

P3.6-B food hub to rise in Clark

CIAC-FTI partnership

CLARK FREEPORT – The Clark International Airport Corp. has signed a memorandum of agreement with the Food Terminal Inc. to develop the P3.6-billion Clark National Food Hub that will serve as the main trading center for Central and Northern Luzon.

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CIAC PCEO Jojit Alcazar (3rd from right) and FTI president and CEO Joseph Rudolph Lo (2nd from left) led the ceremonial signing for the development of the Clark National Food Hub. Standing as witnesses are: (L-R) Transportation Assistant Secretary Capt. Donaldo Mendoza; Agriculture Secretary Francisco Tiu Laurel Jr.; BCDA chairperson Hilario Paredes and PCEO Joshia Bingcang. **CONTRIBUTED PHOTO**



Capitol forum: School disaster preparedness, mental health

CITY OF SAN FERNANDO – “When we prepare our schools, we protect our children. And when we protect our children, we safeguard the future of Pampanga.” Thus, Gov. Lilia “Nanay” Pineda addressed some 500 school principals and division chiefs from across Pampanga participating in the Youth

PINEDA

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File photo shows Congressman Lazatin during the distribution of emergency bags to public schools on July 18, 2022.

Cong Pogi bats for disaster preparedness in curriculum

ANGELES CITY – In the wake of earthquakes that rocked the country in September and October, Pampanga 1st District Rep. Carmelo “Pogi” Lazatin, Jr. filed on Oct.

16 House Bill No. 5605 seeking the inclusion of disaster preparedness and response subjects in the curricula of all public and private educational institutions for both

elementary and high school levels. “The Philippines, being in the Pacific Ring of Fire, is highly susceptible to

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New HAU president installed

ANGELES CITY -- Leopoldo Jaime Nepomuceno Valdes has been officially installed as the 10th president of Holy Angel University on Oct. 24.

The rites of installation commenced with a

Thanksgiving Mass at the Holy Guardian Angel Chapel, concelebrated by Most Rev. Florentino Lavarias, D.D., Archbishop of San Fernando and chairman of the HAU board of trustees, archbishop Emeritus

Paciano B. Aniceto and guest priests from the archdiocese.

Valdes made his profession of faith and oath of fidelity during the eucharistic celebration.

In his inaugural

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Aero-tech school to boost Clark aviation workforce



CLARK FREEPORT—A 10-year lease agreement between Clark Development Corp. and WCC Aeronautical and Technological College (WCC-ATC) Clark Inc. was signed on Oct. 27, paving the way for the development of an aviation training facility inside the freeport.

The signing took place at the Clark Visitors Center, led by CDC president and CEO Atty. Agnes VST Devanadera and WCC-ATC president Raymond Patrick Guico.

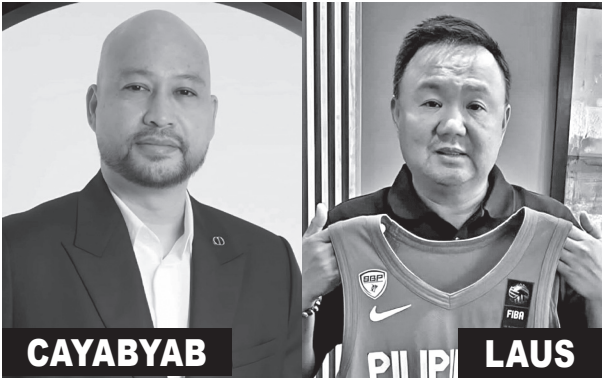
The facility, which will operate on a 2,217-square-meter property along S. Osmeña Street, aims to support the aviation

industry's workforce needs, particularly within Clark's growing aviation ecosystem.

"We welcome you here, and we look forward to a very fruitful and symbiotic relationship," Devanadera said. "We're not saying it's because of CDC alone. It's really a partnership, we've developed ourselves and each other."

Guico said WCC is bringing aircraft, engines, and simulators to Clark, with plans to expand its student base.

"This is not just a strategic move — it's a commitment built on trust and communication," he added. **CDC-PR**



Converge FiberXers team governor, Pampanga bizman join SBP board

ARCHEN A. CAYABYAB, team governor of the Converge FiberXers in the Philippine Basketball Association (PBA), and Pampanga businessman Paul Tristan Laus, president of the Laus Group of Companies, have been elected to the Board of Trustees of the Samahang Basketbol ng Pilipinas (SBP).

The SBP announced Tuesday the election of its new 17-member Board of Trustees following the ratification of its updated By-Laws during the National Congress on May 9 and their subsequent approval by the Securities and Exchange Commission (SEC). The move marks a new chapter for the national basketball federation, emphasizing inclusivity, accountability, and balanced representation across all basketball sectors.

Cayabyab joins the board as a representative of the Commercial and Professional sector alongside Alfrancis Chua, Manuel V. Pangilinan, and Victorico "Ricky" Vargas. Laus, meanwhile, represents North Luzon, reflecting Central and Northern Luzon's growing influence in the sport. The new board also includes representatives from South Luzon, Visayas, Mindanao, schools, women's basketball, and youth programs—ensuring a nationwide scope of participation and leadership.

Ten of the 17 trustees are serving for the first time, signaling SBP's renewed commitment to fresh perspectives and collaborative leadership.

After the elections, the board elected Pangilinan as chairman, Vargas as president, and Chaye Cabal-Revilla as vice chairman. Pangilinan said the board's composition "reflects how far Philippine basketball has come—more inclusive, more representative, and more forward-looking," while Vargas highlighted the shared goal of "building a stronger, more unified future for Philippine basketball."

Both Cayabyab and Laus are expected to bring their management expertise and regional experience to help the SBP achieve its vision of sustained growth and development for the sport. --PRESS RELEASE

Star Beltway Development attracts Japanese investors



Gov. Daniel R. Fernando welcomes Japanese investors on their economic mission to Bulacan organized by the Philippine Chamber of Commerce and Industry Japan. **CONTRIBUTED PHOTO**

MALOLOS CITY -- Japanese investors are bullish on the Star Beltway Development (SBD) laid down by the Provincial Government of Bulacan during the economic mission to the province, organized by the Philippine Chamber of Commerce and Industry-Japan (PCCIJ).

SBD is the provincial physical framework plan to make Bulacan a financial powerhouse and first-world province of the Philippines by 2040.

Gov. Daniel Fernando presented the components of the Bulacan Star Beltway Development, namely the City Civic, Business and Knowledge, and Information Systems Technology Corridor, Airport Development Zone, East and West Economic Belt, Logistics and Industrial Corridor, Agriculture Development Corridor, Aquaculture Development Zone, and the Resource

Sanctuary Corridor.

The governor has particularly offered to the Japanese firms to put their fresh investments in the Logistics and Industrial Corridor where the Bulacan Mega City project is partly located.

Provincial planning and development office OIC Randy Po has explained that it needs an initial P5.01 billion for land development and road network construction for the 400-hectare project.

It covers the municipalities of Bocaue, Balagtas and Pandi beside the northbound lane of the North Luzon Expressway, where it can be a new site of investments for self-sustaining industrial, commercial, financial, and investment centers.

Fernando also offered to the Japanese the City Civic, Business and Knowledge, and Information Systems Technology Corridor, the site where the 12-hectare

Bulacan Cyberpark and Business District and the proposed Mixed-Used Development of 7.96-hectare former provincial engineering office compound are located specifically in the City of Malolos and in Guiguinto town, respectively.

PCCIJ chairperson Allan Reyes said those sites have added to the growing interest of Japanese investors in Bulacan.

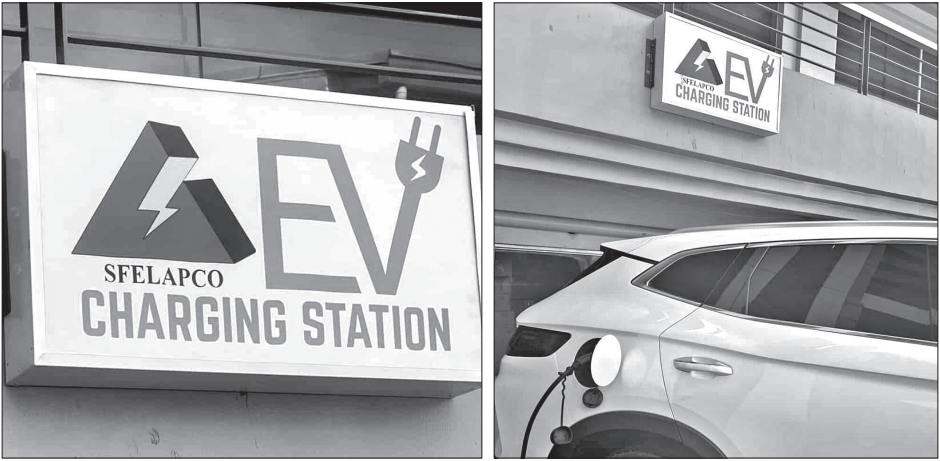
Among the initial results of this economic mission are investments in the areas of logistics, warehouses, and manufacturing. Beyond trade and investments, Japanese firms are also opening job opportunities for information and communications technology professionals.

As mandated by the Japan-Philippines Economic Partnership Agreement, Japanese employers shall provide

free Nihongo language training to their prospective employees and pass it.

On the bigger investment scale, Department of Trade and Industry Region 3 director Edna Dizon told the Japanese investors that investing in Bulacan, as well as in Central Luzon, is a very logical decision considering the availability of a highly-competent workforce and the existing interconnected infrastructure.

Among these infrastructures is the North-South Commuter Railway Project, which is being funded by the Japan International Cooperation Agency. Once partially operational by December 2027, it has vital access to the Logistics and Industrial Corridor; City Civic, Business and Knowledge, and Information Systems Technology Corridor; and Airport Development Zone. **Shane F. Velasco/PIA-3**



Sfelapco offers free EV charging for customers

CITY OF SAN FERNANDO—The San Fernando Electric Light and Power Company (Sfelapco) is now giving customers free electric vehicle (EV) charging at its main office in Barangay Lourdes, City of San Fernando. This new service aims to make transactions more convenient while promoting the use of eco-

friendly transportation.

Two EV charging stations were installed about a month ago at the company's main office. Customers who visit to pay bills, apply for new connections, or make other transactions can now plug in their electric vehicles and charge them for free.

Each charging session is limited to 30 minutes,

giving enough time to top up an EV's battery while customers complete their business inside. The stations are designed for short-term charging only, to give more users the chance to benefit from the service.

According to Sfelapco, a 30-minute charge can provide up to seven kilowatt-
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CRESENDO'S RISE

Tarlac's New Downtown Finds Its Pulse

TARLAC CITY, PHILIPPINES — What was once a quiet stretch of land is now pulsing with commercial energy. Cresendo, Ayala Land's 290-hectare masterplanned estate, is no longer just a blueprint—it's becoming the beating heart of Tarlac's urban transformation.

With Phases 1 and 2 completely sold out and Phase 3 now underway, Cresendo is attracting a wave of investors and entrepreneurs eager to stake their claim in Central Luzon's newest growth corridor. But beyond the numbers, it's the rhythm of daily life—retail openings, school bells ringing, and community events—that signals Cresendo's evolution from concept to community.

RETAIL AWAKENING: FROM FLAGSHIPS TO FOOT TRAFFIC

Walk through Cresendo today and you'll feel the shift. The hum of espresso machines at 21st Bean Café, the bustle at 7-Eleven, and the savory pull of Crabs n Crack signal the start of something bigger. These early openings are activating Cresendo's shophouse retail spaces and drawing foot traffic into the estate.

Soon, Velvet Vibes Spa, MiPanda Milk Tea, and Anytime Fitness will open their doors, each adding a new layer of energy and lifestyle to Cresendo's emerging downtown. Notably, Anytime Fitness is set to become the first full-service fitness center in both the city and province, marking a milestone in Cresendo's wellness offerings.

Education is also shaping the estate's character. Don Bosco Tarlac is now operational, offering Senior High School and Technical-Vocational Education and Training programs that support workforce development and bring a steady stream of students and families into the community.

This isn't just development—it's a community in motion.

"These developments are not just about building structures—they're about creating a vibrant community where businesses, education, and lifestyle converge," said Clarence Carcellar, Project Development Manager for Cresendo.

"Our goal is to make Cresendo the beating heart of Tarlac's economic growth," Carcellar added.

DESIGNING FOR PEOPLE: CIVIC SPACES AND COMMUNITY SPIRIT



A global favorite finds its corner in Cresendo, McDonald's joins the estate's growing mix of comfort, convenience, and community.



From pantry staples to quick pick-ups, MerryMart brings everyday convenience to Cresendo's walkable lifestyle.



Rooted in excellence, built for tomorrow, Don Bosco Technical Institute anchors Cresendo's commitment to quality education and values-driven growth.

At the heart of Cresendo's masterplan is a 1.5-hectare town plaza, a multi-purpose field, and a themed garden—all designed to foster interaction and inclusivity. These spaces aren't just amenities; they're invitations to gather, celebrate, and connect.

"As we roll out these spaces, we're prioritizing sustainability and livability," Carcellar added. "Cresendo is more than



Cresendo stands tall in lights and legacy, Tarlac's new downtown, where Ayala's vision meets the pulse of progress.

an investment—it's a place where families, entrepreneurs, and institutions can thrive together."

Marketing Manager Tintin Enriquez-Yabao emphasized the role of events in shaping Cresendo's identity: "Our signature Al Fresco Nights and other community events are designed to bring people together in a vibrant, open-air setting. These gatherings not only showcase local talent and businesses but also create memorable experiences that strengthen Cresendo's sense of

place."

A FUTURE-READY INVESTMENT

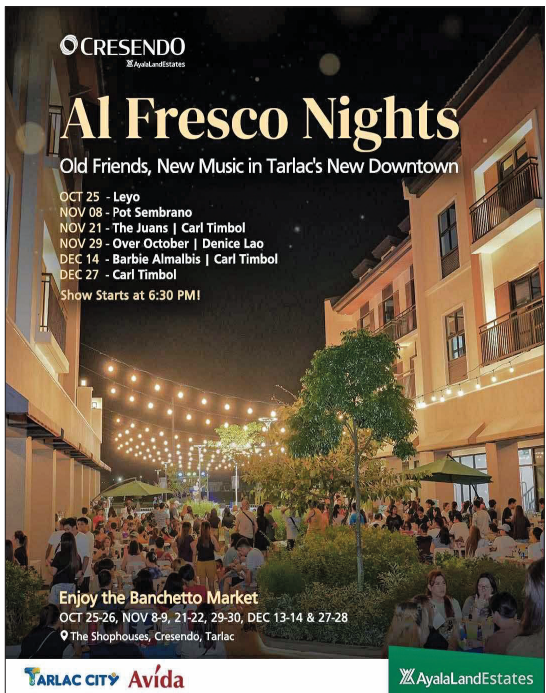
Ayala Land has committed P18 billion to Cresendo's development, with Phase 3 inventory worth P4.4 billion now available. The estate's Industrial Park is already 98% sold, expected to generate around 2,000 jobs. Tarlac's 6.7% GDP growth, rising household incomes, and urban migration continue to fuel demand for commercial and residential spaces.

What makes Cresendo stand out?

Its flexible lot offerings, visibility along Luisita Access Road, and proximity to SCTEX and Clark Airport make it a strategic location for businesses of all sizes. But more than location, it's Cresendo's blend of commerce, culture, and community—anchored by Ayala Land's heritage of master planning—that makes it a compelling choice.

"Investors are not just buying land—they're buying into a future-ready estate where commerce, community, and sustainability intersect," Carcellar emphasized.

For commercial lot inquiries, e-mail invest@ayalaland.com.ph or visit <https://www.facebook.com/ayalalandestatesph>



Evenings unfold in open-air rhythm, Cresendo's Al Fresco Nights and Banchetto Market bring together flavors, families, music and the warmth of shared tables.

CRESENDO

Tarlac's New Downtown

A new downtown is rising—a vision of progress, yet warmly familiar. The city's soul alive in spaces of connection, commerce, and culture. A town where the past enriches the present, and the present builds a foundation for the future.



Artist's Perspective
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AyalaLandEstates

To the Point

Punto at 18

A RECOMMITMENT to Truth as the fountainhead of all freedoms. In these times of mal-, mis-, disinformation and AI-generated lies, we take heed of and find fortitude in history's greatest philosophical defence of the right to freedom of speech and expression, John Milton's Areopagitica, thus:

"And though all the winds of doctrine were let loose to play upon the earth, so Truth be in the field, we do injuriously, by licensing and prohibiting, to misdoubt her strength. Let her and Falsehood grapple; who ever knew Truth put to the worse, in a free and open encounter?"

... For who knows not that Truth is strong next to the Almighty; she needs no policies, nor stratagems, nor licencings to make her victorious, those are the shifts and the defences that error uses against her power: give her but room, and do not bind her when she sleeps, for then she speaks not true..."

Truth, whatever the cause, however the cost. Whence our reaffirmation to the very mission of the free press as defined by Joseph Pulitzer:

"...fight for progress and reform,
never tolerate injustice or corruption,
always fight demagogues of all parties,
never belong to any party,
always oppose privileged classes and public plunderers,
never lack sympathy with the poor,
always remain devoted to the public welfare,
never be satisfied with merely printing news,
always be drastically independent,
never be afraid to attack wrong,
whether by predatory plutocracy or predatory poverty."

Without fear or favor.

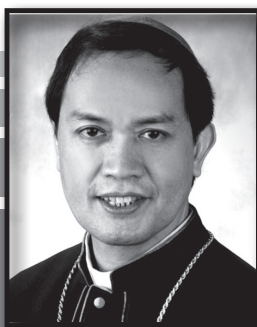
Pananaw ng Malayang Pilipino. Your point. Our story. Always has been. Always will be.



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Shepherd's Call

Pablo Virgilio Cardinal David

Command responsibility

THE PRINCIPLE of command responsibility emerged from military law. It means that those in authority are answerable not only for their own actions but also for the wrongdoing of their subordinates when they fail to prevent or correct it.

Authority and accountability must always travel together.

In essence, command responsibility says that leaders cannot plead ignorance when abuses occur under their watch. It is not enough to say, "I did not know," or "I did not give the order." The higher one's office, the greater one's duty to ensure integrity, discipline, and justice among those who act in one's name. Power, after all, is not a shield against blame but a summons to vigilance.

This principle applies beyond the military. It extends to anyone entrusted with responsibility—whether in government, Church, or civil society. When leaders benefit from loyalty and obedience, they also share in the burden of moral and institutional failure. The privilege to lead carries the duty to answer.

Our nation now confronts a test of leadership that calls precisely for this kind of accountability. The ongoing revelations about massive corruption in flood-control projects expose not just isolated misconduct but systemic rot. The return of the outlawed pork barrel, under new disguises—insertions, augmentations, allocations, or unprogrammed appropriations—reveals how deeply entrenched the culture of entitlement has become.

The corruption chain runs through every stage of the budget process: from the National Expenditure Program to the General Appropriations Bill, the final law, and even to bicameral and "small committee" adjustments. At every level, signatures were affixed, funds re-channeled, and projects padded or fabricated. These were not accidents; they were choices made by people in authority.

