE CASTRO, ANTONIETTA L. CORDERO, RUBY LABUNG ALZONA, REBECCA LABUNG CABALLA, ALFREDO M. LABUNG, JOCEL L. TAN, JOEL M. LABUNG, FLORA SAGMIT, ANDRES ROBERTO L. PINEDA, MARILOU VICENTA LABUNG-TALOSIG, further represented by their CO-PLAINTIFF and ATTORNEY-IN-FACT, ENGINEER PEDRITO L. LUZUNG,

Plaintiffs,

-versus-

CHERRYL TUAZON GARBES, THE COMMUNITY ENVIRONMENT AND NATURAL RESOURCES (CENRO)-PAMPANGA, THE BUREAU OF LANDS-REGION III, THE REGISTER OF DEEDS OF PAMPANGA and THE OFFICE OF THE ASSESSOR OF BACOLOR, PAMPANGA,

Defendants.

COMPLAINT

PLAINTIFFS, by undersigned counsel, unto this Honorable Court, most respectfully allege:

Page 2

I. THE PARTIES

1. The plaintiffs are the respective heirs and common administrators of the Estates of the late Vicenta Galang Vda. De Labung, Domingo Galang, and Ignacia Licup, which estates remain to be settled by the plaintiffs. Their personal circumstances are as follows:

GENEROSO P. LABUNG JR. Filipino, of legal age, married, and a resident of Blk 74 Lot 9, Bulaon Resettlement, City of San Fernando, Pampanga.

HERMOGENES ARNEL L. LUZUNG, Filipino, of legal age, married, and a resident of Cabetican, Bacolor, Pampanga.

TEODORO L. LUZUNG, Filipino, of legal age, single, and a resident of Purok 3, Cabetican, Bacolor, Pampanga.

JOSEPH L. LUZUNG, Filipino, of legal age, single, and a resident of Magtoto Compound, Sindalan, City of San Fernando, Pampanga.

NINIBETH D. DE CASTRO, Filipino, of legal age, married, a resident of Violeta Village, Sta. Cruz, Guiguinto, Bulacan;

ANTONIETTA L. CORDERO, Filipino, of legal age and a resident of No. 44 18th St. Blk 73, Madapdap Resettlement, Mabalacat City, Pampanga;

RUBY LABUNG ALZONA, Filipino, married, of legal age, and a resident of Blk 18, Lot 7 Summer Field Homes, Mexico, Pampanga

REBECCA LABUNG CABALLA, Filipino, married, of legal age, and a resident of Sta. Ines, Bacolor, Pampanga;

ALFREDO M. LABUNG, Filipino, of legal age, single, and a resident of L50 Cluster H Upper Cogeo Vill, Brgy. Bagong Nayon 1, Antipolo, Rizal;

JOCEL L. TAN, Filipino, of legal age, married, and a resident of Lot 8 Blk 12, Pink Street, Goodwill 2 Subd. Brgy. BF Homes, Parañaque City;

JOEL M. LABUNG, Filipino, of legal age, married, and a resident of Sta. Rita, Lubao, Pampanga;

FLORA P. SAGMIT, Filipino, of legal age, married and a resident of Blk 138 18B Lot 16, Madapdap Resettlement Phase 3, Mabalacat, Pampanga;

ANDRES ROBERTO L. PINEDA, Filipino, of legal age, married, and a resident of Sta. Ines, Bacolor, Pampanga;

MARILOU VICENTA LABUNG-TALOSIG, Filipino, married, of legal age, and a resident of No. 445 Aragona St. Cittadella Executive Village, Pulang Lupa 2, Las Piñas City 1742 MM; and

PEDRITO L. LUZUNG, Filipino, of legal age, married, and a resident No. 1441 Ruby Street, St. Augustine Village, San Agustin City of San Fernando, Pampanga.

2. Plaintiffs are all represented by their co-plaintiff **PEDRITO L. LUZUNG**, as shown in the Special Powers of Attorney dated 10 October 2024¹ and 18 December 2017² executed by his co-plaintiffs in his favor.

3. Defendant Cherryl Tuazon Garbes, is single, known to be of legal age, Filipino, and with last known postal address as per her title at Cabetican, Bacolor, Pampanga, where she may be served with summons and other judicial process.

4. Defendant COMMUNITY ENVIRONMENT AND NATURAL RESOURCES is a government agency in charge with the processing of applications for issuance of patent titles. It has its office at CENRO, Maimpis, City of San Fernando, Pampanga, where it may be served with summons and other judicial processes.

5. Defendant BUREAU OF LANDS-REGION III is a government agency in charge with the approval of subdivision and consolidation plans. It has its office at the Government Center, SACOP, Barangay Maimpis, City of San Fernando, Pampanga, where it may be served with summons and other judicial notices.

6. Defendant Register of Deeds is impleaded as nominal party being the Office in charge of giving complete relief in this Complaint. It has its office at the LRA Building, Registry of Deeds, Capitol Compound, City of San Fernando, Pampanga where it may be served with summons and other judicial notices.

7. Defendant Office of the Assessor of Bacolor, Pampanga is also impleaded as a nominal party, being the office that shall cancel the Tax Declarations subject of this Complaint. It may be served with summons and other judicial notices at the Municipal Hall, Bacolor, Pampanga.

II. NARATION OF FACTS

8. Vicenta Galang Vda. De Labung, Domingo Galang, Ignacia Licup, and Isidoro Ayuyao, are the registered co-owners of a parcel of land located at Bacolor, Pampanga with an area of 12,203 square

¹ Exhibit A- Special power of Attorney dated 10 October 2024.

² Exhibit B – Special Power of Attorney executed by Mariou Vicenta Labung Talosig dated 18 December 2017.

Page 4

meters, more or less, as described specifically on Transfer Certificate of Title No. 70337-R of the Register of Deeds of Pampanga, as follows:

TCT No. 70337-R³
Register of Deeds of Pampanga

A parcel of land (Lot 323 of the Cadastral Survey of Bacolor), with the improvements thereon, situated in the Municipality of Bacolor. xxx, containing and area of TWELVE THOUSAND TWO HUNDRED AND THREE (12,203) square meters, more or less. xxx

9. Said registered owners are now all deceased, leaving the plaintiffs as their lawful descendants and heirs. The relation of the plaintiffs with the registered owners Vicenta Galang, Domingo Galang and Ignacia Licup is illustrated as follows:

9.1 Vicenta Galang is one of the children of the registered owners Domingo Galang and Ignacia Licup.

9.2 Vicenta Galang had 8 children, namely: Aurora Dizon, Ligaya Labung⁴, Pablo Labung⁵, Ruben Labung, Ildefonso Labung, Jr.⁶, Jose Labung⁷, Generoso Labung and Medardo Labung⁸. All these children of Vicenta Galang died intestate on the following dates:

Aurora Labung Dizon⁹ – 07 July 2018
Ligaya Labung Luzung¹⁰ – 17 May 2021
Pablo Labung¹¹ – 31 October 2016.
Ruben Labung¹² – December 2, 1978
Ildefonso Labung¹³ – 07 October 2002
Jose G. Labung¹⁴ – 04 January 2010.
Generoso Labung¹⁵ – 14 April 2002

³ Electronic Certified Copy of the title is hereto attached as Exhibit "C" while the Tax Declaration No. GR 2020-03-0019-03377 is attached as Exhibit "D".

⁴ Exhibit E – Certificate of Live Birth of Ligaya Labung

⁵ Exhibit F – Certificate of Marriage between Pablo Labung and Socorro Guevarra.

⁶ Exhibit G – Certificate of Marriage of Ildefonso Labung, Jr. and Corazon Molina

⁷ Exhibit H – Certificate of Marriage of Jose G. Labung and Elsie Maron.

⁸ Exhibit I – Certification from the Office of the Municipal Civil Registrar of Bacolor, Pampanga.

