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Punto!

Punto!

Central  
Luzon

PG PILIPINO!



THE RELIGIOUS  
AND SECULAR  
IN ONE FRAME.

Holy Rosary Church,  
newly elevated as a  
minor basilica, provides  
the backdrop to the  
Pupul Ning Kalalangan  
fashion show.

PHOTO: BORJ MENESES

# Pisamban Maragul now a minor basilica

**A**NGELES CITY – Tidings of great joy reverberated across the city on Feb. 7: “Pisamban Maragul is now a minor basilica.”

Pope Leo XIV has elevated Holy Rosary Parish Church to a basilica minore, the first in the Archdiocese of San Fernando.

The elevation was granted through a decree dated Jan. 21, 2026,

from the Dicastery for Divine Worship and the Discipline of the Sacraments, following a formal petition submitted last year by San Fernando Archbishop Florentino Lavarias, citing the parish's strong liturgical

life and long-standing Marian devotion.

The decree (Prot. N 39/26) was received from Archbishop Charles Brown, apostolic nuncio to the Philippines, on Feb. 10 by Rev. Fr. Manuel Sta. Maria, parish priest,

along with Rev. Fr. John Henry Yutuc, parochial vicar, and HRP resident priests Rev. Fr. Omar Defensor, Rev. Fr. Gian Sagum, and Rev. Fr.

Maverick Pelayo at the Apostolic Nunciature in  
**PAGE 23 PLEASE**

Prot. N. 39/26

**SANCTI FERNANDI**

Instante Excellentissimo Domino Florentino G. Lavarias, Archiepiscopo Sancti Ferdinandi, litteris die 31 mensis octobris 2025 datis, prece et vota cleri atque christifidelium expromtione, Dicasterium de Cultu Divino et Disciplina Sacramentorum, vigore facultatis sibi a Summo Pontifice LEONE XIV tributarum, ecclesiam paroecalem in urbe v.d. Angeles City, Deo dicatam in honorem beate Mariae Virginis sub nomine Domina Nostra a Sacratissimo Rosario, titulo ac dignitate BASILICE MINORIS omnibus cum iuribus atque liturgicis concessionibus rite competenter exomat, servatis vero servandis iuxta Decretum “De Titulo Basilice Minoris” die 9 mensis novembris 1989 evulgatum.

Contraris quibuslibet minime obstantibus.

Ex arbitrio Dicasterii de Cultu Divino et Disciplina Sacramentorum, die 21 mensis ianuarii 2026, in memoria sancte Agnetis, virginis et martyris.

¶ Victorius Franciscus Viola, O.F.M.  
*Archipiscopus a Secretis*

R.D. Christophorus Marcjanowicz  
*Sacramentarius*



## MAJESTY AT CRK

CLARK FREEPORT – Sheer majesty gets framed in Starlux's Airbus A330-900neo touchdown at the Clark International Airport for the first time, backdropped by Mount Arayat. From February 8 to 23, 2026, Starlux's Clark-Taipei route (JX789/JX790) will feature the Airbus A330-900neo, flying on Sundays and Mondays. **PUNTO LIFESTYLE**

TEAM/PHOTO: CRK

## AC showcases creative glamour for arts month

ANGELES CITY – The cobblestoned stretch of Sto. Entierro St. over the weekend turned into an haute couture runway featuring the latest designs of fashion mavens Frederick Policarpio,

Jojo Macapinlac, Marlon Tuazon, Mitch Viray, Philip Torres, Rosette Biag, and Rich Sabinian.

This, but the culmination of a day of creativity and culture in the city

**PAGE 23 PLEASE**

# JICA cites ROW progress in NSCR

MANILA -- The Japan International Cooperation Agency has cited the government's progress in the right-of-way and acquisition of properties needed for the north segment of the 147-kilometer North-South Commuter Railway (NSCR) System.

"We understand the so much effort by the DOTr, and we appreciate acting Secretary [Giovanni] Lopez' initiatives," noted JICA senior deputy director Murakami Kota during the DOTr-JICA site visit on Feb. 5.