In such circumstances, moral leadership demands more than denial or deflection. The most honorable course for those at the helm—both in the executive and legislative branches—is to assume command responsibility. That does not mean confessing to personal guilt for every infraction, but acknowledging that these abuses happened under their command, and that they bear the duty to ensure truth, justice, and reform.

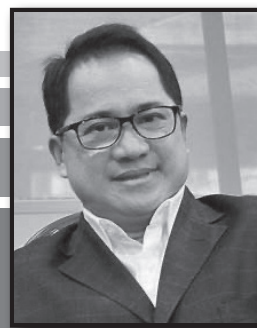
When corruption corrodes public trust, what restores it is not rhetoric but humility. It would be a powerful gesture for those in the highest offices to say, "The system failed under our watch. We will not protect anyone. We will let the investigation proceed freely, and we will prosecute the guilty, whether friend or ally." Such honesty disarms cynicism and rekindles faith in leadership.

True responsibility is not merely reactive—it is reformative. Leaders who truly take command responsibility will not only allow an independent and unobstructed inquiry; they will also address the structures that enable corruption to recur: discretionary funds without oversight, opaque budget negotiations, and partisan projects disguised as public service. They will empower citizens, local communities, and institutions like the Commission on Audit, the Ombudsman, and the Independent Commission of Inquiry to do their work without fear or favor.

Command responsibility should never be reduced to a political slogan. It is, at its heart, a moral principle. It reminds every person in authority—whether priest, public official, or civil servant—that leadership is a vocation of service, not privilege. The failure of subordinates reflects, to some degree, the failure of supervision, formation, or example from above.

We should therefore not see command responsibility as punishment but as an invitation—to humility, to repentance, to reform. When leaders admit that something went wrong under their care, they recover a measure of moral authority that no position or title can guarantee. Accountability, when sincerely embraced, is not weakness; it is the highest form of leadership.

If the country is to recover from this moral and fiscal crisis, its leaders must choose the harder path: to tell the truth, to clean their own ranks, and to rebuild trust through transparency and justice. Only then can they claim the moral right to command—and only then will the people believe again that authority can still serve the common good.



COMMENTARY

By **Rene G. Romero**
Business & Good Governance Advocate

CSF Water District: Public trust betrayed

FOR SEVERAL years now, the subscribers of the City of San Fernando Water District (CSFWD), in partnership with PrimeWater Infrastructure through a joint venture agreement (JVA), have been experiencing persistent and unresolved problems involving water quality, service reliability, billing concerns, and lack of transparency in operations.

As consumers and stakeholders, we are now compelled to ask: What has the CSFWD done to protect the interest of the Fernandinos?

CSFWD legal mandate

The CSFWD is governed under Presidential Decree 198 (The Provincial Water Utilities Act of 1973) which clearly states that water districts are publicly-owned utilities created to provide adequate, safe, and affordable water service to the people.

The CSFWD Board of Directors is legally bound by:

- PD 198, Section 31 – Duty to ensure efficient management and operations
- RA 6713 (Code of Conduct and Ethical Standards for Public Officials and Employees) – Duty to act with responsibility, integrity, transparency,

and public accountability

- RA 3019 (Anti-Graft and Corrupt Practices Act) – Prohibits causing undue injury, neglect of duty, or giving unwarranted benefit to any private party
- RA 11032 (Ease of Doing Business and Anti-Red Tape Act) – Requires streamlined, transparent, and accessible public service transactions.

These laws make it clear, CSFWD is accountable to the consumers. The Board of Directors is required by law to act in the best interest of the public. Yet today, what is happening is the opposite.

Lack of transparency and public accountability

From the time the JVA with PrimeWater was executed, the following have been absent:

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Opinion

The Public Space

Jun Sula

Secret deal

It sucks, says newly minted Ombudsman Jesus Crispin “Boying” Remulla, almost sounding off like it’s obscene by decent ethical standard, assuming that there’s still such a thing in this neck of the woods.

Remulla decries the alleged secret order signed with his body and soul by his predecessor Samuel Martires as a free pass to Sen. Joel Villanueva, who has been burning at the seams at the allegations of corruption, then and now.

How could Remulla be so naïve as to expect that his predecessor was incapable of such a mischief as a secret order given his task of national import? The Ombudsman is supposed to guard the people versus corruption in the three branches of government, with some restrictions. Implicit in the task is of not being a robot and being independent.

To be forewarned is to be forearmed, cautioned an old adage. Remulla has apparently ignored the signs on the wall. Lawyer Edwin Lacierda, former President Noyoy Aquino’s press secretary and legal adviser noticed the signs: Martires was a coddler of former President Duterte. In other words, for a discerning lawyer like Lacierda, the weighing scale was unmistakably tipped on the other side.

There were things that became difficult to have or access during Duterte’s time. For one thing, copies of statements of assets and liabilities (SALNs) of government officials, elected or appointed. Martires stood on the way; they were being weaponized, he said. But SALNs are the first step to find out who may have been dipping their fingers in the cookie jar.

Given his naivete or trust, Remulla laid out in public a not-so-grand plan. He wanted a previous order by a former Ombudsman, Conchita Morales Carpio, to be implemented by the Senate after nine years of dilly-dallying or ignorance. Villanueva had been recommended for dismissal by Morales. He would write a letter to the new Senate President about the order and ask that it be implemented, pronto. The SP and the nation eagerly awaited the upshot, given the national, even global, humiliation, triggered by the massive infra corruption that seems to grow at every turn of investigation.

Lo and behold, Remulla was shooting at the moon. It turned out that Morales’ order had been reversed, long ago, by Martires, with all the legal clearance and certification showing Remulla was merely barking up the wrong tree, or as Villanueva put it, simple and plain harassment. Alas, nobody knew about it, or so it seemed.

Facing a dead route, Remulla has cancelled his plan that failed to appreciate the smart move of his predecessor. Martires has done his homework well. Now, it can’t be reversed because it’s final. Otherwise, there will be a violation of the double jeopardy rule. You can’t cook even a crook over the same fire.

There was a time when the Ombudsman was called Tanodbayan. It meant what it was meant to do: be a watchdog. Times have changed. Secret orders or deals were a no-no during former President Aquino’s Tanodbayan time, or they were oxymoron.

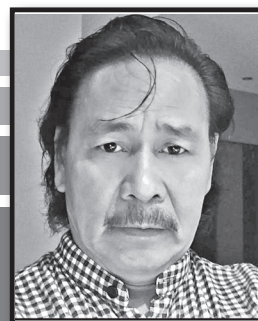
Even President Bongbong Marcos was aghast at the secret order and wants it investigated thoroughly. His sister, Sen. Imee Marcos, was silently in glee, if not celebrating or gloating. She had opposed Remulla’s Ombudsman bid from the get go. Villanueva was a fellow admirer of the former president and other causes for the political family, including the impeachment trial of the vice president which has been delayed, if not dead-- thanks to her and the other pro-Duterte far as

Former Senator Rene Saguisag was always wary of the Ombudsman in his time. Every time he shook his hands, Saguisag confessed that he would immediately count his fingers after the hand-shake to make sure not one was missing.

Apparently, Remulla had a healthier view of his predecessor’s reputation. Until the belated disclosure and Martires’s own admission of the fact. Martires’ order maybe final, meaning Villanueva is safe, borrowing from Sen. Marcoleta’s favorite term, as far as Morales’s recommendation is concerned. But the former Ombudsman is not yet totally off the hook. Legal experts say certain administrative liabilities will keep him on his toes in the future, notwithstanding his stature.

Remulla has started to build an image as a skillful and no-nonsense crime buster hero after handling the case of the missing sabungeros which has been considered a cold one three years ago. His detective-sleuthing and legal execution plus a gift for media savvy have endeared him to the victims and those who hope to see a happy

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Napag-uusapan Lang

Marvel V. Garcia

Pagpupugay sa ika-18 anibersaryo ng Punto!

1. Ang PUNTO CENTRAL LUZON NEWS ay labing walong taon na kumbaga sa debutante’y isang ganap ng DALAGA hindi na MATATAWARAN ang kanyang yumi at ganda sa larangan ng balita at SERBISYONG MAKAMASA sari-saring impormasyon ang dito ay MABABASA patalastas, at iba pa na isyung PAMPULITIKA
2. Ang nasabing pahayagan ay tapat na NAGLILINGKOD sa lahat ng LALAWIGANG dito ay nakapaloob walang PINOPROTEKTAHAN at MALAYANG KUMIKILOS sa sino mang PULITIKO ay hindi nagpapasakop lahat magandang puna at maanghang na BATIKOS sariling opinyon lamang at ito ay KUSANG LOOB
3. Labing walong taon na rin pala sa PAMAMAYAGPAG ang pahayagan ng Punto sa balitang WALANG KUPAS kung mayron mang NAGNANAIS na ito ay mapabagsak lahat sila’y mabibigo sa kanilang BINABALAK dahil habang lumalaon lalo lamang TUMATATAG hinog na sa karanasan ang lahat ng MANUNULAT
4. Lalo na si Sir BONG LACSON na aming Editor-in-Chief si REY YUMANG, si SHANTI LIM at bishop VIRGILIO DAVID si JUN SULA at isa pang sa panulat ay kapatid na si ALEX CAUGIRAN komentaristang matinik kung may ibang MANUNULAT na dito’y hindi nabanggit paumanhin dahil sila lamang ang aking naisip
5. Labis ang pasasalamat ko kay ATTORNEY ENDONA kay madam NING CORDERO at ganon din kay madam IRMA sa TIWALANG ibinigay upang ako’y mapasama sa TEAM PUNTO bilang isa sa kanilang kolumnista kahit ako’y bago lang na KAPALIT ng aking ama ang inyong MALASAKIT sa aking puso’y nadarama
6. Ang Punto Central Luzon news ay hindi MAPAPANTAYAN sa hatid nitong serbisyo sa’ting mga KABABAYAN labing walong taong singkad ng ito’y NANINILBIHAN bilang isa sa PAMOSONG DYARYO dito sa’ting bayan walang takot na IBUNYAG lahat ng katotohanan sa usaping pulitika lalo ang KATIWALIAN
7. Bilang isa sa miyembro ng PUNTO CENTRAL LUZON NEWS TEAM ang ating ANIBERSARYO ay muling gugunitain harinawa itong ating pahayaga’y PAGPALAIN upang maipagpatuloy maganda nating hangarin ang kami’y MAKAPAGLINGKOD ng taos sa puso namin sa lahat ng mamamayang TUMATANGKILIK sa amin



Opinion

Ad Lib

Rey Yumang

The silent crisis of bullying and mental health

HOW MANY more deaths do we need to see before we finally acknowledge the toll of online bullying? How many more headlines do we need to read before we finally address mental health crisis?

The untimely death of 19-year-old influencer Emman Atienza has once again cast a harsh light on online bullying and mental health, two real crises often treated as invisible. Behind their bright smiles and polished social media posts, many of today’s youth are battling silent battles that too often end in tragedy.

Once envisioned as a space for connection, the digital world has mutated into a breeding ground for hostility where hate spreads faster than help. Our country ranks among the highest globally in terms of social

media usage. The downside? Cyberbullying has grown rapidly into a national concern.

According to the Department of Education, more than one in three Filipino students have experienced some form of bullying online.

Filipino teens had experienced one of the highest rates of online harassment in Asia. According to a 2023 report by the Cyberbullying Research Center, 26.5% of students had experienced cyberbullying in the 30 days prior to the survey. This figure has been increasing steadily since

2019. The two most common forms of online bullying are spreading rumors online (28.4%), and intentionally embarrassing others online (26.9%). The report also indicated that an estimated 16% of high school students were electronically bullied in the 12 months before the survey was conducted.

Globally, the pattern is no different. A UNICEF report revealed that one in three young people across 30 countries said they had been bullied online, while the World Health Organization (WHO) identified cyberbullying as

a major risk factor for depression, anxiety, and self-harm. Online bullying is uniquely destructive because of its permanence and reach. Digital insults don’t fade with time; they are archived, shared, and replayed endlessly.

But beyond the digital cruelty lies a deeper issue – the neglect of mental health. In the Philippines, mental illness remains cloaked in stigma. In a 2021 study by the National Center for Mental Health, it is estimated that at least 3.6 million Filipinos suffer from mental, neurological, or substance-use disorders. Despite this number, only a tiny fraction receive professional help. The WHO reports that the country’s suicide rate among youth aged 15 - 29 has more than doubled in the past decade.

What makes this crisis worse is not even the alarming and heart-breaking statistic but our

cultural tendency to invalidate pain, to dismiss sadness as weakness, or to equate suffering with lack of faith or gratitude. Too often, we tell people: “*Paburen mu na ita, milabas murin,*” “*Dagdagan mu ing pangadi,*” or “*Eka nega, think positive mu.*” In reality, what they truly need is compassion, professional help, and understanding.

Mental health is not a fad, a trend or a luxury. It is actually a lifeline. We must all work together to create environments where young people feel seen and safe. On top of the enforcement of cyberbullying laws, empathy must be taught. Conversations about emotional well-being should not be confined to crisis moments; they must become part of our everyday language.

As we mourn Emman Atienza and the many others silenced by

PAGE 59 PLEASE



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Happy 18th Anniversary, Punto Central Luzon!

For 18 years, you've been a trusted voice of truth and service in Central Luzon. Congratulations on this milestone and may you continue to inspire through responsible journalism.

Greetings from
Hon. Carmelo "Jon" Lazatin, II
Mayor, Angeles City



Congratulations

Punto Central Luzon

on your 18th Anniversary!

*Greetings from DTI Regional Office III
Regional Director Edna D. Dizon
and DTI-3 Associates*

8th CARP

Comprehensive Agrarian Reform Program

Regional Trade Fair

November 13-16, 2025

Marquee Mall, Angeles City

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City of San Fernando, Pampanga
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Municipality of Santa Rita, Pampanga

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ON YOUR 18TH ANNIVERSARY

Greetings from:
MAYOR REYNAN S. CALO

NOTICE OF SELF-ADJUDICATION

Notice is hereby given that **BRINDA ARSEO VAN BERLO**, widow, of legal age, Filipino, residing at Block 22, Lot 4, Mapagmahal St. Sunshine Homes Subdivision, Brgy. Sapalibutad, Angeles City, Pampanga; and heirs of **JOSEPHUS PETRUS GERARDUS MARIA VAN BERLO** who died on August 10, 2018; executed an Affidavit of Sole Adjudication on his/her estate; and left a share of ownership over an improvement containing an area of Twenty Five (25) square meters, with Tax Dec No. B-040025-08079R, erected on a parcel of land covered by Transfer Certific ate of Title No. 045-2018013407, located at Brgy. Sapalibutad, City of Angeles, Pampanga; before Notary Public Atty. Arnel D. Berato, as per Doc No. 1304, Page No. 41, Book No. XVI, Series of 2025.

Punto! Central Luzon: October 26, November 2 & 9, 2025

NOTICE OF SELF-ADJUDICATION

Notice is hereby given that **LOLITA S. BUENO**, of legal age, Filipino citizen, widow and resident of Legaspi, San Miguel, Tarlac; and heirs of **PABLO C. SALAZAR** who died on June 4, 1992 at Legaspi, San Miguel, Tarlac while is mother **PATRICIA S. SALAZAR** who died on February 25, 1998 at Legaspi, San Miguel, Tarlac; executed an Affidavit of Self Adjudication with Absolute Sale on his/her estate; and more particularly described as follows;

TRANFER CERTIFICATE OF TITLE No. 02065
With Emancipation Patent No. A-045624
Issued by the Registry of Deeds for the Province of Tarlac

REFERENCE:
Primary Entry Book (for Registered land)
Book No. 634
Page No. 186
Original/Transfer Certificate of Title No. 126986

DESCRIPTION OF THE LAND

A parcel of land (Lot 70 of the subdivision plan Psd-03-012331, (OLT), being a portion of Lot 1, II-6583, L.R.C. Rec. No.), situated in the barrio of Legaspi, Municipality of San Manuel, Province of Tarlac; containing an area of One Thousand Nine Hundred Ninety Eight (1,998) Square meters;

before Notary Public Atty. Nezila May M. David, as per Doc No. 497, Page No. 101, Book No. XIII, Series of 2025.

Punto! Central Luzon: October 26, November 2 & 9, 2025



STA. MONICA PAWNSHOP, INC.
Notice of Public Auction
Date: November 10, 2025
Time: 9:00 AM-5:00 PM
Contact no: (043) 961-3540

Branches Covered:

B. Mendoza Branch:
Esse! Park Branch:
St. Francis Branch:
St. James Jerra Branch:
Sindolan Branch:
Apolit Branch:
Bulacan Branch:
San Matias Branch:
Madapdap Branch:
Pandacaqui Branch:
Arayat Branch:
Mexico Branch:
Candaba Branch:

Sta. Ana Branch:
DM Guagua Branch:
PB Guagua Branch:
Masantol Branch:

Sto. Domingo Branch:
Porac Branch:
Salapungan Branch:
Mawaque Branch:

B. Mendoza II Branch:
Floridablanca Branch:

Lubao Branch:
Sasmuan Branch:
Calumpit Branch:
Macabebe Branch:
Baliwag Branch:
Malolos Branch:
FB Poblacion Branch:
Calulut Branch:
Sta. Rita Branch:
Piraridel Branch:

(ALL UNREDEEMED LOANS GRANTED FROM JULY 1-31, 2025, ARE ALREADY SUBJECT FOR AUCTION)
Lahat ng mga nasasaglit magmamali NALUTO 1-31, 2025 na hindi pa natubosay ay kasama na sa subasta sa NOVEMBER 10, 2025.
Kasama rin sa panga subasta ang mga ita na may karapatanang interest sa penalty hanggang sa NOVEMBER 9, 2025.