⁹ Exhibit J– Certificate of Death of Aurora Labung Dizon.

¹⁰ Exhibit K – Certificate of Death of Ligaya Labung Luzung.

¹¹ Exhibit L – Certificate of Death of Pablo Labung.

¹² Exhibit M – Certificate of Death of Ruben Labung

¹³ Exhibit N – Certificate of Death of Ildefonso Labung

¹⁴ Exhibit O – Certificate of Death of Jose Labung

¹⁵ Exhibit P – Certificate of Death of Generoso Labung

Page 5

Medardo Labung¹⁶ – 22 May 2012

9.3 Aurora Dizon is survived by her daughter, herein plaintiff Ninibeth Dizon De Castro¹⁷.

9.4 Ligaya Labung was survived by her children namely: plaintiffs Hermogenes Arnel L. Luzung¹⁸, Teodoro L. Luzung¹⁹, Joseph L. Luzung²⁰, and Pedrito L. Luzung²¹.

9.5 Pablo Labung was survived by his daughter, plaintiff Antonietta Labung Cordero²².

9.6 Plaintiffs Ruby Labung Alzona²³ and Rebecca Labung Caballa²⁴ are the children of Ruben Labung;

9.7 Plaintiff Alfredo M. Labung²⁵ is the son of Ildefonso Labung;

9.8 Plaintiffs Jocel Labung Tan²⁶ and Joel M. Labung²⁷ are children of Jose Labung.

9.9 Plaintiff Generoso Labung, Jr.²⁸ is the son of Generoso Labung, Sr.

9.10 Plaintiff Marilou Vicenta Labung Talosig²⁹, is the daughter of Medardo Labung.

9.11 Plaintiffs Flora Pineda Sagmit³⁰ and Andres Roberto Pineda³¹ are the children of Teofilo Pineda. The latter was the son of Cecilia Galang Pineda, who was one of the children of Domingo and Ignacia Licup.

10. As could be seen in the Certificate of Live Birth of Ligaya Labung, she was born to Vicenta Licup Galang and Ildefonso Navarro

¹⁶ Exhibit Q – Certificate of Death of Medardo Galang Labung.

¹⁷ Exhibit R – Certificate of Live Birth of Ninibeth Labung Dizon.

¹⁸ Exhibit S- Certificate of Live Birth of Hermogenes Arnel L. Luzung.

¹⁹ Exhibit T– Certificate of Live Birth of Teodoro Luzung.

²⁰ Exhibit U- Certificate of Live Birth of Joseph L. Luzung.

²¹ Exhibit V- Certificate of Live Birth of Pedrito L. Luzung.

²² Exhibit W – Certificate of Live Birth of Antonietta Labung Cordero.

²³ Exhibit X – Certificate of Live Birth of Ruby Labung.

²⁴ Exhibit Y – Certificate of Live Birth of Rebecca Labung.

²⁵ Exhibit Z – Certificate of Live Birth of Alfredo M. Labung

²⁶ Exhibit AA – Certificate of Live Birth of Jocel M. Labung.

²⁷ Exhibit BB- Certificate of Live Birth of Joel M. Labung.

²⁸ Exhibit CC – Certificate of Live Birth of Generoso Labung, Jr.

²⁹ Exhibit DD – Certificate of Live Birth of Marilou Labung.

³⁰ Exhibit EE – Certificate of Live Birth of Flora Pineda

³¹ Exhibit FF – Certificate of Live Birth of Andres Roberto Pineda.

Page 6

Labung on 20 October 1933. Also, as reflected in the said Certificate of Live Birth, Vicenta Galang was 32 while Ildefonso was 33 at that time. If computed, Vicenta and Ildefonso are already 123 and 124 years old, respectively. Also, all their children, namely: Aurora, Ligaya, Pablo, Ruben, Ildefonso, Jose and Generoso, are all dead. Thus, the Honorable Court may take judicial notice of the death of Vicenta and Ildefonso.

11. The aforesaid Transfer Certificate of Title No. 70337-R was issued on the 20th day of August 1969 and was derived from Original Transfer Certificate of Title No. 7653 which was issued pursuant to Decree No. 115738, L.R.C. Cad. Record No. 148 registered on 28th day of November 1921.

12. The plaintiffs' ancestors have been in actual and physical possession of the subject property since time immemorial until their passing. This possession has been continuously maintained by the plaintiffs, as they have never been deprived of it up to the present.

13. Sometime in June 2014, the plaintiffs-heirs of the registered owners of the property held a meeting to partition the said property among the existing heirs. Plaintiff Pedrito Luzung was tasked by the family to look after the documentation of the partition on the lots. He referred the matter to a Geodetic Engineer to prepare the plan of partition.

14. Thereafter, plaintiff Pedrito L. Luzung was informed by his Geodetic Engineer that the plan of partition cannot be made because the Bureau of Lands approved plans of partition pertaining to patent titles application.

15. Immediately, Engr. Luzung went to the CENRO Pampanga to verify the findings of the Geodetic Engineer and there, he found out that several patents were already issued to Spouses Efrain Juan L. Soto, Jr. and Zelinda Barrios Soto, and herein defendant Cherryl Tuazon Garbes on the same land covered by TCT No. 70337-R.

16. To check on these patent titles, Engr. Luzung went to the Assessor's Office of Bacolor, Pampanga where he discovered that several tax declarations have been issued to Efrain Juan Soto and herein defendant Cherryl Tuazon Garbes on the same land based on the patent titles.

17. Along with the patent titles issued by CENRO Pampanga to Spouses Soto, the following patent titles were issued to herein defendant Cherryl Tuazon Garbes, with their respective assessed value as per their tax declarations, are as follows:

TCT NO.	PATENT TITLE NO.	OWNER	AREA IN SQ. M.	Assessed Value as Per Tax Dec.
13145 ³²	035404-06-2368	CHERRYL T. GARBES	2,372	P1,482.50 ³³
13196 ³⁴	035404-06-2442	CHERRYL T. GARBES	2,485	P1,515.60 ³⁵
		TOTAL AREA	4,857	P2,998.10

18. Also discovered by the plaintiffs are the existence of approved plans covering the subject land, all issued without the consent of the plaintiffs or their ascendants. As it appears on records, the approved plan that contains Cadastral Lot 323 of Bacolor, Pampanga as described on TCT No. 70337-R of the plaintiffs was cancelled by the Bureau of Lands without the consent and conformity of the plaintiffs. As a result, subdivision plan Csd-03-017129 was approved on September 13, 2006 resulting into the subdivision of Lot 323 into Lots 323-A to 323-D.³⁶

19. On November 3, 2006, the Bureau of Lands again approved another subdivision plan without the consent of the plaintiffs, this time covering Lot 323-D, subdividing the same and changing it to Lot Nos. 4004-A to 4004-L as per subdivision plan, Csd-03-017312.³⁷

20. During their lifetime, some of the predecessors-in-interest of the plaintiffs through herein plaintiff Pedrito L. Luzung filed a case against Sps. Efrain Juan L. Soto and Zelinda Barrios Soto and defendant Cherryl Tuazon Garbes. The nature of the said case is similar to this case except that it also prayed for Declaration of Unenforceability of Mortgage (involving Spouses Sotos titles) and all Proceedings had thereon. It was docketed as Civil Case No. 14264, originally raffled at Regional Trial Court Branch 42 City of San Fernando, Pampanga, and was thereafter re-raffled to Branch 44 of the same jurisdiction. However, the case against defendant Cherryl Tuazon Garbes was dismissed without prejudice,³⁸ hence this re-filing. Thereafter, the Presiding Judge of RTC Branch 44 inhibited herself

³² Exhibit HH – Patent Title No. 035404-06-2368

³³ Exhibit II– Tax Declaration No. A-04019-1879-A

³⁴ Exhibit JJ – Patent Title No. 035404-06-2442

³⁵ Exhibit KK – Tax Declaration No. A-04019-1880-A.