"The DOTr said they target to complete land acquisition especially the north side of the NSCR within 2026 and I

think it's key and we'll give the cooperation to complete all the land acquisition," he added.

President Ferdinand Marcos Jr. has directed the DOTr to fast-track the acquisition of lots to speed up the completion of big-ticket transport projects.

Transportation Secretary Lopez expressed confidence that the DOTr's Right-of-Way and Site Acquisition (ROWSA) office will finish the process for the NSCR north segment by June this year.

"Ang utos ng Pangulong Marcos sa atin ay bilisan ang pagtapos ng proyekto gaya ng NSCR. Kaya naman ang DOTr ay doble trabaho sa pag-acquire

ng right-of-way para tuloy-tuloy at mapabilis ang konstruksyon ng proyekto para mapakinabangan na agad ng mga komyuter," Lopez said.

For her part, DOTr assistant secretary for ROWSA IC Calaguas, said the right-of-way and site acquisition for the NSCR north segment is now at 565, where a total of 1,143 out of 2,034 lots have been acquired.

"Ito pong right-of-way and site acquisition ng North-South Commuter Railway ay pinapamadali po ni Secretary Banoy Lopez. At present, nasa 56% po ang right-of-way and site acquisition natin at dahil po sa utos ng ating Pangulong Marcos, pinapatapos po ito ni Secretary Banoy by June 2026," Calaguas said.

The DOTr-JICA team inspected the N03 alignment, N02 site office, Extradosed Bridge, the civil works at the Angeles and San Fernando stations of the NSCR in Pampanga, and the relocation sites for project-affected persons.

To date, the DOTr has paid 1,439 out of 2,448 project-

PAGE 23 PLEASE



## House committee on basic education adopts 4 Cong Pogi resolutions

ANGELES CITY -- The House of Representatives committee on basic education and culture has adopted four Resolutions filed by Pampanga 1st District Rep. Carmelo "Pogi" Lazatin, Jr. during their meeting on Feb. 10.

These are House Resolution No. 381 (Congratulating Aries Resultay Galang For Being Recognized As One Of The Outstanding Filipino Educators In The United Arab Emirates 2025 By The Filipino International Teachers' Society), HR No. 412 (Congratulating The Angeles City Science High School Research Team For Winning The Gold Award At The Science Castle Asia 2025), HR No. 427 (Congratulating The Livingstone International School Nexus Robotics Team For Winning The Platinum Award In The Senior Division Idea Contest), and HR No.

429 (Congratulating Kean Mattieu Aguilar For Winning Gold Medals In The Philippine International Mathematical Olympiad Final Round And The Thailand International Mathematical Olympiad).

"Nag-file tayo ng mga resolution na ito para bigyang pagkilala ang ating mga kababayan na nagdala ng karanganan sa ating bansa sa iba't ibang larangan," Lazatin said.

In November 2025, Lazatin awarded some of the individuals named in the resolutions with certificates of recognition and cash incentives straight from his own pocket, including the members of the Nexus Robotics Team, Mira Preshuce Valentin, Tatianna Alysse Llanos Dee, Sean Joseph Liangco, Liam Jibriel Cubacub, and Mateo

PAGE 23 PLEASE



## DALISAY NA PAG-IBIG: BANIG NG KARAMDAMAN HINDI HADLANG SA KASALAN

LUNGSOD NG MABALACAT – Nakaratay man sa malubhang karamdaman, nangibabaw pa rin ang udyok ng pag-ibig kay Abrilo Jose Magtubo Etorcita upang mapakasalan ang kaniyang pinakamamahal na si Erlinda Catibu Sicat ngayong Pebrero 6, at matupad ang kanyang hiling na si Mayor Geld Aquino mismo ang mangasiwa sa kasalan. Matagal nang nagsasama ang magsing-irog na magkatuwang sa pagharap sa mga pagsubok at hamon ng buhay, lalo na matapos dapuan ng sakit si Abrilo. Sa kabilang hilo, higit pang umusborg ang pagmamahalan ng magkasi sa pagpapahalga sa bawat sandali ng kanilang pagsasampa. Katuwang ng pamahalaang panlungsod, inasikaso ng kanilang pamilya ng lahat ng mga pangangailangan sa pagsasakatuparan ng kanilang matagal nang minimithing pagtataling-puso sa harap ng batas. Si Abrilo at Erlinda, ubod at buod ng kuwento ng dalisay na pagmamahalan. PUNTO LIFESTYLE TEAM/MABALACAT CITY