B. Mendoza St., Brgy. Sto. Rosario, CSFP
Unit H, Essel Commercial Center, Brgy. Telebastagan, CSFP
Emerald Business Center, McArthur Hwy, Brgy. Dolores, CSFP
Stall# 118 Jumbo Jenra Mall, McArthur Hwy, Brgy.Sindolan, CSFP
No. 1 Maligaya St., Brgy.Sindolan, CSFP
Stall 02, Sonza Bldg., San Vicente, Apolit, Pampanga
Blk 84 Lot01, Stall B-2 Bldg., Bulacan Public Market, Bulacan Resettlement, CSFP
No. 1 Paralayo St., San Matias, Sto. Tomas, Pampanga
Blk155 Lot65, Madapdap Resettlement, Mabalacat City, Pampanga
Blk 23 Lot 3, Brgy. Pandacaqui Resttlement, Mexico, Pampanga
F. Macapagal Bldg., 626 J.M. Espino St., Mangga Cacutad, Arayat, Pampanga
Stall 01, 076 First St., OG Road, Brgy. Porlan, Mexico, Pampanga
Stall 02, Candaba Business Center, Brgy. Buas, Poblacion, Candaba, Pampanga
Stall #1, 123 C. Dixon Ave. Poblacion, San Joaquin, Sta. Ana, Pampanga
#14 Coldz Building, San Matias, Guagua, Pampanga
Stall 02, Poblacion Plaza Burgos, Guagua, Pampanga
Stall no. 3, J. Lacap St. Masantol Public Market, Brgy. Sta. Niña, Masantol, Pampanga
Unit 1, Mc Arthur Highway, Brgy. Sto. Domingo, Minalin, Pampanga
Stall #12, 203 Gen. Luna St. Cangatha, Porac, Pampanga
No. 11 Magalang Road, Salapungan, Angeles City, Pampanga
Stall #11 Fred-Lucia Dela Cruz Stalls, Corner Mawaque Road, Mabiga, Mabalacat, Pampanga.
Rice & Noodles Bldg., B. Mendoza St. Barangay Sto. Rosario, CSFP
Municipal Annex Stall 15B Unit, Brgy. Apolit, Floridablanca Resettlement, Floridablanca, Pampanga
Aurora Arcade Building, JP Rizal St., Sto Cruz, Lubao, Pampanga
#075 George's Arcade, Parok Payapa, Brgy. Sta Lucia, Sasmuan, Pampanga
Stall #16, Calumpit St. Peter Commercial Center Inc., Corazon, Calumpit, Bulacan
Sto. Rosario (Poblacion), Macabebe, Pampanga
G/F Lapuz Building, Plaza Nining, Poblacion, Baliwag, Bulacan
Pariancillo St., Brgy. Sto Nino, Malolos City, Bulacan
Macabulos St., Poblacion, Floridablanca, Pampanga
1942 Purok Pau, Calulut, City of San Fernando, Pampanga
Unit 2 Agtives Building, Cosicoa St., Brgy. San Vicente, Sta. Rita, Pampanga
#207 Piraridel Street, Lourdes Sir, Angeles City, Pampanga

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **SPOUSES ROSITA MERILOS MACAPAGAL** who died on March 06, 2024 in 300 costa Del Mar RD, Marina, CA 9393 and **BENIGNO WAGE MACAPAGAL** who died on March 14, 2024 in DPCB Brgy. Cut-Cut II, Tarlac City; executed an Affidavit of Extrajudicial Settlement with Deed of Absolute Sale on his/ her estate; and more particularly described as a un terreno (Lote No. 16, Block No. 17 del plano de subdivision Psd-3066, parte del Lote No. 590 de la medicion Catastralde Angeles, G.L.R.O Cad. Record No. 124), situado en el barrio de Lourdes, municipio de Angeles, provincial de la Pampanga; midiendo una extension superficial de Ciento Cincuenta Metros Cuadrados (150 sq.m) mas o menos; before Notary Public Robert T. Quiambao, as per Doc. No. 428, Page No. 86, Book No. II, Series of 2024.

Punto! Central Luzon: October 26, November 2 & 9, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **FLORENTINO B. SERQUINIA** who died on February 23, 2006 and **ROSITA PONTAWE** who died on January 13, 2017 who both died in Barangay Legaspi, San Miguel, Tarlac; executed an Affidavit of Extrajudicial Settlement with deed of Absolute Sale and Waiver of Rights on his/her estate; and more particularly described as follows;

REGISTRY OF DEEDS FOR THE PROVINCE OF TARLAC
TRANFER CERTIFICATE OF TITLE NO. 02780

REFERENCE:
Primary entry book
Book No. 634
Page No. 186
Original/Transfer Certificate of Title No. 126986

DESCRIPTION OF THE LAND

A parcel of land (Lot 498 of the subdivision plan Psd-03-012331 (OLT), being a portion of Lot 1, 11-6583. L.R.C. Rec. No.), situated in the Barrio of Legaspi, Municipality of San Miguel, Province of Tarlac; containing an area of One Thousand Two Hundred Eighty Six (1,286) Square Meters;

before Notary Public Atty. Nezila May M. David, as per Doc. No. 038, Page No. 09, Book No. XIV, Series of 2025.

Punto! Central Luzon: October 26, November 2 & 9, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **KRISTEL JOYCE MANALANG FELIPE** who died on March 26, 2024 at Piacenza, Italy; executed an Affidavit of Extrajudicial Settlement with Absolute Sale on her estate; and more particularly described as follows;

TRANSFER CERTIFICATE OF TITLE NO. 045-2020002466
Registry of Deeds for Angeles City

LOT NO: 4, Block No. 6 **PLAN NO:** Psd-03-215161
PORTION OF: Lot 1, Block 17, Pcs-03-014649
LOCATION: Barangay of Sto. Rosario, Municipality of Magalang, Province of Pampanga, Island of Luzon
AREA: Ninety (90) Square Meters, More or less

TRANSFER CERTIFICATE OF TITLE NO. 045-2020002467
Registry of Deeds for Angeles City

LOT NO: 2, Block No. 6 **PLAN NO:** Psd-03-215161
PORTION OF: Lot 1, Block 17, Pcs-03-014649
LOCATION: Barangay of Sto. Rosario, Municipality of Magalang, Province of Pampanga, Island of Luzon
AREA: One Hundred Twenty Seven (127) Square Meters, More or less

before Notary Public Atty. Jerome R. Asperin, as per Doc. No. 2729, Page No. 44, Book No. VII, Series of 2025.

Punto! Central Luzon: October 12, 19 & 26, 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 **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. IXX 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

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **SPS. ROBERTO C. YUMUL** and **NELIA T. YUMUL** who died on March 18, 2017 at #1851 Cristot St., Doña Maria Subd., Barangay Dau, Mabalacat City, Pampanga and September 28, 2023 at #1851 Cristot St., Doña Maria Subd., Barangay Dau, Mabalacat City, Pampanga; executed an Affidavit of Extrajudicial Settlement on his/her estate; and more particularly described as a parcel of land (Lot 16, Block 10 of the subdivision plan (LRA) Psd-49150, being a portion of Lot 38-C-1, LRC Psd-39373, LRC (GLRO) Cad. Rec. No 132), situated in the Barrio of Dau, Municipality (now City) of Mabalacat, Province of Pampanga; containing an area of Two Hundred Sixty Three (263) Square Meters; and covered by Transfer Certificate of Title No. 193140-R; before Notary Public Atty. Venancio Q. Rivera III, as per Doc. No. 1449, Page No. 46, Book No. LIX, Series of 2025

Punto! Central Luzon: October 26, November 2 & 9, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **EDILBERTO REDADO ALIGNAY** who died on August 30, 2025 in 9557 Pamintuan Village Dau, Mabalacat City, Pampanga and **RÓSARIO MEIEMBAN ALIGNAY** who died on December 7, 2022 in Newham University Hospital, Glen Road, Newham, London & **ANGELITA ALIGNAY MACATO** who died on June 10, 2007; executed an Affidavit of Extrajudicial Settlement with Assignment and Waiver of Rights on his/her estate; and more particularly described as follows;

Technical Description of
Transfer Certificate of Title No. 307230-R
Registry of Deeds for the Province of Pampanga

A parcel of land (Lot 23, Block 14 of the subdivision plan (LRC) Psd-119579, being a portion of Lot 35 of Mabalacat Cad., LRC Cad. Rec. No. 132), situated in the Barrio of Dau, Municipality of Mabalacat, Province of Pampanga; containing an area of Two Hundred Forty (240) square meters, more or less.

Technical Description of
Transfer Certificate of Title No. 176548-R
Registry of Deeds for the Province of Pampanga

A parcel of land (Lot 15, Block 4 of the consolidation of lots 36-A-1, 36-A-2 & 56-A-3 LRC Cad. Rec. No. 132), situated in the Barrio of Dau, Municipality of Mabalacat, Province of Pampanga; containing an area of Two Hundred Twenty Eight (228) square meters, more or less.

before Notary Public Atty. Bryant R. Canasa, CPA, as per Doc. No. 3249, Page No. 02, Book No. XXIX 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. XXII 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



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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
<i>November 4, 2025 (Tuesday)</i>	8:00 AM <i>(Registration starts at 07:30 AM)</i>	Barangay Covered Court of Barangay Capaya, Angeles City
<i>November 4, 2025 (Tuesday)</i>	10:00 AM <i>(Registration starts at 09:30 AM)</i>	Barangay Covered Court of Barangay Suclaban, Mexico, Pampanga

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 will 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



Form 28 (Revised 2022)
(Head Office and Branches)

PUBLISHED BALANCE SHEET
Solo Basis

Rural Bank of Angeles, Inc. 400845
AS OF SEPTEMBER 30, 2025

ASSETS	Account Code	Amount	
		Current Quarter C0010	Previous Quarter C0020
Cash and Cash Items	108000000000000000	48,719,008.33	46,563,417.33
Due from Bangko Sentral ng Pilipinas	105150000000000000	85,344,808.51	85,033,373.05
Due from Other Central Banks and Banks - Net	105220000000000000	673,634,185.27	674,125,706.03
Financial Assets at Fair Value through Profit or Loss (FVPL) 3/	113000000000000000	0.00	0.00
Financial Assets at Fair Value through Other Comprehensive Income (FVOCI) - Net	185210000000000000	49,859,413.26	49,859,413.26
Debt Securities at Amortized Cost - Net	195241000000000000	600,000,000.00	600,000,000.00
Loans to Bangko Sentral ng Pilipinas	140050000000000000	0.00	0.00
Interbank Loans Receivable	140100000000000000	0.00	0.00
Loans and Receivables - Others	140150300000000000	4,659,309,124.47	4,467,394,760.93
Loans and Receivable Arising from RA/CA/PR/SLB	140200000000000000	0.00	0.00
Total Loan Portfolio (TLP) - Gross	499020000000000000	4,659,309,124.47	4,467,394,760.93
Allowance for Credit Losses 2/	499350000000000000	130,203,498.44	130,203,498.44
Total Loan Portfolio - Net	195400000000000000	4,529,105,626.03	4,337,191,262.09
Equity Investment in Subsidiaries, Associates and Joint Ventures - Net	195452500000000000	0.00	0.00
Bank Premises, Furniture, Fixture and Equipment - Net	195500500000000000	105,088,637.50	103,990,443.32
Real and Other Properties Acquired - Net	195501000000000000	42,264,152.30	41,421,390.56
Sales Contract Receivables - Net	195451500000000000	5,776,216.73	6,317,856.75
Non-Current Assets Held for Sale	150150000000000000	0.00	0.00
Other Assets - Net	152500000000000000	237,123,361.95	219,664,951.75
Net Due from Head Office/Branches/Agencies (Philippine branch of a foreign bank)	155250000000000000	0.00	0.00
TOTAL ASSETS	100000000000000000	6,376,915,409.88	6,164,167,813.64
LIABILITIES			
Financial Liabilities at Fair Value through Profit or Loss (FVPL) 3/	208000000000000000	0.00	0.00
Deposit Liabilities	215000000000000000	3,032,765,780.46	2,418,869,288.02
Due to Other Banks	220050000000000000	0.00	0.00
Bills Payable	220100000000000000	1,874,304,863.85	2,354,304,863.85
BSP (Rediscounting and Other Advances)	220100015000000000	0.00	0.00
Interbank Loans Payable	220100003000000000	0.00	0.00
Other Borrowings, including Deposit Substitutes	220100001500000000	1,874,304,863.85	2,354,304,863.85
Bonds Payable-Net	295201500000000000	0.00	0.00
Unsecured Subordinated Debt - Net	295300000000000000	0.00	0.00
Redeemable Preferred Shares	220250000000000000	0.00	0.00
Other Liabilities	240200000000000000	333,775,128.27	319,215,843.14
Net Due to Head Office/Branches/Agencies (Philippine branch of a foreign bank)	230800000000000000	0.00	0.00
TOTAL LIABILITIES	200000000000000000	5,240,346,772.58	5,092,389,993.01
STOCKHOLDERS' EQUITY			
Capital Stock	305000000000000000	458,306,200.00	458,306,200.00
Additional Paid-In Capital	305200000000000000	400,050,000.00	400,050,000.00
Undivided Profits	315150000000000000	167,709,548.63	102,918,731.96
Retained Earnings	315000000000000000	109,290,406.41	109,290,406.41
Other Capital Accounts	335200000000000000	1,212,482.26	1,212,482.26
Assigned Capital	325200000000000000	-	-
TOTAL STOCKHOLDERS' EQUITY	300000000000000000	1,136,548,637.30	1,071,777,820.63
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	905000000000000000	6,376,915,409.88	6,164,167,813.64
CONTINGENT ACCOUNTS			
Guarantees Issued	405000000000000000	0.00	0.00
Financial Standby Letters of Credit	410050000000000000	0.00	0.00
Performance Standby Letters of Credit	410100000000000000	0.00	0.00
Commercial Letters of Credit	415000000000000000	0.00	0.00
Trade Related Guarantees	420000000000000000	0.00	0.00
Commitments	425000000000000000	0.00	0.00
Spot Foreign Exchange Contracts	430000000000000000	0.00	0.00
Securities Held Under Custodianship by Bank Proper	495230000000000000	0.00	0.00
Trust Department Accounts	495250000000000000	0.00	0.00
Derivatives	435000000000000000	0.00	0.00
Others	440000000000000000	24,320.00	22,874.00
TOTAL CONTINGENT ACCOUNTS	400000000000000000	24,320.00	22,874.00
FINANCIAL INDICATORS (in %)			
ASSET QUALITY			
Gross Non-Performing Loans (NPL) Ratio	499150500000000000	2.01	1.99
Net NPL Ratio	499151000000000000	0.47	0.35
Gross NPL Coverage Ratio	499152500000000000	139.06	146.14
Net NPL Coverage Ratio	499153000000000000	127.52	134.01
RELATED PARTY TRANSACTIONS			
Ratio of Loans to Related Parties to gross TLP	499401000000000000	0.00	0.00
Ratio of Non-Performing Loans to Related Parties to Total Loans to Related Parties	499401500000000000	0.00	0.00
Ratio of DQSR Loans to gross TLP	499451000000000000	0.00	0.00
Ratio of Non-Performing DQSR Loans to Total Loans to DQSR	499451500000000000	0.00	0.00
LIQUIDITY			
Liquidity Coverage Ratio 4/	499550500000000000	185.23	316.48
Net Stable Funding Ratio 4/	499551000000000000	102.44	102.78
Minimum Liquidity Ratio 5/	499551500000000000	0.00	0.00
PROFITABILITY			
Return on Equity (ROE)	499350000000000000	0.00	0.00
Return on Assets	499351000000000000	0.00	0.00
Net Interest Margin	499351500000000000	0.00	0.00
CAPITAL ADEQUACY			
Common Equity Tier 1 Ratio	499650501500000000	17.36	16.81
Tier 1 Capital Ratio	499650501000000000	17.37	16.82
CAR	499650505000000000	18.22	17.47
LEVERAGE			
Basel III Leverage Ratio 4/	499850000000000000	16.43	15.94
Deferred Charges not yet Written Down	499700000000000000	0.00	0.00

I hereby certify that all matters set forth in this Published Balance Sheet are true and correct to the best of my knowledge and belief.

ATTY. RAIMUN T. GONZALES
Authorized Signatory

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
THIRD JUDICIAL REGION
MACABEBE, PAMPANGA
Email address: rtc1mbbccc@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. Balincanaway, 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. Balincanaway
Tarlac City, Tarlac

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

Filinvest Mimosa Plus Sets the Stage for World-Class MICE Experiences in Pampanga

Set against the backdrop of Pampanga’s rolling mountains and lush greenery, Filinvest Mimosa Plus Leisure City in Clark stands as a rare blend of nature, luxury, and modern convenience. Spanning 201 hectares, this master-planned township by Filinvest combines leisure and business—creating a unique and well-integrated live-work-play destination that’s redefining the MICE (Meetings, Incentives, Conferences, and Exhibitions) experience in Central Luzon.



A leading destination for meetings and events, Filinvest Mimosa Plus continues to elevate Clark’s business landscape.

Where Business Meets the Beauty of Nature

More than a golfer’s haven, it has become a favored venue for corporate tournaments, leadership retreats, and incentive events. Framed by century-old acacia trees and wide, walkable pathways leading to the Clark Parade Grounds, its serene, resort-like atmosphere allows delegates to move seamlessly from boardrooms to the outdoors—hosting team-building sessions by the lake, networking cocktails on the terrace, or strategy meetings overlooking the fairway. Beyond recreation, golf itself enhances the MICE experience, offering an engaging platform for networking, relationship-building, and rewarding high-performing teams.

This balance of business and leisure gives every gathering at Filinvest Mimosa Plus a refreshing sense of purpose.



A signature feature of the estate, the Mimosa Plus Golf Course defines leisure and recreation in Clark.

Built for the MICE Experience

With its world-class facilities and nature-integrated spaces, Filinvest Mimosa Plus is emerging as Central Luzon’s go-to MICE destination.

At the forefront is Quest Plus Conference Center Clark, offering fully equipped function rooms, ballrooms, and outdoor venues designed for conferences, exhibitions, and celebrations. Its flexible layouts and professional-grade amenities make it ideal for everything from executive meetings to large-scale conventions.

Just beside Quest Plus Conference Center Clark, Crimson Clark rises as another key MICE asset within Filinvest Mimosa Plus. The upcoming luxury hotel will further elevate the township’s hospitality offerings with its premium accommodations and event-ready facilities, making it an ideal venue for high-level meetings and executive gatherings.

Complementing this is the Mimosa Plus Golf Clubhouse, home to Baker J, which features a function area overlooking the golf course—perfect for intimate gatherings and networking events

with a view. The golf course now operates even at night, providing unique opportunities for post-MICE socials and after-hours activities that blend leisure and connection.

Meanwhile, The Hilltop—located next to the Mimosa Plus Golf Clubhouse—provides a distinctive setting for private retreats and exclusive corporate events, where guests can take in panoramic views in an intimate yet sophisticated atmosphere.

Supporting these facilities is WorkPlus, a modern office campus that strengthens Mimosa Plus’ business ecosystem. Surrounded by mature landscapes and powered by fiber-optic infrastructure, WorkPlus offers flexible office spaces that can be tailored for MICE-related needs—such as conferences, seminars, and corporate gatherings—in synergy with nearby venues like Quest Plus Conference Center and the Shoppes at Mimosa. This integration provides companies and event organizers with convenient access to lodging, dining, and leisure options for delegates. Among its locators, SGV & Co. regularly hosts professional events within its office at WorkPlus, including the Central Luzon Year-End Briefing and the PICPA Annual Conference, demonstrating the campus’s capability to accommodate business and knowledge-sharing activities.

Together, these venues highlight Mimosa’s distinct MICE advantage—offering large-scale event spaces within a green, self-contained estate where productivity, collaboration, and well-being coexist seamlessly.

Seamless Access to Central Luzon and Beyond

Accessibility is one of Filinvest Mimosa Plus’ greatest strengths. Located just minutes from Clark International Airport and easily reached via NLEX and SCTEX, the estate offers convenience for both local and international delegates.

A key advantage of Filinvest Mimosa Plus is its prime location with easy access via Clark’s main roads.

Connectivity is set to improve even further with major infrastructure projects underway. The upcoming North-South Commuter Railway (NSCR) will link Clark directly to Metro Manila and the airport, while the planned Subic-Clark Railway, a key project under the Luzon Economic Corridor, will strengthen regional logistics and commerce.

These developments position Filinvest Mimosa Plus at the crossroads of opportunity, making it not just a destination, but a gateway to growth and global engagement.



A key destination for MICE in Clark, Quest Plus Conference Center combines function and convenience.