³⁶ Exhibit LL – Blue print of Csd-03-017129.

³⁷ Exhibit MM – Blue print of Csd-03-017312.

³⁸ Exhibit NN – Partial Decision dated 24 November 2017

Exhibit OO – Decision dated 03 November 2020.

Exhibit PP – Entry of Judgment dated 16 January 2021

Page 8

from the proceedings, thus leading to the re-raffle of the Civil Case No. 14264 to RTC Branch 48, City of San Fernando, Pampanga. The said case as against Sps. Efrain Juan L. Soto and Zelinda Barrios Soto, Unity Bank, its assignee China Bank Savings Inc. and all the other defendants in this case is now pending in RTC Branch 48.

III. FIRST CAUSE OF ACTION – QUIETING OF TITLE

21. The remedy of quieting of title is governed by Article 476 and 477 of the Civil Code, which state:

“Art. 476. Whenever there is a cloud on title to real property or any interest therein, by reason of any instrument, record, claim, encumbrance or proceeding which is apparently valid or effective but is in truth and in fact invalid, ineffective, voidable, or unenforceable, and may be prejudicial to said title, an action may be brought to remove such cloud or to quiet the title.

An action may also be brought to prevent a cloud from being cast upon title to real property or any interest therein”.

“Art. 477. The plaintiff must have legal or equitable title to, or interest in the real property which is the subject-matter of the action. He need not be in possession of said property.”

22. As held by the Honorable Supreme Court in the case of *Sps. Ernesto Yu and Elsie Yu vs. Eligio A. Topacio Jr.*³⁹, in order that an action for quieting of title may prosper, two requisites must concur: (1) the plaintiff or complainant has a legal or equitable title or interest in the real property subject of the action; and (2) the deed, claim, encumbrance, or proceeding claimed to be casting cloud on his title must be shown to be in fact invalid or inoperative despite its *prima facie* appearance of validity or legal efficacy.

23. The first requisite is based on Article 477 of the *Civil Code* which requires that the plaintiff must have legal or equitable title to, or interest in the real property which is the subject matter of the action. It is beyond dispute that Lot 323 (covered by TCT No. 70337-R) subject of the instant case is among the list of real or immovable property enumerated under Article 415 of the Civil Code⁴⁰.

³⁹ G.R. No. 216024, September 18, 2019

⁴⁰ Art. 415 of the Civil Code.

Art. 415. The following are immovable property:

(1)Land, buildings, roads and constructions of all kinds adhered to the soil. xxx

24. Legal title denotes registered ownership, while equitable title means beneficial ownership,⁴¹ meaning a title derived through a valid contract or relation and based on recognized equitable principles.⁴²

25. In the instant case, the plaintiffs have a valid cause of action against the defendants herein for Quieting of Title on the following reasons:

- i. Plaintiffs are the successors-in-interest and compulsory heirs of the deceased registered owners Vicenta Galang Vda. De Labung, Domingo Labung, and Ignacia Licup thus they have all the legal right, title, claim or interest over the subject real property.
- ii. The patent titles issued to Spouses Efrain Juan L. Soto, Jr. and Zelinda Barrios Soto and herein defendant Cherryl Tuazon Garbes as well as all their corresponding tax declarations, subdivision plans, and lot data computation sheets, are **documents, records or claims** which appear to be valid on their faces although the truth is, they emanated from fraudulent means. These patent titles, tax declarations, subdivision plans and lot data computation sheets per se, cast a cloud to plaintiffs' claim, title, interest or ownership over the subject Lot 323 because looking on the said documents or records, they would seem to connote ownership by Spouses Efrain Juan Soto Jr. and Zelinda Barrios Soto herein defendant Cherryl Tuazon Garbez of the portions of Lot 323.

26. This claim of ownership and existence of patent titles and tax declarations under the name of Spouses Efrain Juan Soto Jr. and Zelinda Barrios Soto and defendant Cherryl Tuazon Garbes **involving the same Lot 323** necessarily creates a cloud in the title of the plaintiffs over the subject property which is sought to be removed through the institution of the instant action.

IV. SECOND CAUSE OF ACTION – CANCELLATION OF PATENT TITLES, SUBDIVISION PLANS, LOT DATA COMPUTATION SHEETS, AND TAX DECLARATIONS

27. As previously stated, on the basis of the aforesaid plans which were illegally approved and unauthorized, the patent titles in the

⁴¹ *Mananquil v. Moico*, G.R. No. 180076, November 21, 2012.
⁴² *Heirs of Enrique Diaz v. Virata*, G.R. No. 162037, August 7, 2006, 498 SCRA 141, 161; *PVC Investment & Management Corporation v. Borcena and Ravidas*, GR. No. 155225, September 23, 2005, 470 SCRA 685, 693.

names of Sps. Soto and herein defendant Cherryl Tuazon Garbes were issued.

28. The issuance of the said subdivision plans and patent titles are clearly VOID from the beginning. The approval of the plans does not bear the consent of the plaintiffs or their predecessors-in-interest. The issuance of the patent titles is also VOID considering that the subject lot has already been issued a decree of registration by the Court of First Instance of Pampanga acting as Cadastral Court in L.R.C. Cad. Record No. 148. As per plaintiffs' title, Decree No. 115738 was issued and properly registered on the 28th day of November 1921 in the Register of Deeds of Pampanga. Pursuant to this Decree No. 115738, Original Certificate of Title No. 7653 was issued. The present title of the plaintiffs' predecessors-in-interest, TCT No. 70337-R issued on August 20, 1969, was derived from this OCT No. 7653. It is still valid and existing in the Register of Deeds of Pampanga.⁴³

29. Once a lot is issued a decree, it can no longer be applied for a patent, much more be issued a patent title. To do so would result in duplication of the titles covering the same property with different conflicting owners. The resulting titles are clearly VOID being inimical to the evils being prevented by the Torrens System of Land Registration. Clearly, the defendant Garbes's approved subdivision plans, lot data computation sheets and patent titles are VOID and produce no legal effect as against the title of herein plaintiffs' predecessors-in-interest.

30. Hence, under Sections 31 and 32 of Presidential Decree No. 1529, the decree on the land is incontrovertible and indefeasible, thus:

Section 31. Decree of registration. Every decree of registration issued by the Commissioner shall bear the date, hour and minute of its entry, and shall be signed by him. It shall state whether the owner is married or unmarried, and if married, the name of the husband or wife: Provided, however, that if the land adjudicated by the court is conjugal property, the decree shall be issued in the name of both spouses. If the owner is under disability, it shall state the nature of disability, and if a minor, his age. It shall contain a description of the land as finally determined by the court, and shall set forth the estate of the owner, and also, in such manner as to show their relative priorities, all particular estates, mortgages, easements, liens, attachments, and other encumbrances, including rights of tenant-farmers, if

⁴³ These data can easily be seen on the bottom portion of TCT No. 70337-R (Exhibit "C")

any, to which the land or owner's estate is subject, as well as any other matters properly to be determined in pursuance of this Decree.

The decree of registration shall bind the land and quiet title thereto, subject only to such exceptions or liens as may be provided by law. It shall be conclusive upon and against all persons, including the National Government and all branches thereof, whether mentioned by name in the application or notice, the same being included in the general description "To all whom it may concern".

Section 32. Review of decree of registration; Innocent purchaser for value. The decree of registration shall not be reopened or revised by reason of absence, minority, or other disability of any person adversely affected thereby, nor by any proceeding in any court for reversing judgments, subject, however, to the right of any person, including the government and the branches thereof, deprived of land or of any estate or interest therein by such adjudication or confirmation of title obtained by actual fraud, to file in the proper Court of First Instance a petition for reopening and review of the decree of registration not later than one year from and after the date of the entry of such decree of registration, but in no case shall such petition be entertained by the court where an innocent purchaser for value has acquired the land or an interest therein, whose rights may be prejudiced. Whenever the phrase "innocent purchaser for value" or an equivalent phrase occurs in this Decree, it shall be deemed to include an innocent lessee, mortgagee, or other encumbrancer for value.