## SENIOR MOMENTS AT BALE PUSO

ANGELES CITY – Not of the forgetful, but of the caring, loving, deferential kind did Mayor Carmelo "Jon" Lazatin II spend at the Bale Puso home for the homeless and neglected elderly, personally engaging them in warm smiles and gentle talk, checking on their needs, making their day brighter, warmer, livelier.

PUNTO LIFESTYLE TEAM/ANGELES CIO



# Love in Bloom

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February 14, 2026

Php 2,988 +  
per person

Relive the sweet music and spark the romance with a picturesque horizon under the stars with your loved one while appreciating the beauty of a long-stem rose paired with a truffle chocolate to make your evening more special.

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## BINGOPLUS announces up to millions in prizes and brand new BYD for Cupid's Panalo Shot event

THE COUNTRY'S most trusted gaming platform BingoPlus is set to spread the love this Valentine's season with the launch of "Cupid's Panalo Shot," running from February 8 to 21.

The special event offers players a chance to win a

brand new BYD Sealion 6 and millions in prizes, making it one of BingoPlus' biggest Valentine-themed events to date.

Throughout the promo period, players can collect Cupid's Arrows by completing simple daily challenges such as logging

in, making minimum deposits, or reaching turnover targets. These arrows can then be used to play the target balloon game, which offers instant rewards.

Players may also earn Cupid Cards by shooting balloons during the event. Collected

cards serve as exclusive entries to the Saturday Grand Bingo Jackpot, scheduled at 9:00 PM on February 14 and 21, where participants get a chance to take home massive cash prizes.

Bonus funds earned during

the promotion may be credited to a player's account and converted into withdrawable cash upon meeting the wagering requirements. Physical prizes, including the brand-new BYD Sealion 6, will be shipped after the promotion ends.



# To the Point

## EEZ anchored on UNCLOS, no coordinates needed

"TO MEASURE your 200 nautical miles [off territorial sea] EEZ, you just need archipelagic baselines. From these baselines, by satellite GPS, you would know where your 200 nautical miles of EEZ would end. Coordinates are not required under international law. In fact, under the UN Convention on the Law of the Seas (UNCLOS), the moment you have a coastline, you are an island with a coast, automatically, it states that you have a continental shelf."

Thus, former Supreme Court Associate Justice Antonio Carpio demolished Sen. Rodante Marcoleta's fractured stand that "...there has not been any specific computation or coordinates of the West Philippine Sea."

"Hindi kailangan magkaroon ng batas o magkaroon ng coordinates for you to have your continental shelf. 'Yung continental shelf, 'yun 'yung exclusive economic zone mo. So, every island that is capable of habitation, automatically, by operation of law, has an exclusive economic zone. Hindi kailangan magkaroon ng batas. There is no need to make any proclamation. That is the beauty of international law," furthered Carpio in an interview over Super Radyo dzBB.

"Even China's nine-dash line theory claiming the entire West Philippine Sea does not contain any coordinates," the former magistrate said. "[Marcoleta] is wrong in saying that we need coordinates as provided for by law because the law, UNCLOS, does not require it."

Aside from UNCLOS, Carpio said that the coverage of the Philippine EEZ, which includes the Kalayaan Island Group, is provided under RA 12064 (Philippine Maritime Zones Act) passed just in 2025, when Marcoleta was a member of the House of Representatives.

Explained Carpio: "The Maritime Zones Act defines the West Philippine Sea. The WPS is one of our maritime zones. Maritime zones include territorial sea that is 12 nautical miles [off coastline], the EEZ and extended continental shelf. This law states that the WPS refers to our maritime zones in the WPS, including the maritime zones of our islands."