A Legacy of Sustainability and Growth

Once a historic American military base, Filinvest Mimosa Plus has been thoughtfully revitalized to preserve its natural charm while embracing sustainable and modern design. The result is a destination that celebrates heritage, supports responsible development, and embodies Filinvest’s commitment to building communities that endure.

For investors and locators, Filinvest Mimosa Plus is more than a property. It’s a stake in Clark’s rapid economic expansion. With integrated MICE facilities, a strategic location, and a growing leisure ecosystem, the estate reflects region’s emergence as a leading hub for business and recreation.

Whether you’re hosting a high-stakes conference, a leadership retreat, or simply seeking a refreshing escape, Filinvest Mimosa Plus delivers an experience that goes beyond the ordinary. Here, business finds its rhythm, leisure finds its purpose, and every event leaves a lasting impression.

For more information, visit mimosaplus.com.ph or follow @FilinvestMimosaPlus on Facebook and Instagram.



A key advantage of Filinvest Mimosa Plus is its prime location with easy access via Clark’s main roads.



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4,410

daycare students
received school supplies.



3,644

residents benefited
from the AKAP program.

FIRST DISTRICT, Pampanga – Carmelo “Pogi” Lazatin, Jr. marks 100 days as First District Representative with hands-on public service that truly makes a difference.

Cong. Pogi leads from the front—rain or shine, he is on the ground, serving the community while actively legislating.



1,881

residents received
free medicines



317

received
financial aid

In just 100 days, he has filed 20 House Bills and 16 House Resolutions, tackling key issues in health, education, social welfare, labor, and environmental protection.

True to his promise that “no one will be left behind,” Cong. Pogi has delivered tangible support to his constituents.



43

received burial
assistance



74

wheelchairs
were distributed.

Innovative programs launched include the First District Malunggay Ice Cream for Nutrition Month and the Lamok Tepok Busters Dengue Prevention Drive, covering 87 barangays with anti-dengue operations.

Even in his first 100 days, Cong. Pogi continues to prioritize education, health, and social welfare, inspecting school projects, celebrating teachers, and preparing new legislation to further uplift the lives of Kapampangans.



61

senior citizens to
provide medical support.



41

free caskets were
funded from his salary.

Hands-on. Heart-led. Ramdam na ramdam ang serbisyong may puso.



64

Kapampangan achievers
were recognized
with certificates and
P122,000 cash incentives.



**RAMDAM
NA RAMDAM
ANG SERBISYONG
MAY PUSO!**

Cong. Carmelo 'pogi' LAZATIN JR.
Alang Malalakwan King Primeru Distritu



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045-6245607

TARI Estate Strengthens Tarlac's Role in The Philippines' Food Manufacturing Landscape

Tarlac, Philippines — TARI Estate, a development by Aboitiz Economic Estates, is fast emerging as the next growth hub for food manufacturing in Central Luzon. With global industry leaders Ajinomoto Philippines Corporation and Coca-Cola Europacific Aboitiz Philippines establishing operations within the estate, TARI is positioning Tarlac as a strategic base for companies serving the country's growing consumer market.

The decision of these trusted brands to locate in Tarlac underscores the province's rising competitiveness—anchored on strong infrastructure, accessibility, and a capable workforce. Strategically located at the center of Luzon, Tarlac connects producers, suppliers, and markets with efficiency, while its people provide the skill and discipline that sustain large-scale industrial operations.

Beyond manufacturing, TARI Estate is also shaping the region's cold chain and logistics network, which are essential enablers of the food industry. The development is designed to support end-to-end operations, providing its locators with access to modern storage, transport, and supply chain solutions that ensure efficiency and product integrity.

Strategically located along major transport corridors, TARI offers companies the advantage of proximity to both suppliers and consumers, supported by reliable infrastructure, smart utilities, and an integrated estate management system that simplifies operations. TARI Estate is fast earning a reputation as a well-run, well-prepared environment where industries can focus on productivity while Aboitiz ensures that the foundations for sustainable growth remain strong.



Positioned to anchor Central Luzon's growth as a food manufacturing hub, **TARI Estate** represents the vision of a future-ready center for advanced and sustainable manufacturing.



Coca-Cola Europacific Bottling Philippines broke ground last September 2025 on its new 42-hectare, state-of-the-art manufacturing hub within TARI Estate, further cementing its role as a key driver of economic growth in the country.



Ajinomoto Philippines Corporation secured a 16-hectare industrial parcel at TARI Estate last August—demonstrating strong confidence in its role as a catalyst for Central Luzon's industrial growth.

As investor interest in Tarlac continues to grow, Aboitiz Economic Estates is ensuring that TARI's development keeps pace with this momentum. The estate is being built with the same discipline that defines its flagship, LIMA Estate in Batangas: master planned, industrial anchored, and supported by an ecosystem of solutions that integrates infrastructure, logistics, utilities, and digital connectivity. The intent is to establish a complete environment where businesses can operate efficiently, people can build livelihoods, and progress can be sustained over time.

TARI's progress also reflects wider collaboration among sectors that share the same goal of regional advancement. Support from local and national agencies has been instrumental in strengthening investor confidence, while surrounding communities continue to demonstrate partnership and pride in Tarlac's economic momentum.

For investors, TARI represents readiness — a development where groundwork and governance are in place, enabling industries to operate with efficiency and confidence. With Aboitiz's integrated approach, businesses can focus on what they do best while the estate's ecosystem ensures that essential services run seamlessly.

TARI's continued development reinforces the growing role of Central Luzon in the country's industrial landscape—where investments generate jobs, strengthen local economies, and build the foundations for sustainable national progress.



TARI
Estate

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📍 Tarlac City





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Peak Travel Reminders for the Undas Break

AS THE PEAK TRAVEL season of Undas approaches, Cebu Pacific (CEB) remains committed to ensuring a safe and seamless journey for its passengers. To help travelers prepare, here are reminders to make every Juan's trip smoother and more convenient:

1. Check the airport terminal assignment of your flight

Before proceeding to the airport, passengers are strongly advised to check the details in their itineraries and boarding passes, especially the flight number and terminal assignment. Flight numbers begin with either 5J, DG, or T6:

- 5J flights: Operated by Cebu Pacific using larger commercial jet aircraft. These flights to and from Manila arrive at and depart from Ninoy Aquino International Airport (NAIA) Terminal 3.
- DG flights: Operated by Cebgo using smaller turboprop aircraft.
- T6 flights: Operated by AirSWIFT using smaller turboprop aircraft. These flights to and from Manila arrive at and depart from NAIA Terminal 2.

Starting October 26, some DG flights between Manila and Naga and all flights between Manila and San Jose (Occidental Mindoro) will be transferred

to Clark International Airport. All other DG flights to and from Manila will remain at NAIA Terminal 2.



2. Be on time at the airport

Given expected heavier road traffic during peak travel season, passengers are advised to allot more time for traffic going to the airport. We advise passengers to be at the airport at least three (3) hours before departure for domestic flights, and four (4) hours for international flights. Passengers traveling to Dubai are allowed to check in as early as seven (7) hours before departure.

Check-in counters close 45 minutes before the scheduled time of departure for domestic flights and one (1) hour for international flights to ensure there is ample time for all necessary pre-flight procedures. After

checking in, we encourage passengers to immediately go through immigration and final security to avoid delays. Boarding

commences 45 minutes before the scheduled departure.

3. Check in online

Long lines may be avoided at the airport by checking in via the official CEB mobile app or via the Manage Booking section of the CEB website. Both options are available from 48 hours up to one (1) hour before the scheduled time of departure for domestic flights, and up to two (2) hours before scheduled departure for international fliers.

Domestic passengers who checked in online and do not have check-in baggage may go straight to the boarding gates.

CEB's check-in counters at NAIA Terminal 3 are located at Aisles A and

B. Counters A1-A15 are dedicated for online check-in passengers, while Counters A17-A29 and B1-B15 are for passengers

who have not checked in online.

4. Accomplish eTravel Forms for International Trip

For a smooth experience at the immigration counters, passengers traveling internationally are encouraged to register or update their eTravel forms within 72 hours or three (3) days before departure from and arrival to the Philippines, then save the QR code generated at the end of the form.

For roundtrip international flights, passengers are required to complete the eTravel form twice — once for the departure flight, and again for the arrival flight.

After generating the eTravel QR code, complete

the Customs Declaration Form before arrival. Passengers are advised to keep the eTravel QR code as this will be scanned by customs officers after baggage claiming at the arrival carousel.

eTravel forms can be accomplished by accessing www.etravel.gov.ph.

For specific travel requirements of our international destinations, visit <https://help.cebupacificair.com/articles/flying-out-soon#travel-guides>.

5. Baggage Policy

Passengers may board the flight with one (1) carry-on bag that fits in the overhead bin and one (1) personal item like a purse, small backpack, or laptop bag that fits under the seat in front of them. Both hand-carry baggage are free of charge and must have a combined weight of 7kg or less. Bags that are not within the allowable size or weight will be intercepted and charged at the boarding gate.

Passengers are encouraged to purchase prepaid baggage online via the CEB website or mobile app which is up to 4x cheaper than airport charges. CEB's enhanced baggage policy allows passengers to avail up to three (3) pieces of 20kg

baggage. For every piece of baggage purchased, passengers may also add an extra 4kg, 8kg, or 12kg weight allowance on top of the initial 20kg.

Passengers may purchase additional baggage allowance online up to two (2) hours before departure.

6. Self-tag luggage for select domestic destinations

Passengers flying out of select domestic destinations (Bacolod, Butuan, Cagayan de Oro, Clark, Coron, Davao, General Santos, Iloilo, Manila, Puerto Princesa, Siargao, Tacloban, Tagbilaran, and Zamboanga) are reminded to self-tag their check-in luggage at the designated kiosks at the airport, prior to proceeding to counters for bag drops. Self-bag drop kiosks are also available at NAIA Terminal 3 and Clark International Airport.

We sincerely appreciate every Juan for choosing to fly with us. We look forward to sharing more journeys with you, your families, and your friends.

For more information, please visit the CEB Help Center at <https://help.cebupacificair.com/articles/flying-out-soon#for-first-time-flyers> for domestic and international travel guides.



Arksmith Brings the Island Experience to Manila FAME 2025



Arksmith's booth showcasing its debut furniture line, the Ysla Collection.



Arksmith's Chairwoman and Ysla Collection designer, IDR. Rain Alqaseer-Del Rosario, with the Arksmith team.

Visitors were captivated by the booth's island-inspired storytelling. Guests were encouraged to sit, lounge, and truly feel the quality craftsmanship of each piece, handcrafted by Pampanga artisans using organic textures and finishes. The tactile warmth of the furniture was paired with thoughtful details: island-themed giveaways served as souvenirs, while ambient sounds and visuals completed the experience. Each interaction offered a "little vacation" within the event, bringing the Ysla

Collection's vision of rest and connection to life.

Crowd favorites included the **Rosas Chair**, a Katha Award finalist admired for its sculpted petal form, and the one-of-a-kind **Sun Loungers**, which featured woven framing and all-weather fabric that perfectly captured the spirit of tropical living.

A newcomer to the Manila FAME scene, Arksmith drew in the crowds and did not disappoint: its debut was met with overwhelming love and support from attendees and fellow designers alike. "It was heartwarming to see guests

connect so deeply with our story and pieces," shared IDR. Rain Alqaseer-del Rosario, founder and designer of Arksmith.

With the conclusion of Manila FAME, Arksmith is thrilled to announce the upcoming opening of its new showroom in Angeles, Pampanga, set to welcome visitors later this year—a new home for Filipino craftsmanship and contemporary island-inspired design.

For more information, visit www.arksmith.ph or check @arksmith.ph on Instagram.



Arksmith's Chairwoman and Ysla Collection designer, IDR. Rain Alqaseer-Del Rosario, with the Arksmith team.



Fan favorite Sun Loungers



Fan favorite Sun Loungers

La Rose Noire Philippines appeals for urgent government action as EU ban forces layoffs

CLARK FREEPORT – La Rose Noire Philippines, one of the country's leading export manufacturers of artisanal baked goods, has begun letting go of hundreds of employees following the continuing European Union ban on Philippine food products containing eggs and dairy.

The Clark-based company, which has been operating since 2012 and exports to more than 60 countries across five continents, announced that 466 employees were laid off this week, with more expected in the coming weeks if the situation remains unresolved.

The EU ban, which has been in effect since 2023, stems from the Philippine government's failure to submit a required Residue Monitoring Plan — a compliance document the EU requested as early as 2019 and expected by 2021. The Residue Monitoring Plan is necessary for the export of both shelf-stable and non-shelf-stable food products containing eggs and dairy.

Neighboring countries such as China, Japan, and Thailand have long complied with the EU requirement, allowing their food exporters to continue trading freely. The Philippines, however, has yet to complete its submission, leaving companies like La Rose Noire without access to one of their largest markets.

"Europe has always been our biggest export destination," a company representative said. "We have all the international certifications, follow EU food safety standards, and use only EU-approved ingredients. Yet, our products are being blocked—not because of non-compliance on our part, but because the Philippine government has not

fulfilled its obligation to submit this one crucial document."

La Rose Noire has certifications from the Philippine FDA, as well as international accreditations under FSSC and GMP standards. Despite this, the company's products are being rejected in the EU simply due to the country's pending Residue Monitoring Plan compliance.

The impact has been immediate and severe. Export to Europe for their world class products like macarons, cheesecakes, croissants and chocolates have been denied entry into the EU since 2023.

It has been more than 2 years since the company has been coordinating and urging the Philippine government to comply with EU requirements. Recently, even their shelf-stable products like tarts, cones and baskets are affected too and banned entering France.

Orders from long-time European

partners have been cancelled, and orders have stopped coming in. Management said it had no choice but to start reducing its workforce. The company warned that unless urgent action is taken, even more Filipino workers could lose their jobs, and the future of its Clark facility could be at risk.

La Rose Noire chose to transfer its factory from China to the Philippines in 2012 precisely because there were no regulatory barriers. For over a decade, it has invested heavily in the Philippines, producing premium pastry, bakery, and chocolate products from our Clark facility for luxury hotels, airlines, institutions, and cruise lines worldwide.

Beyond its business, La Rose Noirs has built five schools for indigent Filipinos and trained 371 scholars thus far, through its La Rose Noire Foundation's Bakery, Bread, Pastry and Barista programs — as

the company believes in uplifting the communities around the factory.

"We appeal to the Philippine Government to act swiftly and decisively," the company said. "Hundreds of livelihoods depend on this. The longer the delay, the more irreversible the damage becomes—not just to La Rose Noire, but to the reputation of the country's entire food export industry."

La Rose Noire Philippines, with Clark Development Corp. assisting the whole way, said it continues to coordinate with the Philippines FDA, Department of Agriculture, Department of Foreign Affairs, and the Office of the President, expressing hope that the issue can still be resolved soon.

The company also assured that it remains committed to re-employing affected workers once EU market access is restored.

--PRESS RELEASE





SMDC Symphony Homes in Pampanga: Building the Life You've Been Working For

MANILA, PHILIPPINES, October 28, 2025 –For every Filipino who dreams of coming home to a place they can finally call their own, SM Development Corporation (SMDC) is making that dream easier to reach through its newest house-and-lot segment, Symphony Homes.

Rising in one of Central Luzon's fastest-growing cities, Symphony Homes Mabalacat is designed for families that are just starting out, OFWs who want a comfortable place to come home to, or anyone who's ready to invest in a home that they envision growing with them. Backed by SMDC's 20-year track record of building communities nationwide, this new development offers more than houses— it offers a place to belong.

Made for Real Life

At Symphony Homes, every detail is built around how Filipino families truly live. Streets are wide and walkable. Homes have flexible layouts that adapt as life changes—from a young couple's first home to a growing family's next chapter.

There's room to breathe, with open spaces, play areas, and pocket parks where kids can run freely and neighbors can gather after a long week.

Weekends are spent at the clubhouse, where there's space for birthdays, karaoke nights, or simply catching up over coffee.

Built on Hard Work, Designed with Heart

For many OFWs, every remittance sent home carries a story of sacrifice. Symphony Homes turns those sacrifices into something visible — a quality-built home in a safe, well-planned neighborhood close to schools, hospitals, transport terminals, and of course, SM malls.

From reservation to move-in, the process is simple and transparent. Dedicated service teams assist every step of the way, so buyers don't have to worry about endless paperwork or hidden fees. What you see is what you get — a home that's sturdy, smartly laid out, and made to last.

A Location that Grows with You

Mabalacat sits at the center of Pampanga's rapid rise, driven by massive infrastructure projects like the Clark International Airport expansion and the upcoming North–South Commuter Railway, which will cut travel time from Metro Manila to Pampanga to under an hour.

With direct access to NLEX and SCTEX, residents are

connected to schools, work hubs, and lifestyle destinations, making everyday living convenient and future-ready. Here, progress isn't far away — it's part of the neighborhood.

Community You Can Count On

Symphony Homes takes pride in providing families not just a roof over their heads, but the comfort and security of being part of a caring community. Each neighborhood comes with thoughtfully planned amenities — a lap pool, a children's play zone, a co-working area, a basketball court, and even a paw park — because living well shouldn't be complicated or expensive.

Even after you move in, SMDC's after-sales service ensures support continues. Buyers have clear contacts, online channels for assistance, and transparent timelines for every concern — proof that SMDC delivers not just homes, but peace of mind.

A House and a Lot More

Life at Symphony Homes isn't about grand gestures — it's about everyday wins. It's watching your child take their first steps on your own floor. It's Sunday meals that bring the family together. It's a home you worked hard for, now within reach.

CONGRATULATIONS!



on your 18th Anniversary!

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Its First Transcatheter Aortic Valve
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Giving the Patient a Stronger Heart!**



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Emerald Suites: Setting new standard for flexible urban living



Leading the groundbreaking rites are (L-R) NSMGC president and CEO Nestor S. Mangio, ACERDC chair Jeannie Del Rosario-Ng and director Alexander Del Rosario, and NSMGC director Architect Brian John P. Mangio. **CONTRIBUTED PHOTOS**

ANGELES CITY — Pampanga's real estate market welcomes a fresh addition with Angeles City Emerald Realty & Development Corp. officially breaking ground on Oct. 28 for Emerald Suites, a modern mid-rise condominium designed to meet the evolving needs of today's homeowners and investors.

Strategically located at the corner of Poinsettia Ave. and Taguete Street in Barangay Pampang here, Emerald Suites stands out for its innovative approach to residential living.

Unlike traditional condominiums, Emerald Suites offers a unique studio-unit concept that allows buyers to combine up to four adjacent units, creating larger, more functional spaces tailored to their lifestyle. This flexibility extends to easy

conversion from a studio to a one- or two-bedroom unit, making it ideal for young professionals, growing families, and savvy investors.

"Emerald Suites redefines modern living by combining style, function, and flexibility, offering future homeowners the chance to personalize their living spaces like never before," said Architect Nestor Mangio, co-project owner and director.

The development's penthouse level features exclusive four-unit configurations, providing an elevated living experience with added privacy and comfort. Residents will also enjoy amenities such as a fitness gym, multifunction room, swimming pool, and ample parking—features that cater to both relaxation and convenience.

Emerald Suites is more than just a residential address. With commercial spaces on the ground floor, the project fosters a vibrant, mixed-use community where living, working, and leisure blend seamlessly.