Upon the expiration of said period of one year, the decree of registration and the certificates of title issued shall become incontrovertible. Any person aggrieved by such decree of registration in any case may pursue his remedy by action for damages against the applicant or any other persons responsible for the fraud. (emphasis, supplied).

31. Likewise, by the very provision of Commonwealth Act No. 141 on application for and approval of patent titles, it is clear that no patent title shall be issued to lands already owned by private persons, thus:

Section 8. Only those lands shall be declared open to disposition or concession which have been officially delimited and classified and, when practicable, surveyed, and which have not been reserved for public or quasi-public uses, nor appropriated by the Government, nor in any manner become private property, nor those on which a private right authorized and recognized by this Act or any other valid law may be claimed, or which, having been reserved or appropriated, have ceased to be so However, the President may, for reasons of public interest, declare lands of the public domain open to disposition before the same have had their boundaries established or been surveyed, or may, for the same reason, suspend their concession or disposition until they are again declared open to concession or disposition by proclamation duly published or by Act of the National Assembly. (Emphasis, supplied).

V. THIRD CAUSE OF ACTION – DAMAGES AND ATTORNEY'S FEES

32. By reason of the unlawful subdivisions of Lot 323, the illegal application for issuance of patent titles and approval and issuance of patent titles made in favor of defendant Cherryl Tuazon Garbes by the Bureau of Land-Region III and the CENRO-Pampanga, the plaintiffs were compelled to engage the services of counsel to litigate this case, where they agreed to pay attorney's fees in the amount of ONE HUNDRED THOUSAND PESOS (P100,000.00) and appearance fee of Five Thousand Pesos (P5,000.00) per court appearance. In addition, defendants shall be compelled to pay the filing fee of this Complaint and all other related expenses, the amount of which shall be proven during the trial of this case.

33. All the foregoing fees and expenses must be awarded to the plaintiffs and must be paid, jointly and solidarily by the Bureau of Lands-Region III and CENRO-PAMPANGA for having acted in bad faith or in gross neglect of their sworn duties and responsibilities and by Cherryl Tuazon Garbes who have acted in bad faith.

VI. JURISDICTION

34. Civil Case No.14264 was filed before the Regional Trial Court in pursuance with the case of *Sabitsana vs. Muertegu*⁴⁴, where the Honorable Supreme Court categorically stated that:

⁴⁴ G.R. No. 181359, August 05, 2013

"On the question of jurisdiction, it is clear under the Rules that an action for quieting of title may be instituted in the RTCs, regardless of the assessed value of the real property in dispute. Under Rule 63 of the Rules of Court, an action to quiet title to real property or remove clouds therefrom may be brought in the appropriate RTC.

It must be remembered that the suit for quieting of title was prompted by petitioners' August 24, 1998 letter-opposition to respondent's application for registration. Thus, in order to prevent a cloud from being cast upon his application for a title, respondent filed Civil Case No. B-1097 to obtain a declaration of his rights. In this sense, the action is one for declaratory relief, which properly falls within the jurisdiction of the RTC pursuant to Rule 63 of the Rules."

35. The instant case however, is being filed in pursuance with the **prevailing and latest** Decision of the Honorable Supreme Court in the case of *Guillermo Salvador et. al vs. Patricia, Inc.*⁴⁵, where it held that:

"But the same was not true in the case of the cause of action for the quieting of title, which had the nature of a real action — that is, an action that involves the issue of ownership or possession of real property, or any interest in real property³¹ — in view of the expansion of the jurisdiction of the first level courts under Republic Act No. 7691, which amended Section 33(3) of Batas Pambansa Blg. 129 effective on April 15, 1994, to now pertinently provide as follows:

Section 33. *Jurisdiction of Metropolitan Trial Courts, Municipal Trial Courts and Municipal Circuit Trial Courts in Civil Cases.* - Metropolitan Trial Courts, Municipal Trial Courts and Municipal Circuit Trial Courts shall exercise:
xxxx

(3) Exclusive original jurisdiction in all civil actions which involve title to, possession of, real property, or any interest therein where the assessed value of the property or interest therein does not exceed Twenty thousand pesos (P20,000.00) or, in civil actions in Metro Manila, where such assessed value does not exceeds (sic) Fifty thousand pesos (P50,000.00) exclusive of interest, damages of whatever kind, attorneys fees, litigation expenses and costs: x x x

As such, the determination of which trial court had the exclusive original jurisdiction over the real action is dependent on the assessed value of the property in dispute.

⁴⁵ G.R. No. 195834, November 09, 2016

xxx

An action to quiet title is to be brought as a special civil action under Rule 63 of the *Rules of Court*. Although Section 1 of Rule 63 specifies the forum to be "the appropriate Regional Trial Court," the specification does not override the statutory provision on jurisdiction. xxx

It is important to note that Section 1, Rule 63 of the Rules of Court does not categorically require that an action to quiet title be filed before the RTC. It repeatedly uses the word "may"- that an action for quieting of title "may be brought under [the] Rule" on petitions for declaratory relief, and a person desiring to file a petition for declaratory relief "may x x x bring an action in the appropriate Regional Trial Court." The use of the word "may" in a statute denotes that the provision is merely permissive and indicates a mere possibility, an opportunity or an option.

In contrast, the mandatory provision of the Judiciary Reorganization Act of 1980, as amended, uses the word shall and explicitly requires the MTC to exercise exclusive original jurisdiction over all civil actions which involve title to or possession of real property where the assessed value does not exceed P20,000.00, thus:

xxx"

(Underscoring and emphasis supplied)

36. Also, in the case of *Montero vs. Montero*⁴⁶, the Honorable Supreme Court said that:

"According to jurisprudence, "[i]n a number of cases, [the Court has] held that actions for reconveyance of or for cancellation of title to or to quiet title over real property are actions that fall under the classification of cases that involve [t]itle to, or possession of, real property, or any interest therein."

37. In this connection, Section 2 of REPUBLIC ACT NO. 11576, July 30, 2021, otherwise known as AN ACT FURTHER EXPANDING THE JURISDICTION OF THE METROPOLITAN TRIAL COURTS, MUNICIPAL TRIAL COURTS IN CITIES, MUNICIPAL TRIAL COURTS, AND MUNICIPAL CIRCUIT TRIAL COURTS, AMENDING FOR THE PURPOSE BATAS PAMBANSA BLG. 129, OTHERWISE KNOWN AS "THE JUDICIARY REORGANIZATION ACT OF 1980," AS AMENDED, states:

⁴⁶ G.R. No. 217755, September 18, 2019

Section 2. Section 33 of the same law is hereby amended to read as follows:

"Section 33. Jurisdiction of the Metropolitan Trial Courts, Municipal Trial Courts in Cities, Municipal Trial Courts, and Municipal Circuit Trial Courts in Civil Cases.— Metropolitan Trial Courts, Municipal Trial Courts in Cities, Municipal Trial Courts, and Municipal Circuit Trial Courts shall exercise:
"x x x

"(3) Exclusive original jurisdiction in all civil actions which involve title to, or possession of, real property, or any interest therein where the assessed value of the property or any interest therein does not exceed Four hundred thousand pesos (P400,000.00) exclusive on interest, damages of whatever kind, attorney's fees, litigation expenses and costs: *Provided*, That in cases of land not declared for taxation purposes, the value of such property shall be determined by the assessed value of the adjacent lots."