"Pag-aso island is beyond our EEZ [before]. Everybody knew that when they passed the law. That is why it was stated in the Philippine Maritime Zones law that the WPS Sea refers to our territorial sea from our archipelagic baselines, our EEZ, and our maritime zones in our island territories, as well as your maritime zones in Scarborough Shoal and Kalayaan Island Group," Carpio added, responding to Marcoleta's suggestion that the Kalayaan Island Group can be let go to prevent tension with China.

And Marcoleta had still the gall to challenge Carpio to a debate!



## Shepherd's Call

Pablo Virgilio Cardinal David

### Dispu!

HAVE YOU ever wondered where the word "goodbye" comes from? I recently stumbled on an interesting linguistic trivia: "goodbye" was originally a contraction of an old English blessing – "God be with ye."

Over time, God be with ye became God b'wye... and eventually, goodbye.

In other words, what we now say casually as a farewell was once a little prayer:

"May God be with you."

And of course, this immediately reminded me of something very close to home.

We Kapampangans have our own version of this: "Dispu!"

A contraction of "Dios pu!"

It's what we say when we meet someone on the road, when we greet a friend, or when we knock at a door and ask to be welcomed in.

Where Tagalogs say "Tao po!"

we Kapampangans say "Dios po!"

It's as if we are saying:

"May I come in, in God's name?"

or even more simply:

"God be with you."

I still remember how the older gentlemen used to do it.

They would tip their hat slightly to an acquaintance they meet along the way and say,

"Dispu, abe!"

And the other would reply with the same blessing:

"Dispu!"

What fascinates me is this:

The same blessing that once meant goodbye became useful also for hello.

And this way of speaking is not unique to Kapampangans.

In other Philippine languages, the name of God also appears naturally in greetings and expressions of gratitude.

Bicolanos, for instance, thank each other by saying:

"Dios mabalos!"

("May God repay you.")

Ilocanos likewise say:

"Dios ti agngina!"

("God is the one who gives grace.")

Perhaps because our ancestors understood something we often forget today:

Every greeting is already a blessing.

And every farewell is already a prayer.

In a world that is becoming more hurried, more secular, and often more impersonal, I find it comforting that our language still carries traces of faith—quietly hidden inside everyday words.

Sometimes, even a simple greeting is already a confession of faith.

Dispu!



### COMMENTARY

## Pampanga Circumferential Road: Safer, Stronger, Connected Backbone

By Felix Asuncion  
Fellowship Director, Pampanga Business Circle

Pampanga continues to grow as one of Central Luzon's most dynamic provinces. Its four districts serve as interconnected centers of agriculture, industry, commerce, logistics, and services forming the foundation of a strong and self-sustaining provincial economy.

As population, commerce, and mobility increase, safe, modern, and well-planned connectivity becomes even more essential.

#### A Strategic Infrastructure Opportunity

At the heart of this opportunity is the timely development of a Pampanga Circumferential Road. A wide, safe, and purpose-built corridor that links all four districts into one efficient and resilient economic system.

#### Integrating Road, Rail, and Air Connectivity

Importantly, this circumferential road can be planned as a true multi-modal backbone by connecting directly to the North-South Commuter Railway stations in San Fernando, Angeles, and Clark, as well as to the airport rail station serving Clark International Airport under the Clark International Airport Corp. This integration of road, rail, and air transport can significantly improve safety, mobility, logistics efficiency, and regional competitiveness.

#### Beyond Barangay and Secondary Roads

While barangay roads and existing secondary roads play an important role in local access,

they were originally designed for community-level mobility rather than increasing inter-district and logistics traffic. As Pampanga expands, there is a growing opportunity to complement these local roads with a properly engineered circumferential road that can serve as the province's long-term development backbone.

#### Clear Benefits for People and the Economy

A well-designed circumferential road will:

- improve safety for motorists and communities
- reduce travel time across districts
- ease congestion in town centers
- lower transport and distribution costs
- strengthen farm-to-market access
- attract new investments and enterprises
- support balanced growth across communities

#### Strengthening District Complementarity

Each district contributes something essential to the provincial economy from food production and fisheries to manufacturing, commerce, logistics, and services. Strong connectivity allows these strengths to support one another, making Pampanga more resilient and competitive.