Its proximity to Clark Freeport Zone, major hospitals, schools, and commercial hubs further enhances its appeal as a prime address in the city.

"It is more than just building structures—it's about creating spaces that connect meaningfully with their environment," Mangio emphasized.

The project is a collaboration between the Del Rosario and Mangio families, in partnership with the N.S. Mangio Group of Companies—the same team behind The Lakeshore in Mexico, Pampanga.

With a legacy of delivering

over 1,000 residential and commercial units across Metro Manila and Cebu since 1987, the group brings decades of expertise in real estate, architecture, and construction.

Emerald Suites also introduces advanced construction technology, using post-tension slab and beam systems and exterior structural trusses for enhanced durability and faster build times—technology proven in landmark projects like the MOA Arena.

"With its modern architecture, strategic location, and the expertise of a trusted development team, Emerald Suites is poised to become a new symbol of comfort, innovation, and progress in Angeles City," Mangio added.

To mark the groundbreaking, AC Emerald is offering exclusive launch promos, including

discounts of up to 20% for early buyers and special savings for cash and spot down payment plans. These offers are available only during the launch period, making it an opportune time for buyers and investors.

"This is not just a home—it's a smart property asset that offers strong value appreciation and business opportunities," Mangio said. The launch event featured the unveiling of the project model, a walkthrough presentation, and a Q&A session with the developers, underscoring the company's commitment to innovation, collaboration, and architectural excellence.

For more information, visit <https://www.emeraldsuitesph.com> or contact the sales team at +63 947-678-0076.

Punto Lifestyle Team/PR



ATTY. GELD AQUINO
MAYOR, MABALACAT CITY

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HAPPY 18 YEARS OF JOURNALISTIC EXCELLENCE!

We, the Mabalauenians, send our best wishes to Punto! Central Luzon for its unceasing efforts to use its stories—including the City's governance thrusts—to help change and mold the community.

Over the past 18 years, we have had an amazing collaboration in educating the public about the community's successes.

Luid Ka Yu Ngan Pu keng Punto!



Chroma Hospitality Marks a Decade of Brilliance: Celebrating 10 Remarkable Years of Filipino Hospitality Excellence

MANILA, PHILIPPINES, 15 OCTOBER 2025 – Chroma Hospitality, the management company behind Crimson Hotels & Resorts, Quest Hotels & Resorts, Timberland Highlands Resort, and the newly launched Grafik Hotel Collection, celebrated its 10th anniversary, Chroma at 10: A Decade of Brilliance, held at the Crimson Grand Ballroom, Crimson Hotel Filinvest City Manila.

The milestone event coincided with the 70th anniversary of Filinvest Development Corporation, marking a significant year that celebrates both Filinvest’s enduring legacy and Chroma’s decade of hospitality excellence.

The evening gathered an esteemed roster of guests including media partners, top clients, and executives from Filinvest Development Corporation and its subsidiaries. The celebration was made even more meaningful with the presence of Mr. Joseph Yap and Mrs. Josephine Gotianun-Yap, Vice Chairperson of the Board of Filinvest Development Corporation, who joined the festivities to honor Chroma’s decade of growth, innovation, and Filipino pride.

One of the highlights of the evening was the presentation of the Circle of Brilliance Awards, recognizing Chroma’s most valued partners from the Corporate, Government, Travel Agency/ Wholesale, Online Travel Agency, Airline, and Media segments. These awards symbolize Chroma’s deep appreciation for the partnerships that have been vital to its continued success across the years.

Another highlight of the evening was “The Next 10: Chroma in Focus”, a segment presented by James Montenegro, Country Manager of Chroma Hospitality. The presentation unveiled ten exciting updates and plans for the company, including the much-anticipated Crimson Clark, the soon-to-open Grafik Pine House Baguio, and new culinary ventures that continue to expand Chroma’s creative portfolio.

These include Recado, a Filipino restaurant in collaboration with Chef Carlos Villaflor; La Loca, a Spanish-inspired dining concept; and Hay Diner, an American-style diner bringing back classic favorites to the Baguio food scene.

The segment also celebrated Chroma’s notable achievements, reflecting its continued commitment to excellence and innovation. Among the recent recognitions are the inclusion of Crimson Resort & Spa Mactan in the prestigious Michelin Guide, and the Condé Nast Johansens Awards for Excellence in Travel for both Crimson Resort & Spa Boracay and Crimson Resort & Spa Mactan. In the culinary scene, Chroma’s dining concepts such as Enye and Alibi, among others have been recognized by Tatler Dining for their outstanding cuisine and service.

In sustainability, Chroma Hospitality received a Philippine Quill Award for Mindful Hospitality, recognized as the Best Publication for Sustainability. Several Chroma-managed properties, including Quest Plus Conference Center Clark, Quest Hotel & Conference Center Cebu, and Crimson Resort & Spa Mactan, have also earned the Good Travel Seal, a certification that underscores Chroma’s unwavering dedication to sustainable operations and responsible tourism.

The announcements culminated with a preview of Beyond by Chroma, a mobile app currently in development that will elevate guest engagement, convenience, and loyalty across Chroma’s growing collection of brands.

“Ten years. Ten milestones. And countless stories that remind us why we do what we do,” shared James Montenegro, Country Manager of Chroma Hospitality. “Chroma was built on courage and as we step into the next decade, that same courage will take us even further. I look forward to tackling our next decade with all of you.”

The event featured special

performances by Carla Guevara-Laforteza and a celebratory toast led by Francis Gotianun, First Senior Vice President of Filinvest Hospitality Corporation. The night reflected Chroma’s enduring mission to bring Filipino hospitality to life — warm, innovative, and world-class in every sense.

Over the past decade, Chroma has grown from three pioneering hotels into a dynamic portfolio of brands that serve every kind of traveler. Today, its collection includes the world-class Crimson Resorts in Boracay and Mactan, the trusted Quest Hotels in Cebu, Clark, and Tagaytay, the nature-inspired Timberland Highlands Resort in Rizal, and the emerging Grafik Hotel Collection, a design-led brand that celebrates art, storytelling, and local culture.



As Chroma looks toward the future, it continues to pursue growth through new destinations, inspired brands, and meaningful experiences that reflect the brilliance of Filipino hospitality for generations to come.

SM Offices Bets on Renewables to Power Growth and Attract Tenants

SM OFFICES, a business unit of SM Prime Holdings, Inc. (SM Prime), is scaling up its renewable energy (RE) use as part of a broader push to make sustainability a driver of growth and tenant value.

The SM Prime business unit now sources more than half of its operational power from certified renewable energy, reflecting how clean energy adoption is reshaping the country’s commercial property landscape.

As of mid-2025, SM Prime has installed solar photovoltaic (PV) systems across 48 malls and offices with a combined capacity of 73 megawatts peak (MWp).

“SM Offices not only supports but also goes beyond the Philippine government’s target of having 50 percent of the country’s power generation come from renewable sources by 2040,” Vice President and Head of SM Offices Alexis L. Ortiga said.

Under the National Renewable Energy Program (NREP) 2020–2040 of the Department of Energy, the Philippines aims to increase the share of renewables in its power generation mix to 35 percent by 2030 and 50 percent by 2040, supporting the country’s goals for energy security, sustainability, and climate resilience.

Across its expanding portfolio, SM Offices is integrating solar grids, sensor-enabled fixtures, and energy-efficient cooling systems into building design and operations—stabilizing energy costs, improving comfort and reliability, and enabling tenants to meet their sustainability commitments.

Several of its flagship developments—ThreeE-Com and FourE-Com Centers in the Mall of Asia Complex, Aura Tower beside SM Aura Premier in Bonifacio Global City, Mega Tower in Ortigas, and North Towers in Quezon City—have all achieved LEED Gold certification from the U.S. Green Building Council, underscoring its focus on performance and sustainability.

Currently, One E-Com, Two E-Com, and Five E-Com are undergoing LEED O+M certification, which recognizes excellence in the sustainable

operation and maintenance of existing buildings. The certification focuses on energy efficiency, water conservation, indoor environmental quality and other measures that promote the health and well-being of both people and the environment.

Ortiga explained that their approach is both strategic and adaptive. “SM Offices remains resilient by integrating sustainability initiatives into its core strategies,” he said. “Our offices are located closer to where people live, helping reduce travel time and emissions, and we are expanding renewable energy use and EV charging infrastructure to support a lower-carbon economy.”

The model is proving commercially sound. Renewable energy reduces exposure to power price volatility, supports tenant ESG goals, and strengthens investor confidence. For companies under increasing pressure to meet sustainability metrics, leasing from a renewable-powered portfolio offers both stability and reputational upside.

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THE GOLDEN RESURGENCE

HOW PINATUBO'S SURVIVORS BECAME LIFELINES FOR NORTHERN CEBU

BY GERALD GLOTON

THE NIGHT of Sept. 30 began in calm silence. It was my birthday, and I was in Pampanga, fast asleep and grateful for another year of life. The air was still, the streets quiet, and I had no idea that hundreds of kilometers away, the earth beneath Northern Cebu was quietly gathering its fury. Streetlights shimmered faintly over the resting towns. Families, like me, were deep in slumber, unaware that in just a few moments, the ground would awaken with a roar.

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Without warning, the stillness broke. The earth raged. Walls collapsed like paper. Cries pierced the night. A 6.9-magnitude earthquake ripped through the province, turning homes into rubble and safety into fear. Even after the tremors stopped, the aftershocks came in relentless waves, shaking not only the soil but the spirits of those who endured.

Upon deployment, when I later walked through the cracked streets of Bogó and Medellín, I could almost feel the echoes of that night beneath my feet. Every vibration carried the weight of loss, the memory of terror. It was not just the land that fractured; it was the people's peace, their sense of certainty.

When the going gets tough, Pampanga never hesitates to act. The province that once rose from the ashes of Mount Pinatubo has learned to move with both urgency and compassion. This time was no different. Within days, Team Pampanga, led by Vice Gov. Delta Pineda, was on the ground in Northern Cebu, bringing relief and reassurance to those who needed it most.

As part of the team, it was my task to document these moments — to capture how Kapampangans, whose spirits were once broken by disaster, now stood as symbols of hope.

Yet amid the ruins, something stronger than destruction emerged. Compassion rose from the dust, as if the earth itself was reminding us that even in its fury, humanity can still choose to heal.

HOLDING ON TO HOPE IN BOGO CITY

In Barangay Pandan, Bogo City, makeshift tents of blue and orange lined the open field. They shimmered weakly under the sun, fragile shelters against the unpredictable nights. Inside one of them lived Maricel Balawing, her eyes weary but bright with determination.

For more than ten days, she and her neighbors have been living on bare ground. Every night, they pray the tremors will stop. Every morning, they begin again.

"We had to rush and pick up what we had in order to survive," Maricel told me, her hands trembling slightly as she recalled the night the earth turned violent. Beside her, her loyal dog Molly lay quietly, as if understanding every word.

They sleep under tarpaulins, they eat what little they can, yet they wake each day grateful to still be alive. Hope has become their most valuable possession.

MAKESHIFT SHELTERS FOR HOME

When Kapampangan Hearts Came Knocking From the plains of Pampanga came the sound of engines and the sight of trucks filled with rice, food packs, and warm smiles.

Three decades ago, Kapampangans knew this kind of pain. They watched as Mount Pinatubo buried their towns in ash. They felt what it was like to lose everything. Their homes, their farms, their future—all swallowed by gray skies and silence.

But time turned their suffering into strength. From the ashes, compassion grew.

From loss, they learned how to lift others up. Now it was their turn to give back.

LEAD TRUCK IN A CONVOY OF RELIEF

Led by Vice Governor Dennis "Delta" Pineda, the Provincial Government of Pampanga journeyed across the sea to reach Northern Cebu. They brought 120,000 relief packs. But more than supplies, they brought presence. They came with open arms, ready to listen, ready to stand beside those who were afraid to rise again.

"We came here not only to help but to remind our brothers and sisters in Cebu that they are not alone," Vice Gov. Delta said softly but firmly, his



Sta. Rosa de Lima Church in Daanbantayan



Makeshift shelters for home



voice steady amid the noise of recovery.

From the repacking stations to the distribution lines, Kapampangan volunteers worked side by side with Cebuano residents. Sweat, tears, and laughter mixed under the designated sites. Bayanihan was no longer a word. It was a living, breathing force.

The same people whose spirits were once shattered by a volcano now stood tall as lifelines for others shaken by the earth. Their hearts, once broken by tragedy, had turned to gold.

MAYOR MARIA CIELO MARTINEZ A PILLAR OF STRENGTH IN BOGO

In the shattered city stood Mayor Maria Cielo Martinez, a woman whose courage radiated even in exhaustion. When the earthquake struck, she did not hide behind walls. She went out into the chaos, leading rescue teams herself, her hands reaching out to those trapped beneath fallen beams.

"It is a lot of work," she told me, her voice calm but her eyes heavy with sleeplessness. "But with all the support we are getting, parang hindi na rin ganun kahirap."

Mayor Martinez welcomes Team Pampanga. She spoke of Pampanga with deep gratitude. "They came all the way from Luzon to help us. Beyond ang efforts ng mga Kapampangan," she said, her voice breaking into a faint smile.

I realized then that true leadership is not about authority. It is about compassion in motion, courage in



Vice Gov. Delta: You are not alone.



Relief of hope. Bayanihan a living force.



Sisterhood in empathy: Lubao, Pampanga Mayor Esmie Pineda and Cebu quake survivor



Straight from the heart



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ON YOUR 18TH ANNIVERSARY!

**GREETINGS FROM
CLARK DEVELOPMENT CORPORATION**



Warmest congratulations to Puntol! Central Luzon on its 18th Anniversary.

We commend your unwavering dedication to delivering truthful, relevant, and impactful news to the community. For nearly two decades, your commitment to responsible journalism has been an inspiration and a vital contribution to public awareness and progress.

As you celebrate this remarkable milestone, we at RMM Cold Storage and Meatshop extend our heartfelt gratitude for being a trusted platform that uplifts local voices and promotes community development.

We wish you continued success and many more years of excellence in journalism.

Happy 18th Anniversary, Puntol!

— From your partners at RMM Cold Storage and Meatshop

RMMCOLDSTORAGE&MEATSHOP RMMCOLDSTORAGE&MEATSHOP RMMCOLDSTORAGE&MEATSHOP

The Golden Resurgence...

FROM PAGE 29
the middle of despair.

SERVING THROUGH THE AFTERSHOCKS
Visiting Daanbantayan, I met two public servants whose strength left a lasting mark. Fiel Condino and Giselle Ponce, the municipal information officers, carried not only cameras but also the heavy duty of documenting pain and perseverance.

“We only got to secure our cameras today because the second floor of the municipal hall collapsed,” Fiel shared, his tone quiet but resolute. With their main office gone, hundreds of local government workers continued their duties inside a multipurpose hall turned operations center. There was no air-conditioning, no comfort, only commitment. Their exhaustion was visible, but so was their faith.

When Team Pampanga arrived, the hall brightened with new energy. The Kapampangans’ arrival reminded them that they were not fighting alone. Their courage was met with compassion, their fear with fellowship.

DIGGING FOR ‘SASING’
On the shores of Kawit, Medellin, I saw another kind of resilience. The sea glittered under the morning sun, calm and endless. Along the coast, women worked silently, digging through the sand with their bare hands. One of them was Nanay JM Delos Reyes. With her son beside her, she searched for ‘sasing’, the sand

worms that the locals use for kinilaw and adobo. “After two years, it’s just now that we get to look for sasing again,” she told me. “Maybe it’s because of the earthquake that changed the waves.” Her hands moved with patience and rhythm, her eyes steady on the tide. For her and many others, these worms meant more than food. They meant survival. They meant normalcy returning, one tide at a time. Even the sea, it seemed, was beginning to heal.

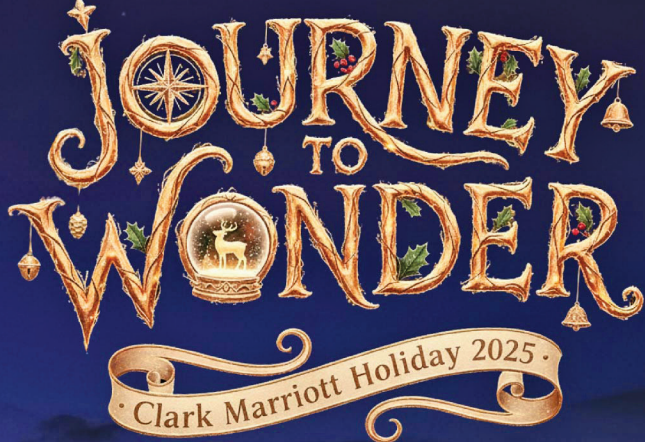
FROM ASHES TO ACTION
The Kapampangans’ journey to Cebu was more than a relief mission. It was a full circle of history. The same province that once cried for help after the eruption of Mount Pinatubo was now the one answering the call of others in distress. What was once despair had transformed into empathy. What was once ruin had become redemption.

Under the guidance of Vice Gov. Delta Pineda, their golden hearts shone brighter than ever. Every handshake, every meal pack, every smile they shared became a symbol of how far they had come—from victims to heroes, from ash to aid. Their story is a reminder that even when the ground crumbles, kindness can rebuild what concrete cannot.

REFLECTIONS FROM THE ROAD
On our way back to the city, the sky over Mandaue burst into color. Iridescent clouds shimmered like oil on water, an unearthly

sight after days of dust and grief. Everyone stopped to look. For a brief moment, silence returned, not the silence of fear, but of awe. It was as if the heavens themselves were blessing those who endured. Food – as much for the belly as for the mind Before leaving Cebu, we stopped at Taboan Market. The smell of chorizo de Cebu and danggit filled the air, rich and comforting. I thought of the Kapampangans, of how their pain became purpose, of how kindness can travel farther than any relief truck. At Titay’s in Liloan, I bit into a crisp rosquillos cookie and smiled. The taste was simple, sweet, and deeply human. It was the taste of resilience.

EPILOGUE: THE PULSE THAT NEVER FALTERS
Every disaster leaves a scar, but it also leaves a lesson. From the ashes of Pinatubo to the fractured soil of Cebu, the Kapampangans have proven that the strongest structures are not built from stone or steel. They are built from courage, empathy, and the will to rise again. Their story is not just one of survival. It is a story of rebirth, of hearts that once broke in tragedy now glowing with purpose. When the earth trembles and the sky darkens, they are the light that endures. They are proof that the heart of a Kapampangan, once forged in fire and ash, will always rise...not only for themselves, but for the nation they love.





Unwind in comfort, surrounded by festive charm. Celebrate the most wonderful time of the year with a cozy stay at Clark Marriott Hotel. Indulge in a festive getaway designed for families to relax, dine, and create joyful memories together.

MILO® Philippines and Philippine Sports Commission Strengthen Grassroots Sports Development Through Batang Pinoy 2025

GENERAL SANTOS CITY, Philippines - October 27, 2025 – As nearly 19,000 young athletes from across the country gather for the Batang Pinoy 2025 National Championships, MILO® Philippines and Philippine Sports Commission (PSC) continue to shape the champions of tomorrow – not just through competition, but through mentorship, life skills, and community pride.