38. The assessed value of the subject property based on Tax Declaration No. GR2020-03-0019-03377 is P9,890.00. While in the two **questioned** Tax Declaration No. A-04019-1879-A and Tax Declaration No. A-04019-1880-A have assessed values of P570.00 and P580.00, respectively. Hence, the instant Complaint involving title to and possession of the said property is within the exclusive original jurisdiction of this Honorable Court.

VII. DOCUMENTARY & TESTIMONIAL EVIDENCE

39. Plaintiffs shall present Engr. Pedrito Luzung, who will testify on his personality to file the instant case, the current status of the property, the registered owners, the compulsory heirs of the registered owners, and how Lot 323 was illegally subdivided into several lots and portions thereof were illegally patented in favor of defendant Cherryl Garbes. His Judicial Affidavit is attached as **ANNEX "A"**.

40. A representative of Register of Deeds will likewise be presented to identify TCT No. 70337-R and all documents relative thereto. His testimony will prove that TCT No. 70337-R was issued pursuant to Decree No. 115738, L.R.C. Cad. Record No. 148 registered on the 28th day of November 1921. The said witness will also prove that TCT No. 70337-R is still under the names of Vicenta Galang Vda. de Labung (1/3 share); Domingo Galang, widower (1/3 share); Ignacia Licup, widow (1/6 share) and Isidoro Ayuyao. The Affidavit of the representative from the Registry of Deeds for the Province of Pampanga shall be submitted in the course of the trial considering that there is a need for issuance of subpoena to the said office prior to the preparation of his/her Judicial Affidavit.

41. The following pieces of documentary evidence are identified by the witnesses in their Judicial Affidavits and were marked in the course of their identification:

EXHIBITS	DESCRIPTION	PURPOSE
A, and sub-markings	Special Power of Attorney dated 10 October 2024.	To prove that plaintiff Pedrito L. Luzung is duly authorized by the plaintiffs to file the instant complaint and to represent them in the course of the proceedings.
B	Special Power of Attorney executed by Marilou Vicenta Labung Talosig dated 18 December 2017.	
C	Transfer Certificate of Title No. 70337-R	To prove that the subject property is covered by a title which was issued on August 20, 1969 under the names of Vicenta Galang Vda. De Labung, Domingo Galang, Ignacia Licup and Isidoro Ayuyao. Also to prove the territorial jurisdiction of the Honorable Court to hear the instant complaint.
D	Tax Declaration No. GR2020-03-0019-03377	To prove that the lot covered by TCT No. 70337-R was declared for taxation purposes.
D-1	Tax Declaration No. A-04019-20142	
E	Certificate of Live Birth of Ligaya Labung	To prove that Ligaya Galang Labung is one of the children of the registered owner Vicenta Licup Galang
F	Certificate of Marriage between Pablo Labung and Socorro Guevarra.	This is to prove that Pablo G. Labung is one of the children of the registered owner Vicenta Licup Galang.

G	Certificate of Marriage of Ildefonso Labung, Jr.	To prove that Ildefonso Labung Jr. is one of the children of Vicenta Licup Galang vda. De Labung.
H	Certificate of Marriage of Jose G. Labung and Elsie Maron	To prove that Jose G. Labung is one of the children of Vicenta Licup Galang vda. De Labung.
I	Certification from the Office of the Municipal Civil Registrar of Bacolor, Pampanga	To prove the Medardo Labung is one of the children of Vicenta Licup Galang Vda. de Labung.
J	Certificate of Death of Aurora Dizon.	To prove that Aurora Dizon died on 07 July 2018.
K	Certificate of Death of Ligaya Labung Luzung	To prove that Ligaya Labung died on 17 May 2021.
L	Certificate of Death of Pablo Labung.	To prove that Pablo Labung died on 31 October 2018.
M	Certificate of Death of Ruben Labun	To prove that Ruben Labung died on December 2, 1978.
N	Certificate of Death of Ildefonso Labung	To prove that Ildefonso Labung died on 07 October 2002.
O	Certificate of Death of Jose Labung	To prove that Jose Labung died on 04 January 2010.
P	Certificate of Death of Generoso Labung	To prove that Generoso Labung died on 14 April 2002.
Q	Certificate of Death of Medardo Galang Labung.	To prove that Medardo Galang Labung died on 22 May 2012.
R	Certificate of Live Birth of Ninibeth L. Dizon	To prove that plaintiff Ninibeth Dizon De Castro is the daughter of Aurora Dizon.
S	Certificate of Live Birth of Hermogenes Arnel L. Luzung.	To prove that plaintiff Hermogenes Arnel L.

		Luzung is the son of Ligaya Labung Luzung.
T	Certificate of Live Birth of Teodoro Luzung.	To prove that plaintiff Teodoro L. Luzung is the son of Ligaya Labung Luzung.
U	Certificate of Live Birth of Joseph L. Luzung.	To prove that plaintiff Joseph L. Luzung is the son of Ligaya Labung Luzung.
V	Certificate of Live Birth of Pedrito L. Luzung.	To prove that plaintiff Pedrito L. Luzung is the son of Ligaya Labung Luzung.
W	Certificate of Live Birth of Antonietta Labung Cordero.	To prove that plaintiff Antonietta Labung Cordero is the daughter of Pablo Labung.
X	Certificate of Live Birth of Ruby Labung.	To prove that plaintiff Ruby Labung is the daughter of Ruben Labung.
Y	Certificate of Live Birth of Rebecca Labung.	To prove that plaintiff Rebecca Labung is the daughter of Ruben Labung.
Z	Certificate of Live Birth of Alfredo M. Labung	To prove that plaintiff Alfredo M. Labung is the son of Ildefonso Labung.
AA	Certificate of Live Birth of Jocel Labung.	To prove that plaintiff Jocel Labung is the daughter of Jose Labung.
BB	Certificate of Live Birth of Joel M. Labung.	To prove that plaintiff Joel M. Labung is the son of Jose Labung.
CC	Certificate of Live Birth of Generoso Labung, Jr.	To prove that plaintiff Generoso Labung, Jr. is the son of Generoso Labung.
DD	Certificate of Live Birth of Marilou Vicenta Labung.	To prove that Marilou Vicenta Labung-Talosig is the daughter of Medardo Labung.
EE	Certificate of Live Birth of Flora Pineda	To prove that Flora Pineda is the daughter of Teofilo Pineda.
FF	Certificate of Live Birth of Andres Roberto Pineda	To prove that Andres Roberto Pineda is the son of Teofilo Pineda.

WW	Official Receipt No. 3461554	To prove that the plaintiffs are paying the taxes due on the subject property.
XX	Contract for Legal Services dated 19 February 2025	To prove that plaintiffs incurred expenses in the filing of the instant complaint in the form of attorney's fees.
YY	Acknowledgment Receipt dated 27 February 2025.	

VIII. NOTICE TO THE COURT AND CONCERNED PARTIES

42. Pursuant to A.M. No. 10-3-7-SC and A.M. No. 11-9-4-SC, prescribing the mandatory submission of electronic copies of pleadings or other court submissions in civil cases (hereinafter referred to as the "Guidelines"), the undersigned counsel for the plaintiffs hereby formally notifies the Honorable Court, as well as the other party to this case, of the law firm's official email address, that is:

legal@endonalaw.com

43. Hence, it is respectfully requested that all orders, pleadings, and other submissions pertaining to the instant case be sent to the aforementioned email address.

44. It is likewise requested that electronic carbon copy (CC) of all submissions, filing, or service be sent to the handling lawyer Atty. Rowena S. Cunanan-Mundo, through the following email address:

Name of Handling Counsel	Official Email Address
Atty. Rowena Cunanan-Mundo	attycunananmundo@yahoo.com.ph

PRAYER

WHEREFORE, it is respectfully prayed that:

- The Complaint for Quieting of Title be GRANTED by declaring Transfer Certificate of Title No. (042)-70337-R registered in the names of Vicenta Galang Vda. de Labung (1/3 share); Domingo Galang, widower (1/3 share); Ignacia Licup, widow (1/6 share) and Isidoro Ayuyao, married to Ana David (1/6 share) as the lawful, valid and existing title to Lot 323 of the Cadastral Survey of Bacolor, Pampanga;
- Declaring as VOID Transfer Certificates of Title Nos. 13145 and 13196 in the name of defendant Cherryl Tuazon Garbes;

Republic of the Philippines)
Sta. Ana, Pampanga) S.s.