#### Anchored in Long-Term

#### Planning

The importance of connectivity was also highlighted in the Pampanga Megalopolis Development vision of urban planner Ar. Jun Palafox Jr., which emphasized decentralized growth supported by strong infrastructure links.

#### A Call for Coordinated Action

We respectfully encourage national infrastructure and planning agencies, together with the Provincial Government of Pampanga and its cities and municipalities, to jointly prioritize the Pampanga Circumferential Road as a flagship development project, supporting timely planning, funding coordination, right-of-way alignment, and long-term implementation.

#### From Vision to Legacy

Through strong inter-agency cooperation and local government alignment, this project can move from vision to reality and become a lasting investment in inclusive growth, safe mobility, and long-term sustainability. A safer Pampanga supports productivity. A connected Pampanga creates opportunity. A balanced Pampanga builds resilience. A sustainable Pampanga secures the future.

Asia Property Awards Sta Lucia Marketing

# Punto! Central Luzon

PANANAW NG MALAYANG PILIPINO!

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**Ad Lib**  
Rey Yumang

## Opinion

### The Senator who keeps missing the point

IF YOU listened to the Senate debate this week on Senate Resolution No. 256, you would easily get the feeling that Senator Rodante Marcoleta was speaking for a different country. While Senator Francis Pangilinan kept his focus on the basics, Marcoleta dragged the discussion into a maze of "missing coordinates," "metes and bounds," and "undefined boundaries."

Maybe he wanted to sound technical and impressive. At first, he did; until it became obvious that he was simply leading the discussion away from the real issue: China is intruding into waters that belong to us. Instead of defending our victory at The Hague, he seems strangely eager to question it.

So here is a short refresher for the good senator:

First: The Permanent Court of Arbitration ruled in favor of the Philippines on July 12, 2016.

Second: China's 9-dash (now 10-dash) line was declared illegal.

Third: The ruling affirmed our sovereign rights over areas within our Exclusive Economic Zone which is roughly 381,000 to 500,000 sq. km. kilometers of waters.

And lastly: China continues to ignore this ruling, deploying over 135 maritime militia vessels to the West Philippine Sea (WPS) as of 2023.

Yet despite these straightforward facts, Marcoleta was more eager to question our victory than defend it. He insisted we cannot claim the WPS unless we first draw exact coordinates on a map.

That argument is like winning a land case in court and then announcing you're no longer sure where your own fence stands.

Meanwhile, China wastes no time. It does not ask for coordinates before parking its ships in our waters. It does not demand "metes and bounds" before building structures on our reefs. It acts aggressively while we debate decimals.

When a Philippine senator insists we cannot claim what we already won, the danger becomes

real. Because his words do not strengthen but in fact weaken our sovereignty.

While our neighbors are grabbing our backyard, he is asking whether our fence is made of wood or concrete.

While China is cementing islands that used to be ours, he is questioning whether our map is precise enough.

While our fishermen are being harassed, he is obsessing over nautical mathematics.

This is neither nationalism nor patriotism. It is pure distraction.

Real patriotism is not loud speeches or complicated lectures. It is standing firm in defense of what is ours - our seas, our resources, and our future.

For the record, the West Philippine Sea is not just a foreign policy issue. It is about food on our tables, energy for our economy, and dignity for a nation bullied for far too long.

Our leaders must not muddle the issue. Their stand should be crystal clear:

The Hague ruling is final.

UNCLOS is clear.

The West Philippine Sea is ours.

It is almost amusing that Senator Marcoleta claims to defend Filipino interests when his arguments echo China's talking points more than our own victory at The Hague.

Filipinos deserve senators who defend the Philippines; not senators who sound suspiciously like they're defending someone else.



**Napag-uusapan Lang**  
Marvel V. Garcia

### Sa recount sa San Fernando, mayroon kayang pagbabago?

1

Sa PAMULING BILANGAN ay malalaman nating lahat kung sa halalang nagdaan ay may dayaang NAGANAP ang grupo pa rin kaya ni mayora VILMA CALUAG? ang mananalo oras na matapos ang MANUAL RECOUNT? o ang dating 2nd district board member MYLYN P. CAYABYAB pati na ang KA-GRUPO niya sa halalang nakalipas

2.