Running from October 25 to 31, 2025, Batang Pinoy brings together participants aged 17 and under—including out-of-school youth—from 188 local government units competing across 27 sports disciplines. This year's edition marks one of the largest and most inclusive stagings in the event's history, underscoring the PSC's renewed drive to make sports accessible to every Filipino child.

Adding to the excitement, Olympic gold medalist Hidilyn Diaz, boxing Champion Manny Pacquiao, and General Santos City Mayor Lorelie Pacquiao graced the opening ceremonies, rallying the young athletes to pursue excellence and perseverance both on and off the court. Their presence served as a powerful reminder that champions are made through hard work, discipline, and unwavering belief—values



at the heart of Batang Pinoy's mission.

Continuing a Legacy of Grassroots Development
For decades, the PSC and MILO® have worked hand in hand in advancing sports programs at the grassroots level — from the MILO® Sports Clinics and National MILO® Marathon, to the MILO® Home Court and the Batang Pinoy program. Together, they continue to provide platforms where young athletes from all

backgrounds can develop their skills, life values, and proudly represent their communities.

Through this partnership, both institutions aim to sustain an inclusive and accessible sports ecosystem that encourages participation from youth across the country, regardless of background or ability.

United in Building the Next Generation of Champions
Through their longstanding

partnership, PSC and MILO® continue to open opportunities for Filipino children to engage in sports, learn discipline and teamwork, and gain valuable experiences that go beyond competition.

PSC Chairman John Patrick “Pato” Gregorio highlighted the importance of unity among government agencies and partners in nurturing the next generation of Filipino athletes. “We need to be partners, we need to be together. ‘Yung development ng bata sa

sports and education hindi po pwedeng magkahiwalay ‘yan,” said Chairman Gregorio.

A Shared Vision for the Future of Philippine Sports

Highlighting the spirit of Batang Pinoy, boxing Champion Manny Pacquiao shared his message to the young athletes: “Mga Batang Pinoy, I challenge you: train harder, play smarter, compete stronger, respect your coaches and your opponents, and in every defeat or victory, always honor God.”

“MILO® has always believed that sports is a great teacher where our young athletes can learn grit, discipline, and teamwork,” said Carlo Sampan, Head of MILO® Sports and Assistant Vice President of MILO® Philippines. “Our partnership with the Philippine Sports Commission reflects a shared vision to help every Filipino child achieve their dreams through their Champion journey.”

Throughout the competition, PSC and MILO® continue to collaborate on-ground to bring engaging experiences to young athletes and their families — from nutrition and wellness education to activities that celebrate grit, discipline, and teamwork, and the Champion energy that defines Filipino youth.

Turning tables: A working student’s journey from the production floor to Latin honors

BY JOEL P. MAPILES

PORAC, PAMPANGA --- In a moment filled with pride and tears, 25-year-old Kenneth Calma, a production worker at Mekení Food Corp., walked across the stage to receive his diploma and medal as magna cum laude, graduating with a Bachelor of Science in Elementary Education from Pampanga State University last Aug. 12.

Behind the applause and academic honors lies a story of resilience, sacrifice, and a young man's deep love for his family.

From Factory Floor to Academic Glory

For Kenneth, earning a college degree was not only a personal triumph – it was the fulfillment of his entire family's dream. Born and raised in Balubad, Porac, he is the son of Rosito and Reyna Calma, a barangay tanod and a homemaker. Growing up with eight siblings, Kenneth knew early on that life would be difficult—but he also knew that hope would always keep them going.

His siblings worked hard to support the family: Linuel and Genesis served as house boys for Mekení executives Lito and Adrian Garcia; Merwin worked in the warehouse; and Jennica and Jivon joined the packaging section. His brother Rosito Jr., through the help of the Garcia family, earned a degree in Accountancy from Holy Angel University and became the family's breadwinner until illness forced him to stop working. Kenneth's twin, Kevin, was not



able to finish his studies.

Amid these challenges, Kenneth made a promise to himself – to continue what others could not, and to change the course of their family's life.

Juggling Work, School, and Dreams

Even as a senior high school student, Kenneth was already working. He started as an on-call worker at Mekení, doing

odd jobs – sweeping floors, carrying goods, and even cleaning homes – just to earn extra income for the family.

In 2020, he became a regular employee at Mekení as a checker in the packaging section. But when the Covid-19 pandemic hit in 2021, he resigned to pursue his dream of becoming a teacher. He enrolled at Don Honorio Ventura State University (now

Pampanga State University) while still working part-time in Mekení's warehouse. By 2023, he returned to the company as a full-time production worker.

His daily routine was grueling: working from 6 p.m. to 2:30 a.m., sometimes longer, then heading straight to school for classes from 7 a.m. to 4 p.m. Sleep was a luxury. There were times when exhaustion got the better of him, and he would doze off in class. Yet, despite the fatigue, Kenneth remained one of the top students. His professors saw his potential—and his perseverance.

Faith, Family, and the Fire to Succeed

There were moments when Kenneth felt like giving up. He admitted that he initially hid his studies from his supervisor, fearing he might lose his job. But the thought of his mother's dream – to have a teacher in the family – kept him going.

“Wala po lahat ng ito kung wala ang nanay ko at pamilya ko. Lahat ng ginagawa ko ay para sa kanila. Gusto ko pong baguhin ang takbo ng buhay namin,” he tearfully shared.

And indeed, he did. After years of sleepless nights, long shifts, and endless sacrifices, Kenneth proudly graduated magna cum laude – a success not only for himself but for his entire family, community, and the company that believed in him.

The Mekení Family: More Than Just an Employer

Kenneth expressed deep gratitude to Mekení Food Corp. which provided

not just employment but encouragement and moral support.

“Sobrang thankful po ako. Kung wala ang Mekení, baka hindi po ako nakapagtapos. Malaki po ang naging bahagi nila sa buhay ko,” he said.

Pruds Garcia, president of Mekení, lauded Kenneth's achievement: “Kenneth's story is a testament to perseverance and the power of community. At Mekení, we strive to offer not just jobs, but opportunities for personal and professional growth. We are proud to have been part of his journey.”

Enthused Garcia: “Ang tagumpay ni Kenneth ay tagumpay ng bawat Mekení employee na nangangarap. We celebrate not just his academic success, but the courage it took to pursue it.”

A Message to Dreamers

During his graduation, Kenneth stood proudly beside his parents, Rosito and Reyna, who beamed with pride. Their son—once a factory worker who juggled jobs and classes – had finally made it.

To those who dream of breaking the cycle of hardship, Kenneth has this message:

“Kung gusto mo talaga ang isang bagay, paghihirapan mo ‘yon. Habang bata ka, mag-aral ka. Hindi habang buhay malakas tayo.”

His story reminds us all that nothing is impossible when fueled by hard work, patience, and faith.

So, if you are reading this and carrying the weight of your family's hopes - keep going. Like Kenneth, you too can turn the tables. You too can rise.

'Tied with Love': SM Cabanatuan Malls Light Up the Holidays with Heartfelt Displays

THE HOLIDAY SPIRIT shines bright in Cabanatuan City as SM City Cabanatuan and SM Megacentre Cabanatuan officially kicked off their Christmas festivities with eye-catching displays that celebrate love, generosity, and togetherness.

On October 24, SM City Cabanatuan unveiled its Winter Safari Wonderland, a grand showcase that turns the mall's atrium into a festive jungle of gold and green. Standing tall at 35 feet, a magnificent Christmas tree wrapped in a giant golden bow anchors the scene. Around it, gold safari

animals and shimmering trees create a dreamy backdrop that captures the adventurous yet heartwarming essence of the season.

Just a few days later, on October 27, SM Megacentre Cabanatuan followed suit with its Dazzling Ribbon Ride. The display features flowing crimson ribbons, arches of twinkling lights, and a sparkling tree crowned by a golden star. Visitors can walk through the glowing arches, take photos, and bask in the cheerful atmosphere filled with carols, reindeer, and gift displays.

"Christmas at SM is about more than just decorations," shared Marvin Mauro Magtoto, Mall Manager of SM City Cabanatuan. "It's about giving people a place to connect, share joy, and celebrate the true meaning of the season."

Through these two spectacular displays, SM malls in Cabanatuan City continues its tradition of spreading holiday cheer. Whether exploring the majestic Winter Safari Wonderland or the vibrant Ribbon Ride, guests are invited to make memories, enjoy performances, and feel the magic that truly



SM City Clark unwraps holiday surprises

CLARK FREEPORT – Naughty or nice matters not, the spirit of Christmas embraces all, as in the mall that's got it all. Towering 45-ft Christmas tree complete with 4-foot Santa's elves, giant ribbons, and two interactive gift boxes featuring Ames Room Illusion – yes, that distorted room creating optical effects that make people appear to change size, and a gift-wrapping station.

A ceremonial toast with Clark Development Corp. chair Atty. Ed Pamintuan; Mabalacat City Mayor Atty. Geld Aquino and Vice Mayor Jun Castro; Angeles City information chief Jay Pelayo, representing Mayor Carmelo "Jon" Lazatin II; Russell De Guzman of the BCDA; SM City Clark mall manager Jerwin Jalandoni and Johanna Rupisan, SM Supermalls vice president for operation switched on the ceremonial lighting of the Christmas tree officially opening the festive season to the Christmas carols performed by the Angeles University Foundation Concert Chorus. **Punto Lifestyle Team/CLMA Photos**

SM City 'Gapo Central unveils "Christmas Holideer Getaway"

OLONGAPO CITY — SM City Olongapo Central has officially unveiled its spectacular Yuletide centerpiece, a 27-foot-tall Christmas installation that brings adventure and togetherness to life, surrounded by three experiential rooms featuring mini cabs, a classic telephone booth, and festive décor, all showing the charm of a cozy holiday getaway. The surrounding setup — adorned with smaller trees, wreaths, and immersive displays.

Olongapo City Vice Mayor Kaye Anne Legaspi and city tourism

head Fifi Legaspi graced the ceremonial opening on Oct. 24.

"We would like to thank SM for giving life and joy here in Olongapo. On behalf of the Olongapo families, kami po ay nagpapasalamat dahil naging parte po kayo at magiging parte pa ng bawat pasko, sa bawat gift giving na sumisimbolo ng katuwaan at pagkakaisa bilang isang isang pamilya sa ating lungsod, as we continue our festivities," Legaspi said.

"Through the Christmas festivities



at SM, we hope to strengthen the ties that bind us to our loved ones," SM City Olongapo Central mall manager Ariel Ferrer said in his message.

"We here at SM, hope to spread the vibes that bind us together with our

loved ones, a symbol of family connections and shared joy that brings us closer to celebrate love, laughter and togetherness," Ferrer added.

Also present during the launch were SM Supermalls regional operations manager

Bong Garcia, SM employees, affiliates, tenants, and mallgoers.

Aside from the annual tree lighting ceremony, SM brings more holiday activities for families and friends to enjoy, like the SM Holi Squad, World Choral Day, Weekend

Santa and Reindeer Parade to make the most of the holiday weekends.

A must-visit destination for families and friends, visit SM City Olongapo Central's Christmas Centerpiece at the Level 2.

(Malou Dungog)



PAMPANGA ICHIBAN
CITY OF SAN FERNANDO – Job opportunities continue to abound for Kapampangans as well as residents of nearby provinces with the strong partnership of Gov. Lilia “Nanay” Pineda and Fumio Tamura, founder and chairman of the Philippines Arayat Training School Corp. (PATS). Established in Barangay, Tabuan, Arayat town during the tenure of Vice Gov. Dennis “Delta” Pineda as governor, PATS gives free training to those aspiring to work in Japan where, to date, some 150 Kapampanganans have successfully joined the work force under the SSW 1 & 2 visa program. During Monday’s call at the Office of the Governor, Tamura presented PATS’ new proposal for a tie-up with the Philippine Railway Institute, which will open up more opportunities for Filipinos to enter the transportation and technology industry in his country. With Tamura were PATS president Emiliana dela Merced Quiambao and school administrator Shintaro Quiambao Tamura. **PAMPANGA PIO/PHOTOS: GERALD GLOTRON, DANIEL OMBINA**

FIESTA Communities Bags Major Awards at the 2025 National Housing Expo



MANILA, PHILIPPINES – FIESTA Communities Incorporated (FCI), the leading developer of affordable housing in North and Central Luzon, emerged victorious at the 2025 National Housing Expo, held on October 23–24 at the World Trade Center in Pasay City. The company took home two prestigious recognitions: the Best Booth Award and the People’s Choice Award, solidifying its position as a trusted name in quality yet affordable homeownership.

This first-ever government-initiated housing fair, spearheaded under the Marcos Administration, aims to make the dream of owning a home more accessible to Filipino families across all sectors.

FCI’s exhibit stood out among the country’s top developers with its life-sized façade of the KAYA Unit, giving attendees a first-hand experience of the brand’s signature design—spacious, practical, and affordable. Complementing this was the creative use of LED panels that showcased FCI’s milestones, community developments, and long-standing commitment to uplifting Filipino lives through dignified housing.

Adding to the warm and engaging atmosphere, the booth featured a coffee corner where aspiring homeowners enjoyed complimentary drinks while learning more about FIESTA’s projects from its friendly and knowledgeable sales representatives.

FCI also won the “People’s Choice Award” after being voted online by

the attendees of the said event. Truly the choice of the Filipino masses, the company exclusively offered a P100,000 discount on selected project sites and free dining, living, or kitchen showcase upon turnover. Interactive games are also present in the booth like the Spin N Win and Pachinko which made every guest happy after bringing home different FIESTA Communities Merchandise.

During the event, President Ferdinand “Bongbong” Marcos Jr. personally visited the FCI booth and was welcomed by Wilfredo M. Tan, President of Hausland Holdings Inc.(HHI) together with Atty. Christopher Ryan Tan, CEO, HHI, Philip Anthony Tan, Deputy, COO, FCI, Karen Gail Camus, Marketing Manager, FCI

Successful reservations are also recorded proving that the winning booth is not a testament that FIESTA’s display wasn’t just eye-catching, but meaningful in helping Filipinos take concrete steps toward homeownership.

“Our victory is a testament that local developers like us can be the catalyst of change for our aspiring homeowners. It’s good to know that the buyers we tapped here in Manila are aware of the growth of Central Luzon that’s why they choose FIESTA Communities.” words by Karen Gail Camus, Marketing Manager of FIESTA Communities.

FIESTA Communities is a Kapampangan-grown housing developer rooted in strategic locations, convenient designs, and budget-friendly packages.

WINNER PEOPLE'S CHOICE
FIESTA COMMUNITIES INCORPORATED

WINNER BEST BOOTH
(PANGARAP LANE)
FIESTA COMMUNITIES INCORPORATED

NATIONAL HOUSING EXPO 2025

@fiestacommunitiesofficial



Suite Moments at Hann Casino Resort, Clark PH

Hann Resorts in Clark shows how sweet it is to be a pampered traveler at its first fully integrated resort, Hann Casino Resort. Home to Swissôtel Clark, Clark Marriott Hotel, and Widus Hotel Clark, the resort ensures that every business or leisure traveler finds their perfect suite. This feature puts the spotlight on three signature suites from each hotel, chosen to showcase the character, design, and service philosophy that define each brand.

Swissôtel is globally defined by its “Quality in Life” philosophy, and nowhere is this commitment more evident than in its suites. Their concept of Vitality drives every design decision, ensuring that spaces are meticulously crafted so that health-conscious guests and modern visionaries can confidently find balance and restoration throughout their journey.

“Guests often tell us that the Vitality Suite transforms the way they travel,” shares Rizza Munar, Hotel Manager of Swissôtel Clark. “They love how the well-being wall and bio-adaptive lighting let them keep wellness at the center of their routine, even during their travels.”

Widus Suites: For Families, Long-Stay Guests, and the Heartfelt Traveler

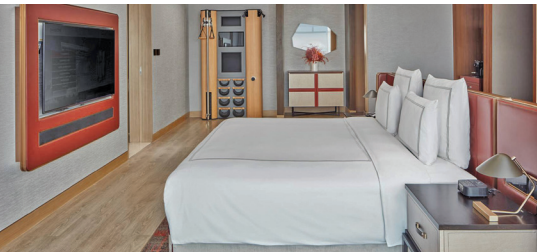
At Widus, every stay is defined by comfort and familiarity. The suites are thoughtfully designed to embrace families, groups, and long-stay guests.

“Widus is where guests discover comfort and familiarity within Hann Resorts,” shares Rizza Munar, Hotel Manager at Widus Hotel. “It combines the warmth and practicality families love with the elevated touches of amenities across Hann Resorts that make every stay more memorable.”

The Premier Family Suite balances coziness and space, featuring a living area, mini-kitchen, and balcony views, ideal for families who want to relax and connect as they would at home.

Meanwhile, business travelers or groups may prefer the Executive Suite Double which has two distinct sleeping areas that allow both togetherness and privacy.

The Premier Two-Bedroom Suite at Widus offers a spacious and inviting setting designed for comfort and connection. With two bedrooms, a private bathroom, and a patio that opens to garden, pool, and city views, this suite is perfect for families or groups seeking both space and serenity.



Swiss Vitality Suite - 79 sqm
Well-being wall, bio-adaptive lighting, and PowderRain shower; city or mountain views

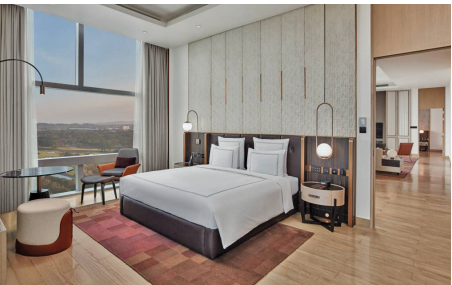


Swiss Vitality Suite's Well-being Wall

Swissôtel Suites: For the Wellness-Seeker and Modern Visionary

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Swiss Presidential Suite - 195 sqm
Two bedrooms, dining area, and marble bath; top-floor suite with panoramic views of mountains



The Presidential suite located on the top floor, is the ultimate indulgence with its separate living and dining areas, an ergonomic workspace, a marble bathroom with a deep tub and separate rain shower, and two king-bedded bedrooms. Its expansive layout is also perfect for hosting guests, intimate dinners, or casual meetings.

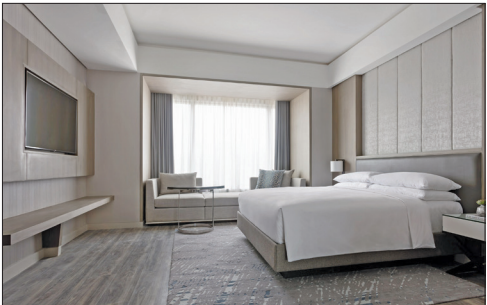
Guests here also enjoy exclusive access to breakfast and refreshments at the Swissôtel Club Lounge, a perfect touch for those who value exclusivity and ease.



Widus Hotel's Premier Family Suite - 44 sqm
King and single beds, mini-kitchen, and balcony with city view



Widus Premier Two-Bedroom Suite - 55 sqm
Queen bed and two full beds, private patio, minibar, and panoramic garden, pool, and city views



Marriott's Deluxe Suite - 83 sqm
King bed, living area, marble bath, and scenic golf course views

Marriott Suites: For the Prestige Traveler and Timeless Sophistication

Those who value tradition, impeccable service, and global recognition often gravitate toward Marriott.