VERIFICATION AND CERTIFICATION OF NON-FORUM SHOPPING

I PEDRITO L. LUZUNG Filipino, of legal age, married and resident of No. 1441 Ruby Street, St. Augustine Village, San Agustin City of San Fernando, Pampanga, after having been sworn in accordance with law, hereby depose and say that:

I am representative of my co-plaintiffs in the case entitled the Estates of Vicenta Galang Vda. De Labung vs. Cherryl Tuazon Garbes et. al., as evidenced by the Special Power of Attorney dated 10 October 2024 which is hereto attached as Annex 1-Verification.

I have caused the preparation of the above complaint and I have read the same and know the contents thereof.

I attest that: (a) The allegations contained therein are true and correct of my own personal knowledge and the authentic records at hand; (b) The complaint is filed without the intention to harass, cause unnecessary delay, or needlessly increase the cost of litigation; and (c) The factual allegations therein have evidentiary support.

I further certify that: (a) I have not commenced any action or filed any claim involving the same issues or matter in any court, tribunal, or quasi-judicial agency except for the Civil Case No. 14264 now pending before the Regional Trial Court, Branch 48 City of San Fernando, Pampanga and CA-G.R. CV No. 113394 before the Court of Appeals which has already been decided with finality; and (b) To the best of my knowledge, no such action or proceeding is pending except for the aforestated case docketed as Civil Case No. 14264..

If I should thereafter learn that the same or similar action or proceeding has been filed or is pending before the Supreme Court, the Court of Appeals, or any other tribunal or quasi-judicial agency, I undertake to report such fact within five (5) days therefrom to the court or agency wherein the original pleading and sworn certification contemplated herein have been filed.

IN WITNESS WHEREOF, I have hereunto set my hand this MAR 18 2025 at Sta. Ana, Pampanga, Philippines.

PEDRITO L. LUZUNG
Atty.
PRC ID No. 0055859

SUBSCRIBED AND SWORN to before me, on MAR 18 2025 at Sta. Ana, Pampanga, Philippines, by the affiant who exhibited to me his competent proof of identification appearing below his name.

Doc. No. 357 ;
Page No. 32 ;
Book No. 34 ;
Series of 2025.

ATTY. PEDRITO L. LUZUNG
Notary Public (Sworn in Santa Ana, Pampanga)
Notary Commission No. 83-34
Valid until December 31, 2025
Roll of Attorneys No. 9334
IBP No. 467459/Pasig City/December 28, 2024
PTR No. 747722/Pampanga/January 2, 2025
Office Address: G/F P.N.A. Commercial Bldg.,
JASA San Pedro, Sta. Ana, Pampanga

GG	Owner's duplicate copy of TCT No. 042-70337-R	To prove that a new title was issued by the Register of Deeds of Pampanga covering the Lot No. 323 under the name of the plaintiffs' ascendants pursuant to the Decision issued by the Court granting the petition for issuance of the loss Owner's Duplicate Copy thereof.
HH	Patent Title No. 035404-06-2368	To prove that despite the fact that there is an existing Title covering the subject property, defendant Cherryl Tuazon Garbes in connivance with defendant Efrain Juan L. Soto Jr. and DAR, was able to subdivide the subject property and Patent titles and Tax Declarations were issued in the name of Cherryl Tuazon Garbes.
II	Tax Declaration No. A-04019-1879-A	
JJ	Patent Title No. 035404-06-2442	
KK	Tax Declaration No. A-04019-1880-A.	To prove that despite the fact that there is an existing Title in the names of plaintiffs' predecessors-in-interest, the Bureau of Lands approved the Subdivision plans.
LL	Blue print of Csd-03-017129.	To prove that defendant Cherryl Tuazon together with Efrain Juan L. Soto Jr. and Zelinda Barrios Soto submitted to the Bureau of Lands two subdivision plans pertaining to the subject property.
MM	Blue print of Csd-03-017312.	To prove that Cadastral Lot No. 323 of Bacolor, Pampanga as described in TCT No. 70337-R was subdivided in Lots 323-A to Lot 323-D which led to the issuance of the questionable patent titles in

		the name of Sps. Efrain Juan L. Soto Jr. and Zelinda Barrios Soto and defendant Cherryl Tuazon.
NN	Partial Decision dated 24 November 2017.	To prove that a similar case involving the subject property was filed against defendant Cherryl Tuazon Garbes together with the Sps. Efrain Juan Soto Jr. and Zelinda Barrios Soto.
OO	Decision dated 03 December 2020	To prove that the said case was partially decided and was dismissed without prejudice with respect to defendant Cherryl Garbes.
PP	Entry of Judgment dated 16 January 2021	To prove that Lot 323 originally was a result of Cadastral 73 Bacolor Cadastre of the Bureau of Lands.
QQ	Survey Plan No. Cad 73 Bacolor Cadastre	To show that there is an approved technical description of the subject property which was the source of the title of plaintiffs' ascendants.
RR	Technical Description of Lot 323	To show the actual computation of the metes and bounds of the lot 323. This supports the approved technical description of lot 323 and the existence of TCT No. 70337-R, many years before the defendant applied for free patent.
SS and SS-1	Lot Data Computation (Bureau of Lands Area Sheet) of Lot 323	To prove the existence of Lot data computation for lots 323-E and Lot 4004-A issued under the name of defendant Garbes that need to be cancelled.
TT	Lot Data Computation Sheet of Lot 323-E	To prove that the plaintiffs are paying the taxes due on the subject property.
UU	Lot Data Computation for Lot 4004-A	
VV	Tax Clearance	

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MCLE Compliance No. VIII-0019084/01.08.2025

- Ordering the Register of Deeds of Pampanga to cancel Transfer Certificates of Title Nos. 13135 (Patent Title No. 035404-06-2368) and 13196 (Patent Title No. 035404-06-2442) in the name of Cherryl Tuazon Garbes;
- Ordering the BUREAU OF LANDS Regional Office III to cancel the subject subdivision plans Csd-03-017129 and Csd-03-017312 and and Lot Data computation sheets for Lot 323-E and 4004-A issued relative thereto;
- Ordering the ASSESSOR'S OFFICE of Bacolor, Pampanga to CANCEL all the tax declarations issued pursuant to Transfer Certificate of Title No. 13145 and 13196 in the name of Cherryl Tuazon Garbes;
- Ordering the defendants Bureau of Land-Region III; Community Environment and Natural Resources Office-Pampanga and Cherryl Tuazon Garbes JOINTLY AND SEVERALLY liable to pay the plaintiffs the amounts of ONE HUNDRED THOUSAND PESOS (P100,000.00) as and for attorney's fees and appearance fee of the lawyer per hearing in the amount of FIVE THOUSAND PESOS (P5,000.00), including the costs of suit.

Such other relief, equitable under the premises, are likewise prayed for.