Mga VOTE COUNTING MACHINE na ginagamit sa halalan kung ang magiging resulta ng MANU-MANONG bilangan ay mayroong pagbabago dapat lang na PAGDUDAHAN na ito ay nagagamit sa malawakang DAYAAN kung tulad rin ng dati ang magiging KALALABASAN INTEGRIDAD ng COMELEC ay hindi madudungisan

3.

MANUAL RECOUNT kadalasa'y bunga ng pagkadismaya ng natalong kandidato na mayroong PAGDUDUDA kung hindi KATANGGAP-TANGGAP ang lumabas na resulta sila ay may KARAPATAN na maghain ng protesta mayron namang PANUNTUNAN na siyang sinusunod nila na tinakda ng KOMISYON upang paunlakan sila

4.

Lalo na kung may nakitang mga IREGULARIDAD na BATAYAN ng protesta sa halalang nakalipas pakikigikan ng komisyon ang ganitong klaseng ULAT na siyang magbibigay daan sa hinihiling na RECOUNT ito ay hindi usapin ng impluwensiya at LAKAS kung hindi ng karapatan na naaayon sa BATAS

5.

Sakali, di MAGBAGO at resulta ay ganon pa rin na grupo ni mayora ang PANALO sa manual counting ito'y magiging patunay na ang mga PCOS machine na gamit ng COMELEC ay di pwedeng manipulahan at malinaw ang MENSAHE na nais na iparating na sinomang KANDIDATO ay hindi maaring dayain

6.

Paano kung sa bilangan na ginawang manu-mano? ay si MYLYN P. CAYABYAB ang lomitaw na panalo? ano kaya ang magiging REAKSIYON ng mga tao lalong-lalo na sa hanay nitong mga FERNANDINO maging ang kredibilidad ng COMELEC San Fernando maaring pagdududahan ng mamayang PILIPINO

7.

HINTAYIN na lang natin kung anong magiging resulta ng manu-manong bilangang ISINASAGAWA nila laging maging MAHINAON at iwasan muna sana ang BANGAYAN at pati na maanghang na PATUTSADA wag masyadong paapekto sa magulong PULITIKA lalo na sa mga taong kanilang TAGA-SUPORTA ..



#### KOMENTARYO

### Lapid Arena renamed AC Sports Complex

By Alex S. Cauguiran

IN THE deliberations of the 19th City Council of Angeles City in April 2025 regarding the naming of the sports facility in Barangay Pampang—constructed through the hard-earned taxes of our people—only councilor Edu Pamintuan stood in respectful dissent against naming the public structure "Jose Lapid Arena," after the late father of Senator Lito Lapid. All other members of the 19th City Council, including then Vice Mayor Vicky Vega and former Mayor Carmelo "Pogi" Lazatin, voted and affixed their signatures in favor of the measure.

Yesterday February 10, according to reliable information, the 20th City Council approved an amendment renaming the facility as the Angeles City Sports Complex.

Councilor Edu Pamintuan, together with three new members of the council—Maricel Morales, Jeselle Dayrit, and Ron Pineda—joined other councilors, including some who previously voted for "Lapid Arena," in supporting this amendment. This collective decision reflects a meaningful step toward unity, reflection, and the shared public interest.

Over the past months, we have expressed our opposition to the earlier ordinance on legal, moral, and ethical grounds. On behalf of the Advocates for Genuine and Outstanding Services (AGOS), we respectfully conveyed our concerns through appropriate democratic and institutional channels—including the Department of the Interior

and Local Government (Anti-EPAL initiative), the National Historical Commission of the Philippines regarding possible policy implications, and our local leaders such as Vice Mayor Amos Rivera, the members of the city council, and Mayor Jon Lazatin. Our position has always been guided by a simple principle: publicly funded institutions should bear names that represent and unite the whole community.