“At Marriott, we bring global prestige to Clark through world-class Filipino hospitality,” says Rizza Lacson, Director of Rooms at Clark Marriott. “Many of our TripAdvisor reviews highlight how our service feels both international and deeply local, perfect for business and prestige travelers seeking an elevated experience.”

The Deluxe Suite pairs sophisticated comfort with scenic golf course views. Ideal for executives who blend work and leisure, it offers a relaxing living area, marble bathroom, and M Club Lounge access for breakfast, desserts and cocktails.



Across all three hotels, guests consistently praise the attentive service, well-kept rooms, and thoughtful amenities that make each stay seamless. With 24-hour in-room dining, executive lounge privileges, and private check-in and concierge services, every detail is designed for comfort, privacy, and efficiency.

From wellness to prestige to comfort, Hann Resorts ensures every stay is a suite moment to remember.

Plan your stay and discover an elevated suite experience at Hann Resorts today. Visit hannresorts.com/hotels/ or connect with [@hannresorts_](https://twitter.com/hannresorts) on social media for more information.

Arenaplus Official Ambassador Miguel Tabuena Becomes The First Filipino To Win The International Series Tournament

IGNITED with grit and perseverance, ArenaPlus ambassador Miguel Tabuena wins his first International Series trophy at the International Series Philippines presented by BingoPlus.

Stepping on the fairways of his home club, the Filipino golfer made his way to the top spot with excellent drives and knowledge of every hole at the Sta. Elena Golf Course. Tabuena, who turned 31 just a week before the tournament, was playing on a very familiar turf and in front of a supportive home crowd cheering him on, that he used to his advantage, coming off from an ace with his hole-in-one on day 2 of the tournament, he kept his lead until the final round of the game, scoring 69, 65, 65, and 65 with 5 eagles and a hole-in-one, to take home the prestigious International Series trophy.

Setting up for the final round of the tournament, he faced the challenges and defied all odds, with some shots landing at the bunker and sometimes at the rough but being persistent and using his experience in the field, Tabuena was able to use the slope on the fairway to sink it in at hole 8, as he gave a loud roar together with the cheering crowd. In a fairytale ending, Tabuena fell to his knees after his last shot at hole 18, beating two time International Series winner Sarit Suwannarat and rising star Sampson Zheng.

The crowd went loud and cheered him on while being congratulated by his caddie

Lan and other golfers, along with his family, greeting him with a hug and showering him with water, giving him a champions celebration. Fans who followed through the course congratulated him, this win at the tournament currently places him at rank #2 in the International Series as they head on to 3 more countries to wrap up this year's series of golf events with the Asian Tour and LIV Golf.

Right after the game Tabuena was able to say a few words: "I'm thankful for all my family and friends for coming out, it's nice to get the win at my home club, with everyone here supporting".

Swinging above the odds, Tabuena also became ArenaPlus first golf ambassador heading into the tournament with this partnership, he aims to develop the game of golf to the younger generations and hopes that more people will support the grassroots in pursuing or nurturing more Filipino athletes in the sport stating that "It's nice to win this with my ArenaPlus family, it's the first event that we've done together and certainly won't be the last, this will be a longtime partnership as we continue to grow the game here."

Mr. Ferdinand C. Jumapao – Department of Tourism Undersecretary for Special Projects

When asked to give a message regarding local athletes, Tabuena showed full support, "for local players I could say that they

shouldn't take it for granted and with the partnership with ArenaPlus it became more accessible and more fun for all of us in the Philippines to help grow the game, and I am truly blessed to be a part of it."

Tabuena's hardfought win according to him was, "by far the biggest win, not only prize money wise, but in terms of the overall experience and environment, it's not easy to win in front of all of you, and I'm just glad that I was able to win it for all of you guys."

This marks Tabuena's 22nd professional win, adding another historic milestone to the hometown hero as he became the first Filipino to win the International Series on the Asian Tour, representing the Philippine flag for the first International Series Philippines presented by BingoPlus.



Tabuena raises his first International Series trophy on home soil



Featuring: Mr. Rahul Singh – Head of the International Series | Mr. Cho Minn Thant – Commissioner & CEO, Asian Tour | Mr. Rico Tentonco – Founder, Sta. Elena Golf Club | Mr. Alejandro Tengco – Chairman, PAGCOR | Our Champion – Miguel Tabuena | Mr. Tommy Hu – CEO, DigiPlus | Mr. Jasper Vicencio – President, BingoPlus | Mr. Ferdinand C. Jumapao – Department of Tourism Undersecretary for Special Projects



BEYOND GOLF and entertainment, the International Series Philippines presented by BingoPlus, empowered Philippine sports and athletes.

The country's leading digital entertainment platform is back at it again as the grandest music festival of the year, "Swing for Filipino Sports Dream", brought by International Series Philippines presented by BingoPlus, concluded on October 25, 2025 at the ASEANA City Open Grounds.

The festival's powerhouse roster sparked massive and electrifying energy, as both international and local icons took the stage and amped up the crowd. Norwegian DJ

Alan Walker and Filipino icon Apl.de.Ap of the Black Eyed Peas headlined the event, elevating the atmosphere to new heights.

Adding to the lineup were Bamboo, Parokya ni Edgar, Urbandub, Lily (formerly known as Callalily), Sandwich, along with electrifying sets from EDM artists DJ Kiara, Arthur Tan, Hoest, and more. With the stunning stage setup, dynamic lighting, and breathtaking fireworks displayed, the moment became even more special.

Media invitees also had the opportunity to interview the featured artists at the music festival press conference. Guest performers expressed their gratitude to BingoPlus for

BingoPlus sets the stage ablaze with the ultimate music fest to unite sports and entertainment

being a great part of bringing the International Series to the country. They also shared their excitement about performing at such a prestigious event.

"What I hope everyone would go home with is a sense of joy in their time going to the festival — not just for my part but for others in the line-up. I think the most important thing for me is that they go home feeling good," Alan Walker said in an interview.

In addition, Geir Michalsen, Deputy Head of Mission at the Norwegian Embassy in Manila, delivered an energetic introduction, highlighting Norway's vibrant culture and scenic destinations while encouraging stronger tourism and cultural exchanges between Norway and the Philippines. He then hyped up the crowd for the performance of his fellow Norwegian, DJ Alan Walker.

Likewise, Mr. Jasper Vicencio, president of AB Leisure Exponent Inc., expressed his gratitude for

the overwhelming support for the event. "The International Series Philippines marks a monumental and historic milestone for Philippine sports and the golf community, reminding us that we are capable of hosting such a prestigious tournament," Mr. Vicencio said.

"As we conclude this milestone event, marked by such a grand and popular tournament, we want the ISP experience to end in true BingoPlus fashion — fun, entertaining, and memorable," he added.

Moreover, attendees were treated to delightful merchandise, engaging booths from BingoPlus, the BingoPlus Foundation, ArenaPlus and GameZone, and free snacks, plus a raffle with a prize pool of five million pesos (₱5,000,000) in cash. Mr. Vicencio led the raffle draw, announcing the lucky winners. 100 participants took home ten thousand pesos (₱10,000) each, while four became instant millionaires,

winning one million pesos (₱1,000,000) apiece.

Another highlight of the event was the donation turnover, where the International Series Philippines, BingoPlus, and its social development arm, the BingoPlus Foundation, handed over eight million pesos (₱8,000,000) to the Philippine Sports Commission (PSC). This initiative supports the organization's vision to uplift and empower local sports and advance Filipino skill and talent toward international recognition.

Culminating an unforgettable night, the music festival highlighted the perfect fusion of sports and entertainment, uniting international and homegrown artists on one stage. Through this event, BingoPlus and the International Series Philippines reaffirmed their commitment to inspire, empower and elevate Filipino talents, proving that local pride can truly shine anywhere, everywhere.

SUMAKSES NA!

Ninong Ry, Suzzysaur, and Maki show how big dreams start at home

PLDT Home Fiber Prepaid Empowers Content Creators in New 'Sumakses' Campaign

ALL IT TAKES is a strong, reliable internet connection to turn once-distant dreams into everyday realities. From starting an online business to becoming the next internet sensation – more Filipinos today are exploring fresh opportunities, kids are learning beyond the classroom, and dreamers are sharing their talents with the world.

This is exactly what PLDT Home Fiber Prepaid captures in its latest campaign “Hall of Fame”, spotlighting three of today’s favorite online personalities: food content creator Ninong Ry, gaming streamer Suzzysaur, and singer-songwriter Maki.

As digital platforms continue to redefine careers in content creation, remote work, and entrepreneurship, the “Hall of Fame” campaign celebrates this transformation by highlighting real-life stories of Filipinos who turned their passion into profession, all powered by a strong and reliable fiber connection.

Fiber Prepaid: Fast, Flexible, and Built for your Lifestyle

John Y. Palanca, PLDT Senior Vice President and Head of Consumer Business - Home, says, “Filipinos have the innate talent and drive to turn big dreams into reality. Ninong Ry, Suzzysaur, and Maki show us that technology is at its best when it empowers and enables you to succeed in life. With PLDT Home Fiber Prepaid, we’re giving Filipinos the speed, reliability and flexibility to pursue their passions – whether it’s producing online content, streaming music, learning or upskilling. All it takes is a reliable connection and the courage to begin. At PLDT Home, we are proud to be part of these journeys of success, which continue to inspire us to innovate every day.”

PLDT Home Fiber Prepaid makes high-speed fiber internet more accessible than ever before – no contracts, no monthly bills. With a one-time fee of P999, which already comes with seven (7) days of unlimited fiber, users simply load when they need to and enjoy speeds of up to 50 Mbps.

Meet the Sumakses Stars

Ninong Ry, known for his hilarious no-frills cooking videos, became a household name by filming from his home kitchen during the pandemic lockdowns when everyone was stuck at home, craving content that could lift their spirits and ease their boredom.

Before that, he was helping his mom run their poultry stall in Malabon -- until the palengke shut down, too. With nothing much to do at home, he began filming himself cooking and uploading videos online. The rest, as they say, is history.

“I was uploading content every day, consistently,” he says. “The biggest challenge in becoming a successful content creator isn’t just staying real or creative, it’s staying consistent.”

It didn’t take long before his down-to-earth style and easy-to-follow recipes earned him millions of fans who feel like they’re cooking right beside him.

Suzzysaur found her niche by keeping it real: sharing honest stories a glimpse of her every day life, and gaming moments that her audience can relate to. Her content has evolved from the time she started out as a student wanting to pay her own way through college, to helping her parents finance her siblings’ education, too.

With a pro-gamer husband, a four-year-old daughter, and a business to run, Suzzysaur’s home is always buzzing with online activities. She says, “My husband and I have our own setups in separate rooms because we both have meetings and streams. As a content creator, a CEO,



PLDT Home Fiber Prepaid Hall of Famers Suzzysaur, Ninong Ry, and Maki.



Sumakses with PLDT Home Fiber Prepaid. PLDT Home introduces its Fiber Prepaid Brand Ambassadors gaming streamer Suzzysaur, food content creator Ninong Ry, and singer-songwriter Maki together with Senior Vice President and Head of PLDT Home John Y. Palanca, Vice President and Head of Home Fixed Broadband Roy Victor E. Añonuevo, and Vice President and Head of Home Marketing Communications Ina Pineda.

and a mom, the kind of reliability and the customer support that PLDT Home provides help me fulfill my many roles.”

Maki, on the other hand, won hearts with his soulful music—with content that began at home.

“From recording in my bedroom to sharing my music online, I found the courage to chase my dream of becoming a recording artist,” he shares. What started as humble covers soon

climbed the streaming charts—Maki’s journey is proof that sometimes, all it takes is talent and a strong WiFi signal.

From cozy bedrooms to creative setups, these creators show how success can truly start at home—with a strong internet connection and a bold dream.

Just like Ninong Ry, Suzzysaur, and Maki, you’ve got the power to shape your own success story. With PLDT

Home Fiber Prepaid, you can connect whenever you need to—just load when you want and keep your budget in check. Whether you’re hitting the books, creating content, or working on your next big idea, PLDT Home Fiber Prepaid gives you the freedom to follow your passions and go all out, with no limits.

Ready for your Hall of Fame story? Watch here how Ninong Ry, Suzzysaur, and Maki did it.

AboitizFoods

Strengthening the food value chain across the Asia-Pacific



Our story is one of connections — linking farmers, producers, and families across Asia through a resilient and sustainable food value chain.

From the grains that sustain agriculture to the feeds that strengthen livestock, from flour that supports bakers to meat and pet food that nourish households, every part of our mill-to-meal journey is designed to create value where it matters most: in people’s lives.

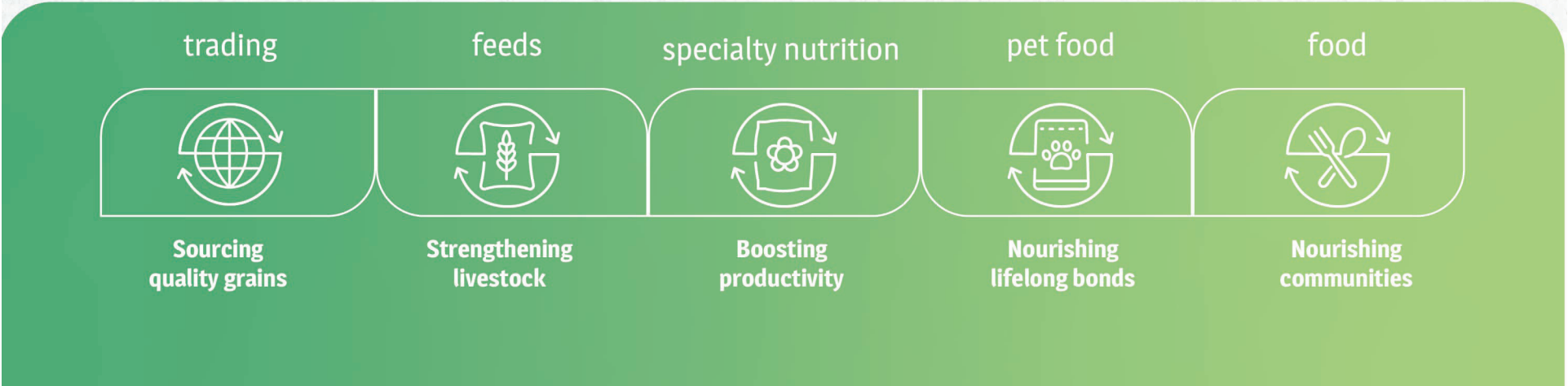
Operating across eight countries, Aboitiz Foods integrates trading, feeds, specialty nutrition, food, and pet food into a unified chain that ensures reliability and resilience. By combining world-class expertise with deep local partnerships, we help communities thrive, empower farmers and producers, and deliver quality nutrition to families.

In Tarlac, our commitment to excellence, innovation, and the highest quality standards comes to life through our state-of-the-art facilities, where premium-grade products are crafted with care and integrity.

At the core of this is the Tarlac Meatmasters, our world-class, Triple A-accredited meat-processing plant—the first in the country to achieve such a milestone and a testament to our commitment to food safety, traceability, and continuous improvement. Across our feed mill, swine and layer farms, we uphold strict biosecurity protocols and comply with the highest food safety certifications and standards, ensuring that every product we deliver is high-quality, responsibly sourced, and safe for families and communities. Handled with precision and guided by the expertise of our people, our products and facilities embody our shared purpose: to sustainably feed Asia’s growth from mill to meal.

From our farms and feed mills to the meaningful moments shared around every family's table, every step we take lives up to our promise to build a food future where **every grain counts, every meal nourishes, and every community matters.**

aboitizfoods.com/stories



Happy 18th Anniversary

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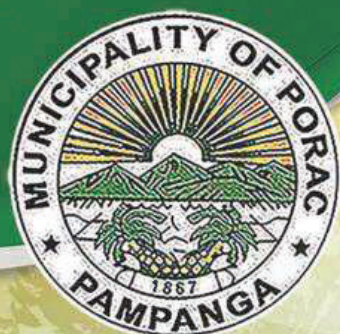
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FROM:
Mayor JAIME V. CAPIL
Vice Mayor JEN G. CAPIL
AND
12TH SANGGUNANG BAYAN MEMBERS



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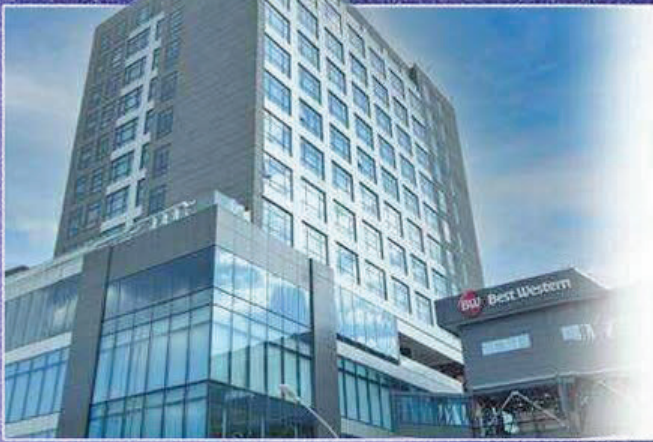
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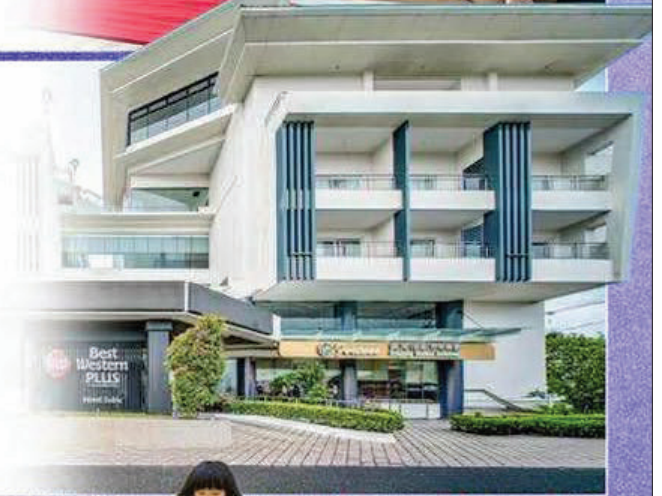
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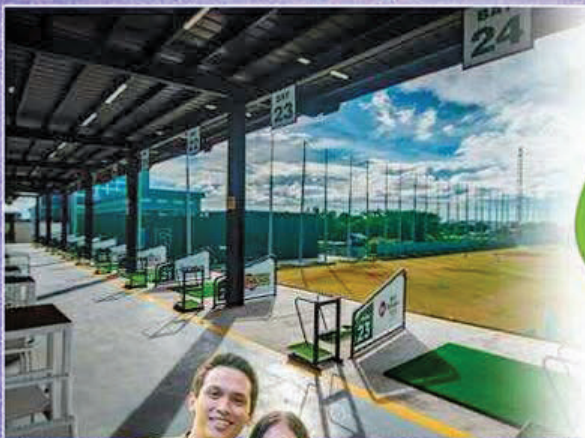