18 March 2025, Mexico Pampanga, for Bacolor, Pampanga.

ENDONA PAMA MUNDO COLLE & DAVID LAW OFFICES
Counsel for the Plaintiffs
G/F ENDONA PROFESSIONAL BUILDING
SAN ANTONIO CENTRO MEXICO 2021 PAMPANGA
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By:

GENER C. ENDONA
Roll of Attorneys – 38527
IBP Pampanga Lifetime No. 011560
PTR No. 0747729E/Pampanga/01.02.2025
MCLE Compliance No. VII-0008792/02.10.2022

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of RONALDO MANALO GUIAO who died on September 29, 2025 at OFW Hospital P.E.O. Compound, Brgy. Sindalan, City of San Fernando, Pampanga; executed an Affidavit of Extrajudicial Settlement on his estate; and more particularly described as follows;

Transfer Certificate of Title No. 158043

A parcel of land (Lot 18, Block 2 of the subdivision plan Psd-03-156900 being a portion of Lot 794 Angeles Cadastre L.R.C. Rec. No.), situated in the Barrio of Cutud, City of Angeles; containing an area of One Hundred Fifty Two (152) square meters, more or less.

Transfer Certificate of Title No. 158044

A parcel of land (Lot 19, Block 2 of the subdivision plan Psd-03-156900 being a portion of Lot 794 Angeles Cadastre L.R.C. Rec. No.), situated in the Barrio of Cutud, City of Angeles; containing an area of One Hundred Forty Eight (148) square meters, more or less.

Transfer Certificate of Title No. 158045

A parcel of land (Lot 20, Block 2 of the subdivision plan Psd-03-156900 being a portion of Lot 794 Angeles Cadastre L.R.C. Rec. No.), situated in the Barrio of Cutud, City of Angeles; containing an area of One Hundred Twenty Six (126) square meters, more or less.

- Philippine Peso Bank deposit particularly described as:

BANK: Bank of the Philippine Island
ACCOUNT NO.: 008593-0580-51
AMOUNT: PHP 500,416.11

before Notary Public Atty. Marcelino A. Pineda Jr., as per Doc. No. 1111, Page No. 95, Book No. XXX, Series of 2025.

Punto! Central Luzon: October 19, 26& November 2, 2025

Career Opportunity in Royal Eagle Aviation Fzco

Team Manager

2 Vacancy

Job Description:

Supervise daily operation of the CSR

Qualifications;

- Min. 2 years' experience in Aviation (Spare Parts Supply Chain) logistics or MRO
- Bachelor in Aeronautical Engineering/Electronic Engineering or any related to Aviation field
- Additional training or Certification in Aviation logistics inventory control or procurement management is an advantage.
- Knowledge of import/export documentation, customs clearance and aviation regulatory compliance

Applicants may be sent to:
Royal Eagle Aviation FZCO-Rep Office
Kathryn.galande@royaleagle.aero

Company/Employer	Name of foreign national intending to apply for position
Royal Eagle Aviation FZCO-Rep Office Room 1C, Business Arcade 2, Philexcel Business Park, M.A. Roxas Highway Street Clark Freeport Zone, Angeles City, Pampanga 2023	Abhijith Deepak Giri Suhail Sirajudeen Address: Clark Freeport Zone, Pampanga National: INDIAN Intended period of employment 2 years

Royal Eagle Aviation FZCO-Rep Office hereby declares that the above named foreign national is able, willing and qualified to perform the service and job description for this position. The company has intention to employ the said foreign national and apply for Alien Employment Permit with the DOLE Regional Office No.3 Located at Matalino cor. Mahusay St. DMGC, Maimpis, City of San Fernando, Pampanga.

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

CEB ramps...

FROM PAGE 1

Starting October 26, CEB will operate direct flights between Clark and Naga four times weekly — every Monday, Wednesday, Friday, and Sunday. Meanwhile, three times weekly flights between Clark and San Jose will begin on October 28 and operate every Tuesday, Thursday and Saturday.

This expansion will bring CEB's total destinations from Clark to 16

— 12 domestic and four international — giving the airline the widest network among all carriers operating at the hub.

At the same time, this will boost CEB's Clark hub capacity by 25%, increasing from 1.4 million seats in 2024, and enable the airline to operate more than 11,000 flights in 2025, up from around 7,000 flights in 2024 — a 49% increase.

DESTINATION N O V .

WEEKLY FREQUENCY DOMESTIC	
Bohol	7x
Boracay (Caticlan)	19x
Cebu	18x
Coron	21x
Davao	7x
El Nido	18x
Iloilo	4x
Masbate	7x
Naga	4x
Puerto Princesa	4x
San Jose	3x
Siargao	14x
INTERNATIONAL	

Bangkok	10x
Hong Kong	14x
Singapore	4x
Tokyo (Narita)	7x

To encourage travel, CEB is rolling out a special seat sale until October 31 allowing passengers to book their flights to all domestic destinations for as low as P99 one-way base fare, exclusive of fees and surcharges, for trips until March 31, 2026.

When booked in

advance, passengers can even enjoy fares that are up to 33% lower when flying from Clark compared to Manila.

“With Cebu Pacific's expanded network, increased capacity, and more affordable fares, Clark is fast becoming one of the most exciting jump-off points for air travel, giving passengers greater access to key domestic and international destinations. This growth strengthens Clark's

role as a vital tourism, economic, and transportation hub, creating more opportunities for communities in the region and beyond,” said Candice Iyog, CEB Marketing and Customer Experience Officer.

CEB operates in 37 domestic and 26 international destinations spread across Asia, Australia, and the Middle East.

Press release

Book your flights now at www.cebupacificair.com.

First 100 days...

FROM PAGE 1

a community hospital funded by the Department of Health.

Initially a BUCAS (Bagong Urgent Care and Ambulatory Service) Center, the facility shall provide fast, accessible, and affordable immediate outpatient medical care to residents, especially the poor, serving as an intermediate step between primary health clinics and large hospitals.

Expanded health services with special focus on indigents that the mayor initiated include free wheelchairs, walkers, and vials of insulin. Soon to rise too is the municipal animal bite center and the Consulta Center within the municipal compound that will further enhance access to free and quality health care.

Labung's can-do intensity impacted too in the town's long-time problems of garbage and traffic.

The mayor not only

cleaned the Augean stable that was the materials recovery facility but regimented the collection of garbage, procured a brand-new garbage truck from the provincial government, and doubled the wages of garbage collectors in recognition of their valuable service to the community.

Clearing the streets of obstructions, no-nonsense enforcement of no-parking laws on major throughfares, opening side streets, the deployment of more traffic enforcers with corresponding pay increases dramatically accelerated traffic flow in the municipality.

Line and pavement markings, including pedestrian lanes as well as the asphaltting of the Jose Abad Santos Avenue from the Arayat–Sta. Ana boundary to the town proper also helped in the highly improved traffic flow.

Living up to his advocacy

of government transparency, Labung strictly implemented a policy of “No SOP,” referencing the total absence of “Suhol o Padulas” in the local government where he fostered a culture of integrity, honesty, and dignity.

To ensure efficiency and accountability, the local government created an internal audit unit and holds weekly meetings with department heads. The mayor also removed the Mayor's Working Permit fee, which was a welcome relief to local workers and small business owners.

Servant leadership, Labung made most manifest in donating his entire salary alternately to students, solo parents, disabled persons, others in the marginalized sector, and even the parish pastoral council.

This, even as the LGU has institutionalized social and livelihood projects like the “Angat Pamilya, Labung Sta.

Ana,” which empowers poor families through training and support. Relief distribution, educational subsidy, and programs for senior citizens and those on the peripheries of local society remain constant and consistent.

“Education is a great force for change.” With that as a core value, the mayor firmly holds that investing in the students is investing in the future of Sta. Ana.

Since Labung's assumption of the mayorship, LGU support to learners has doubled down through educational assistance and scholarship grants and subsidies for poor but deserving students.

In his aggressive effort to increase the availability of higher education in town, he also allocated a portion of the lot that he donated for the proposed Pampanga State University–Sta. Ana Campus, with plans and negotiations already on the pipeline.

The local government also has an active role to help schools upgrade facilities and equipment so that they are able to produce a more productive learning environment.