We are aware that various rumors and public discussions have circulated regarding the circumstances surrounding the original naming of the facility. While such claims continue to be part of public discourse, AGOS maintains that matters of governance must ultimately rest on transparency, verified facts, and the rule of law, rather than speculation. Our advocacy has never been directed against any individual, but solely toward protecting the integrity of public

institutions and ensuring that the people's trust remains paramount.

Should the amended ordinance be formally completed and signed by Vice Mayor Amos Rivera and ultimately by Mayor Jon Lazatin, the name displayed on the building will be changed to Angeles City Sports Complex—a name that truly belongs to every Angeleño.

We express sincere gratitude to councilor Edu Pamintuan for his principled stand as the lone dissenting voice in the 19th Council against naming a government facility after politicians or their relatives. We likewise thank the new councilors—Morales, Dayrit, and Pineda—and recognize the constructive role of Vice Mayor Amos Rivera, none of whom were involved in the original naming.

Once signed by the vice mayor, the ordinance will be transmitted to the Office of the

**BEFORE**



Mayor for final approval before it becomes fully effective.

We remain confident that the good mayor's calm, just, and humane leadership will continue to guide Angeles City toward decisions grounded in fairness, respect for public sentiment, and

fidelity to what is legally and morally right. Such leadership nurtures trust, heals divisions, and reminds us that, in the end, what must prevail is the common good of every Angeleño.

Maraming salamat, mga kapwa Angeleño.

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **FAUSTINO GONZALES FLORES** who died on March 18, 2018 at San Juan, Mexico, Pampanga; executed an Affidavit of Extrajudicial Settlement with Waiver on his estate; and at the time of his death left a personal property particularly described a Motorcycle with Plate No. 5389 RE, Honda TMX color blue; before Notary Public Atty. Mark I Dungo, as per Doc. No. 41, Page No. 84, Book No. X, Series of 2026.

Punto! Central Luzon: February 1, 8 & 15, 2026

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **FERNANDO Y. MARIMLA** who died on November 1, 2012 at Buensuceso, Arayat, Pampanga; executed an Affidavit of Extrajudicial Settlement with Unilateral Absolute Sale on his estate; and at the time of his death left a house arected in the property covered by Transfer Certificate of Title No. 042-2024015891 Issued by the Registry of Deeds for San Fernando, Pampanga and more particularly described in the Tax Declaration of Real Property No. GR2020-02-0006-03964 with Property Identification No. 019-02-0006-009-(31)-1001; before Notary Public Atty. Milani L. Irisari-Reyes, as per Doc. No. 2559, Page No. 95, Book No. 48, Series of 2025.

Punto! Central Luzon: February 1, 8 & 15, 2026

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **FRANCISCO PINEDA NARCISO** who died on August 17, 2010 at Angeles City; executed an Affidavit of Extrajudicial Settlement with Deed of Absolute Sale on his estate; and that during his lifetime said decedent left a parcel of land covered by Transfer Certificate of Title No. 72201, containing an area of One Hundred (100) Square Meters or less; located at Capaya, Angeles City; before Notary Public Atty. Mikee Andrea B. Guevarra, as per Doc. No. 512, Page No. 104, Book No. LXVIII, Series of 2025.

Punto! Central Luzon: February 1, 8 & 15, 2026

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **LINDA G. DAVID** who died on November 4, 2024 in Green City, City of San Fernando, Pampanga while her husband CESAR DAVID who died on August 15, 2023 in Mother Teresa of Calcutta Hospital, City of San Fernando, Pampanga; executed an Affidavit of Extrajudicial Settlement on his/her estate; and more particularly described as follows;

**TRANSFER CERTIFICATE OF TITLE NO. 042-2023025121**  
Registry of Deeds of Pampanga

A parcel of land (Lot 12-N of the subd. Plan, Psd-03-021707, being a portion of Lot 12-II3281-F, LRC Rec. No. ), situated in the Barangay of Poblacion, Municipality of Sta. Ana, Province of Pampanga, containing an area of Nine Hundred Eight (908) square meters more or less.