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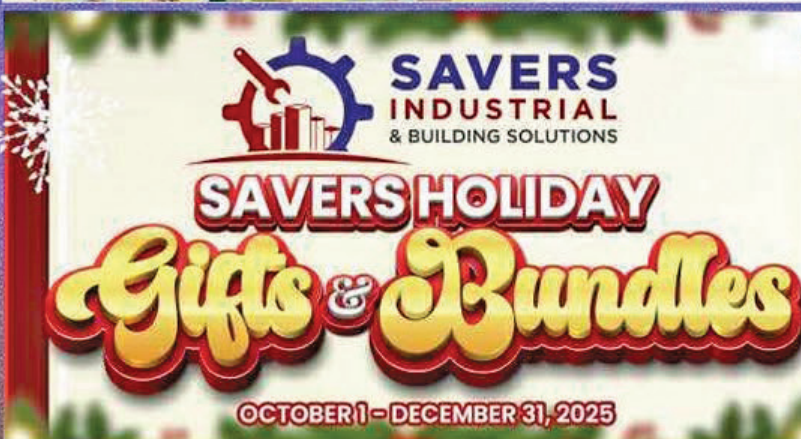
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SIMULATOR**

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OCTOBER 11 - DECEMBER 31, 2025

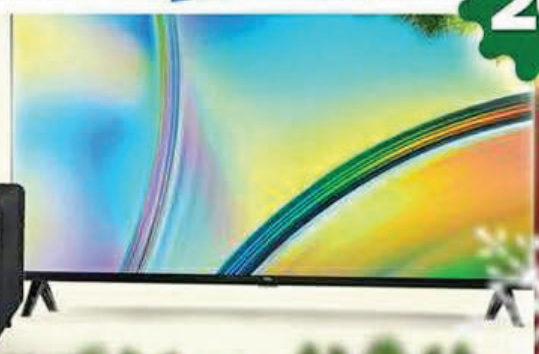
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Makati Office

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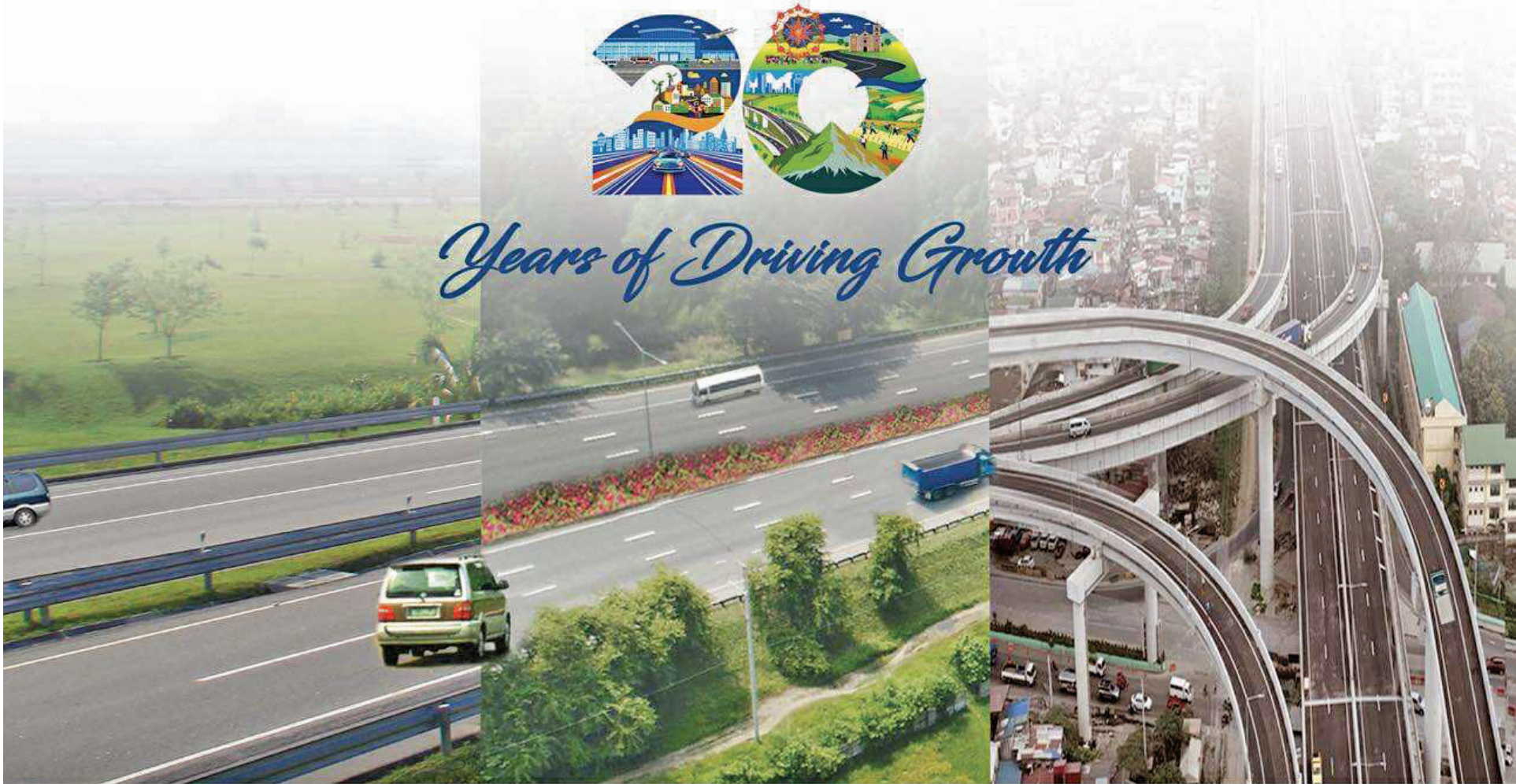




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Jaen, Nueva Ecija welcome its first-ever mall with the Opening of Nepo Mall Jaen

JAEN, NUEVA ECIJA— JDN Realty Group officially opened Nepo Mall Jaen on October 17, 2025, marking a historic milestone as the Jaen's first-ever shopping mall. The development ushers in a new era of retail, dining, and entertainment for residents and businesses in Nueva Ecija.

The soft opening was graced by Hon. Sylvia Austria, former Mayor of Jaen; City Councilors; Hon. Josephine Angeles, Hon. Tony Ocampo, Hon. Archie Cruz, and Barangay Captain, Hon. Jon-jon Padiernos — reflecting the strong support of local government leaders and community stakeholders.

Located in the heart of Jaen, Nepo Mall Jaen represents JDN Realty Group's commitment to bringing commercial spaces to emerging communities across the Philippines. The mall is envisioned to become the province's premier lifestyle destination, offering locals convenient access to shopping, dining, and family-friendly experiences without having to travel outside Nueva Ecija.

"With the holiday season just around the corner, we are excited for Nepo Mall Jaen to become the new ultimate destination — one that offers

not only a sulit shopping experience but also happy and meaningful memories with families and friends," said Ami Valdes, Chairman of JDN Realty Group.

The soft opening marked the beginning of a new growth chapter for Jaen, with ongoing tenant activations and brand partnerships set to further enrich the mall's retail and dining mix in the coming months.

Aaron Jeffrey Montenegro, President and CEO of JDN Realty Group, expressed appreciation for business partners, saying, "To our tenants, partners, and of course our future tenant-partners, maraming salamat sa tiwala. Your partnership inspires us to keep creating spaces that support local growth and connect communities."

The launch of Nepo Mall Jaen in Nueva Ecija creates new opportunities for local and national businesses to reach a growing market. The development is expected to generate jobs, boost local enterprise, and serve as a catalyst for sustainable economic growth in the region.

Nepo Mall Jaen is now open to the public, inviting everyone to experience the province's first modern shopping destination.





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DATE OF EXAM: **JANUARY 31, 2026**



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HE/SHE MUST:



Final Grade of
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Science and Mathematics



Have at least a
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Character Rating in
report card (SY 2024-2025)



Not be more than
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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



REPUBLIC OF THE PHILIPPINES
THIRD JUDICIAL REGION
MUNICIPAL TRIAL COURT
BACOLOR, PAMPANGA
(mtc2b6c000@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
MUNICIPAL TRIAL COURT
THIRD JUDICIAL REGION
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:

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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.

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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

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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 Mariou 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 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 Mariou Labung.

³⁰ Exhibit EE – Certificate of Live Birth of Flora Pineda

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

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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

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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 Code*⁴⁰.

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

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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.

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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")

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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:

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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

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"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 property"³¹ — 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

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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 "[title 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:

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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.

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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.

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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 2016.
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.

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		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 aforesated 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

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. 355 ;
Page No. 32 ;
Book No. 35 ;
Series of 2025.

ATTY. PEDRITO L. LUZUNG
Notary Public, Special in Santa Ana, Pampanga
Notary Commission No. 8254
Valid until December 31, 2025
Roll of Attorneys No. 8254
IBP No. 487458/Pasig City/December 28, 2024
PTR No. 0747723E/Pampanga/January 2, 2025
Office Address: G/F ANA Commercial Bldg.,
JARA San Pedro, C-115 Ato. 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.	
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 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.
		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	
PP	Entry of Judgment dated 16 January 2021	
QQ	Survey Plan No. Cad 73 Bacolor Cadastre	To prove that the said case was partially decided and was dismissed without prejudice with respect to defendant Cherryl Garbes.
RR	Technical Description of Lot 323	To prove that Lot 323 originally was a result of Cadastral 73 Bacolor Cadastre of the Bureau of Lands.
SS and SS-1	Lot Data Computation (Bureau of Lands Area Sheet) of Lot 323	To show that there is an approved technical description of the subject property which was the source of the title of plaintiffs' ascendants.
TT	Lot Data Computation Sheet of Lot 323-E	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.
UU	Lot Data Computation for Lot 4004-A	
VV	Tax Clearance	To prove that the plaintiffs are paying the taxes due on the subject property.

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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
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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

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P3.6-B food hub...

FROM PAGE 1

To be located in a 46-hectare property within the Clark aviation complex, the national food hub is planned as a large-scale agri-food complex with state-of-the-art facilities and services integrating modern food storage warehouses, cold storage units, processing facilities, administrative offices, research and quality control, international shipping, marketing, and

trading for both domestic and export markets. Signing the MOA on Oct. 27 were CIAC president Joseph Alcazar, and FTI president and CEO Joseph Rudolph C. Lo in the presence of Agriculture Secretary Francisco Tiu Laurel, Bases Conversion and Development Authority chairman Hilario Paredes and president Joshua Bingcang, CIAC directors Glenn Albano and Victor Manuel, Transportation

Assistant Secretary Donald Mendoza, and representatives from Clark National Food Hub Task Force and from the New Business Ventures Unit. “This partnership aligns squarely with President Ferdinand R. Marcos Jr.’s directive to prioritize agricultural development and strengthen the agro- and agri-logistics value chain—particularly in advancing the nation’s aquaculture and agriculture

industries,” noted Alcazar. For his part, Lo said it revives FTI’s original mission of linking farmers directly to consumers. “The hub will encourage producers and entrepreneurs, ensure fair farm-gate prices, lower food costs, reduce post-harvest losses, create jobs, and stabilize supply.” Alcazar expressed gratitude to FTI for its partnership, emphasizing that the initiative marks

a major milestone in promoting sustainable agricultural growth and ensuring a more efficient food value chain nationwide as well as improving the country’s food security. One of CIAC’s flagship projects, the Clark National Food Hub is viewed as “a major step forward in the transformation of the aviation complex into the Clark Aviation Capital.” CIAC serves as

the aviation and land development arm of the BCDA, while FTI is a government-owned corporation and a subsidiary of the National Food Authority which engages in supporting the agricultural sector by providing facilities for food processing, storage, and distribution, linking producers with consumers, and promoting price stability. **Punto News/CIAC-PAD**

Capitol Forum...

FROM PAGE 1

Summit on Strengthening School Leadership in Disaster Preparedness and Community Wellness held at the Kingsborough International Convention Center here on Oct. 28. Aimed at empowering education officials to champion safety and resilience in schools, the Capitol sponsored summit served as a platform for school heads to share best practices, enhance their disaster response capabilities, and promote community wellness.

Enhancing preparedness and response Provincial disaster risk reduction and management office chief Janica Yambao presented practical measures for disaster preparedness covering earthquakes, fires, typhoons, and flooding, along with the implementation of Department of Education Order No. 22, s. 2024 on class suspensions during weather disturbances. The provincial

government continues to strengthen school preparedness through the distribution of early warning systems, emergency supplies, and safety equipment, as well as the regular inspection of school facilities and the conduct of safety drills to ensure safe learning environments. **Ensuring campus security** To further promote school safety, the Pampanga Police Provincial Office led by Col. Eugene Marcelo,

conducted a briefing on managing bomb threats and other security incidents. Marcelo advised school officials to remain calm, coordinate promptly with law enforcement, and avoid panic during any potential threats or emergencies. **Promoting mental health and student wellness** Beyond disaster preparedness, the summit also highlighted the importance of mental health and psychosocial support

in schools. In collaboration with Dr. Monserrat Chichioco, medical center chief of the Jose B. Lingad Memorial General Hospital, and Atty. Hannah Rosario of the Commission on Human Rights Region 3, the provincial government introduced a biopsychosocial-spiritual framework aimed at transforming guidance offices into centers of care and compassion—safe spaces where students can seek help and emotional support. Through partnerships with the DepEd and

health professionals, the Provincial Government of Pampanga continues to strengthen programs that promote student wellness, health protection, and disaster readiness—reaffirming its steadfast mission, as emphasized by Governor Pineda, to build safe, resilient, and compassionate learning environments where every Kapampangan learner can grow in body, mind, and spirit. **Pampanga PIO/ Photos: Jaja Glang, Daniel Ombina**

Cong Pogi...

FROM PAGE 1

earthquakes and volcanic eruptions. Aside from earthquakes, we also experience an average of 20 typhoons per year,” Lazatin noted. “The integration of disaster preparedness and response as a subject in our school curriculum will empower our students by

giving them the tools to face disaster situations and keep themselves as safe as possible until proper help arrives,” he added. If passed, HB 5605 tasks the Department of Education, in coordination with the National Disaster Risk Reduction and Management Council, Philippine Institute

of Volcanology and Seismology, Philippine Atmospheric Geophysical and Astronomical Administration, Bureau of Fire Protection, and the Department of the Social Welfare and Development to promulgate the implementing rules and regulations 180 days from the effectivity of the law.

On Oct. 13, Lazatin also filed House Resolution No. 368 requesting DepEd to postpone face-to-face classes and shift to alternative modes of learning, such as modules and online classes, for a period of at least two weeks in public and private schools nationwide to give time for the formulation of

guidelines on disaster and emergency preparedness and response in schools. “We need to have clear and specific guidelines on how the administration, school personnel, teachers, and students will act and respond during disasters and emergencies,” Lazatin said. **Team Lazatin Media**

New HAU president...

FROM PAGE 1

address, the new university president underscored the importance of sustainable academic excellence, innovation, people development, and Catholic

character formation, calling on the HAU community and fellow education leaders to collaborate, innovate, and lead together for the welfare of the people. “It is our shared

responsibility and collective purpose to cultivate future generations of observant and empathetic stewards who will work for the greater good, with great results,” enthused Valdes. The celebration

concluded with musical performances by the HAU Chorale, String Ensemble and SEA dancers, as well as a surprise number by Arti Sta. Rita. The official presidential portrait was

also unveiled by the new president and Archbishop Lavarias and members of the board at the University Theater lobby. **From The Angelite/Holy Angel University FB pages**

The Public Space

FROM PAGE 5

ending to the case. In sixty days, they say, the results, will be known. However, The secret order on the Villanueva case has thrown a monkey wrench on Remulla’s track record. Had Remulla succeeded in making the Morales order versus Villanueva stick, PBBM’s governance until 2028 should be promising vis-à-vis against corruption in government with Remulla as triggerman.

His next projects, which could be the impeachment against the vice president or prosecution of legislators, contractors and engineers involved in infra corruption mess should be the next attraction. The Martires’ surprise should be a lesson learned well or costly earned either way. He still has almost seven years to prove that he is an Ombudsman worth it all, after all That’s a lot of time to look forward to in helping the Philippines change its local and global image as a land of crooks or his name as a legend as a fearless lawman.

be betrayed. If CSFWD cannot protect the people, if it can no longer serve its legal purpose, then it is time to restructure or replace the arrangement entirely to ensure: • Clear accountability • Enforceable service standards • Protection of the consumers’ welfare Because water is a basic right. Because no Fernandino should suffer due to mismanagement. This is not political. This is not personal. This is public welfare. We, as consumers, taxpayers, and citizens, will not hesitate to bring this case to the courts and to the Office of the Ombudsman if necessary. The time for

Commentary...

FROM PAGE 7

• Regular service performance reports • CSFWD oversight findings and monitoring results • Public disclosure of contractual compliance by PrimeWater • Open consultations where consumers can raise questions • Transparency in how decisions affecting water access are made Despite numerous complaints from households and businesses, no clear actions or public explanations have been provided by CSFWD leadership. In fact, it is now the Mayor of San Fernando who has stepped forward to address the worsening

water situation, a task that should have been primarily led by CSFWD. The silence of the water district remains deeply alarming. **Unanswered questions** We are aware that discussions regarding the possible pre-termination of the JVA were raised. However: • No public disclosure was made • No consultation with stakeholders occurred • PrimeWater continues to operate without visible accountability • Service complaints continue to escalate Are the subscribers being informed, or are we being deliberately kept

uninformed? **The people demand transparency** We now formally call for: 1. Full disclosure and publication of the Joint Venture Agreement 2. A performance audit of PrimeWater based on contractual and legal obligations 3. A complete public report on CSFWD’s oversight actions since the start of the JVA 4. Public consultations where Fernandinos are heard and respected **Accountability and legal action** If records reveal that the CSFWD Board of Directors,

past or present, was negligent, failed to perform mandatory oversight, or allowed consumer welfare to deteriorate, then: • Administrative and criminal cases shall be filed before the Office of the Ombudsman • Possible suspension, dismissal, and perpetual disqualification from public office may result under RA 6713 and RA 3019 • Local Water Utilities Administration (LWUA) may be requested to intervene and assume oversight • Civil actions for damages may also be pursued on behalf of affected households and businesses Public office is a public trust, and trust must never

help operating the chargers. Signs and safety reminders are also posted near the charging area. Sfelapco is now planning to install similar EV charging stations in its Floridablanca office soon.

Ad Lib

FROM PAGE 5

cruelty, may we remember that words can either heal or destroy. Every comment online echoes in real life. Every unseen struggle is a plea for kindness. Let us always choose empathy over apathy, compassion over criticism. Most often, a kind word can mean the difference between despair and hope, between silence and survival

Sfelapco...

FROM PAGE 2

hours (kWh) of electricity. Based on current rates, this is equal to about ₱40 worth of power—an amount that Sfelapco is happy to offer at no cost to its customers. Company officials said

the initiative is part of their efforts to improve customer experience and encourage the shift to sustainable energy. By supporting the use of electric vehicles, they hope to contribute to cleaner air and a healthier

environment for everyone. Sfelapco spokesperson, Atty. Cathy Diaz said the company wants to show that even small steps toward renewable energy can make a big difference in the community. “This is one way

we can help our customers while also promoting green practices,” she said. The free charging stations are available during regular office hours, and Sfelapco staff are ready to assist customers who need



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