Cognizant of Sta. Ana as still largely agricultural, the municipal government regularly provides cash subsidy, hybrid and inbred seeds, fertilizers, and other farm inputs to help farmers bounce back from calamities and improve crop production. Anti-rabies vaccination campaign sessions are also ongoing as part of the animal health program of the LGU.

Not simple promotion and preservation but the enrichment of culture and heritage in Sta. Ana, has the Labung mayoralty embarked upon.

At the 2025 Sta. Ana Town Fiesta the LGU hosted commenced the Most Outstanding Pimpeño Awards as recognition to the town's citizens whose achievements

in their fields of endeavor gave pride and prestige to Sta. Ana. The very name of the award honors and rediscovers the legacy of the town once named “Pinpin.”

Currently, the LGU is in the thick of negotiations with the Tourism Infrastructure and Enterprise Zone Authority to build a tourist rest area where local products and attractions would be showcased.

Milestones in health care, environmental management, traffic alleviation, education, social services and transparency in governance in the first 100 days are no mean feat for just any other local government executive.

Dinan Labung though is not just any other. With his governance solidly grounded on “Mabilis ang Aksyon, Walang Korapsyon,” there is no other way for Sta. Ana but to soar to progress with integrity, efficiency, and high public trust.

SMC Infra, MPTC...

FROM PAGE 1

interoperability between our electronic toll collection (ETC) systems, Autosweep and Easytrip. This latest feature will directly benefit motorists who will register for a new ETC account, as they will only need one radio frequency identification (RFID) and account to travel seamlessly across the Luzon expressway network,” both companies said in a joint statement.

The One RFID program covers all toll roads in Luzon such as Tarlac-Pangasinan-La Union Expressway (TPLEX), Subic-Clark-Tarlac Expressway (SCTEX), North Luzon Expressway (NLEX), NLEX Connector, Skyway System, NAIA Expressway, Manila-Cavite Expressway (Cavitex), Cavitex-C5 Link, Muntinlupa-Cavite Expressway (MCX), Cavite-Laguna Expressway (CALAX), South Luzon Expressway (SLEX), and the STAR Tollway.

Registering for the One RFID program is optional. Motorists with existing, separate Autosweep and Easytrip RFIDs and accounts may choose to join the toll interoperability program, but those who choose to maintain two separate RFID accounts, may also do so, the companies said.

This project was initiated by government

through the Department of Transportation and the Toll Regulatory Board, in line with their mandate to improve the efficiency of the country's expressway network.

The private operators had been working closely with government over the years, to make the vision of toll interoperability a reality.

“The road to One RFID was not easy, as it required extensive work on the part of all stakeholders. Both ETC providers made significant upgrades to their existing infrastructure to integrate their systems, while conducting rigorous testing to ensure smooth and seamless interoperability,” the firms said.

With the completion of the interoperability project, the expressway operators said their focus will now be on roll-out—making registration to the One RFID program more convenient and accessible—as well as continuous improvements to the system, to ensure overall better experience at the expressways for motorists.

“We express our gratitude to the leadership

of the DOTR led by Secretary Giovanni Z. Lopez and TRB Executive Director Jose Arturo M. Tugade for their steady hands in steering this project towards the finish line. Their valuable guidance helped us navigate the existing regulatory environment, which simplified settlement mechanisms, so that motorists can enjoy a smooth and secure experience,” the companies said.

The tollway operators expressed their continued committed to support government initiatives, invest in world-class systems, and contribute towards a better Philippines for all.

NLEX-CorpCom

Team Pampanga...

FROM PAGE 1

the enduring Filipino spirit of bayanihan in times of crisis.

According to PhiVolcs, more than 12,000 aftershocks have been recorded as of Oct. 14, following the Sept. 29 quake. Bogo City suffered the most casualties, with dozens of lives lost and hundreds of homes destroyed.

For survivors like Allan Gomez of Barangay Pandan, the road to recovery remains long but acts of kindness from fellow Filipinos continue to bring hope.

Similarly, Barangay Lapaz Captain Eddie Tulingin shared the immense struggle their community endured during the twin tremors that struck their area.

“Ang hirap po... akala

namin, mamatay na kami. Pero 'yung ganitong tulong may dumarating, nagbibigay ng pag-asa – 'yun po ang nagpapalakas ng loob namin,” he said.

Vice Governor Pineda said the mission holds deep meaning for Kapampangans, who know what it's like to rebuild after disaster.

“Kami rin po sa Pampanga ay dumaan sa matinding pagsubok noong pumutok ang Mt. Pinatubo. Kaya ngayon na kami'y nakabangon na, panahon naman para tumulong sa iba,” he shared with the people the mission served.

Joining the Pineda were Pampanga Mayors League president Apalit Mayor Jun Tetangco, Lubao Mayor Esmeralda Pineda,

Magalang Mayor Malu Lacson, and personnel from the Pampanga provincial disaster risk reduction and management office, provincial social welfare and development office, general service office, and provincial information office.

As Team Pampanga departed Cebu, they carried with them stories of courage, gratitude, and resilience—proof that in every tragedy, there is strength in unity.

Through this mission, Pampanga once again embodied the true essence of bayanihan—sharing the same hope and compassion that once helped Kapampangans rise after Mt. Pinatubo, now passed on to Cebuanos.

Pampanga PIO/Photos: Gerald Gloton

Abenson...

FROM PAGE 9

home to a smarter one, or in need to refresh your home decorations, look no farther because Abenson provides everything you need. From air conditioning, refrigerators, entertainment, home-care must-haves, personal needs, or even furniture upgrades for work or school, you can definitely spot what you're looking for at this new Abenson store. Visit and enjoy an exclusive opening promos.

You can also seek consultations with the Planning Studio expert to know more about turning your house into a cozier

and more comfortable home. Availing this service helps you to shop better and smarter.

Payments are hassle-free at Abenson and offers a wide range of easy payment options, zero interest installment promos, and financing through trusted bank partners, exclusive for the launch of this new Abenson store.

T&C apply. DTI Fair Trade Permit No. FTEB-230308 Sorios of 2025

All promos are exclusive to Abenson WalterMart Mabalacat and run on limited dates, while supplies last.



Punto! 18
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STEP 3
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will each receive
Php 500 gift card

Submit your entries by October 28, 2025. Winners will be announced on October 29, 2025

2025 UNDAS BRANCH SCHEDULE

October 31 (Friday)	Regular Branch Operating Hours*
November 1 (Saturday)	ALL BRANCHES ARE CLOSED* (EXCEPT MALL-BASED BRANCHES)
November 2 (Sunday)	Regular Branch Operating Hours*
November 3 (Monday)	Regular Branch Operating Hours*

*All mall-based branches will follow mall operating hours.



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- SHOP INSURANCE PRODUCTS
- DOWNLOAD eCebuana APP*
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*eCebuana app is powered by Cebuana Lhuillier Bank

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PSHSS NCE 2025

NATIONAL COMPETITIVE EXAMINATION

Philippine Science High School - Central Luzon Campus

APPLICATION PERIOD
JUNE 16 TO NOVEMBER 7 2025

DATE OF EXAM
JANUARY 31, 2026

CRITERIA FOR ELIGIBILITY:

A Grade 6 Elementary pupil from a duly recognized school by the Department of Education who meets the following criteria is eligible to apply for the PSHS National Competitive Examination (NCE.)

HE/SHE MUST:

Final Grade of 85% or better in Science and Mathematics

Have at least a Satisfactory on his/her Character Rating in report card (SY 2024-2025)

Not be more than 15 years old by June 30, 2026

Have **not** previously applied for admission in PSHS

Filipino Citizen
Note: no pending or approved application as immigrant to any foreign country

Good health and fit to undergo a rigorous academic program

Registration Link: <https://nce.pshs.edu.ph/>

PUNTO! CENTRAL LUZON • OCTOBER 19-25, 2025 • SUNDAY - SATURDAY

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25 Oct / 2025
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26