**TRANSFER CERTIFICATE OF TITLE NO. 042-2023025122**  
Registry of Deeds of Pampanga

A parcel of land (Lot 12-0-1 of the subd. Plan, Psd-03-031317, being a portion of Lot 12-0, Psd-03-021707, LRC Rec. No. ), situated in the Barangay of Poblacion, Municipality of Sta. Ana, Province of Pampanga, containing an area of Ninety Two (92) square meters more or less.

before Notary Public Atty. Gener C. Endona, as per Doc. No. 279, Page No. 57, Book No. 65, Series of 2025.

Punto! Central Luzon: February 1, 8 & 15, 2026

**NOTICE OF SELF-ADJUDICATION**

Notice is hereby given that the heirs of **RUBEN SAMONTE ROJAS SR. A.K.A RUBEN ROJAS** and **RUBEN S. ROJAS** who died on July 20, 2013 in Block 1 Lot 21, 22nd St., Mawaque Resettlement, Mabalacat City; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his estate; and more particularly described as a parcel of land Lot 39, Block 36 of the subdivision plan Psd-10196, Sheet 7, being a portion of Lot 545 of the Cadastral survey of Mabalacat, LRC (GLRO) Cad. Rec. No. 132), situated in the Barrio of Mamatitang, Municipality of Mabalacat, Province of Pampanga; containing an area of Three Hundred Seventy Five (375) Square Meter; and covered by Transfer Certificate of Title No. 72533-R; before Notary Public Atty. Cesar Clarence Deang Contreras, as per Doc. No. 212, Page No. 36, Book No. II, Series of 2026.

Punto! Central Luzon: February 1, 8 & 15, 2026

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **ROMAN MANALOTO** who died on May 12, 1950 in Mexico, Pampanga, **MELENCIA DIZON MANALOTO** who died on September 2, 1996 and **SOTERO DIZON MANALOTO** who died on April 6, 2012, in San Fernando, Pampanga; executed an Affidavit of Extrajudicial Settlement with Deed of Donation on his/her estate; and that Roman Manaloto is the declared owner of a parcel of residential land identified as Cadastral Lot 2237 with an area of 576 square meters located at San Vicente, Mexico, Pampanga and covered by Tax Declaration No. GR2020-12-0036-00509; before Notary Public Atty. Gener C. Endona, as per Doc. No. 296, Page No. 51, Book No. 65, Series of 2025.

Punto! Central Luzon: January 25, February 1 & 8, 2026

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **WILLIAM T. TAN** who died on June 08, 2021 at the Angeles Medical Center, Angeles City, Pampanga; executed an Affidavit of Extrajudicial Settlement on his estate; and that the deceased left a certain Savings Account more particularly described as follows;

**BANK OF THE PHILIPPINE ISLAND**  
STO. ROSARIO, ANGELES CITY, PAMPANGA BRANCH

ACCOUNT NO.: 8729-0424-56  
ACCOUNT NAME: William T. Tan and/or Annabelle D. Tan  
AMOUNT: Php 190,593.015/100

before Notary Public Atty. Milani L. Irisari-Reyes, as per Doc. No. 2608, Page No. 105, Book No. 48, Series of 2025.

Punto! Central Luzon: January 25, February 1 & 8, 2026

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **JIMMY P. CANETE** who died on June 11, 2025, in Cebu; executed an Affidavit of Extrajudicial Settlement with Deed of Absolute Sale on his estate; and more particularly described as a parcel of land (Lot 9-A of the subdivision plan Psd-031411-064777 being a portion of Lot 9, Block 14, Pcs 03-001442, LRC No.) situated in the Bo. of Nagbalon, Municipality of Marilao, Province of Bulacan; Containing an area of Seventy Two (72) Square Meters; and covered by Transfer Certificate of Title No. T-433645 (M); before Notary Public Atty. Benito G. De Guzman, as per Doc. No. 149, Page No. 30, Book No. 04, Series of 2025.

Punto! Central Luzon: January 25, February 1 & 8, 2026

**NOTICE OF SELF-ADJUDICATION**

Notice is hereby given that **MICHAEL GAMBOA AMBAT**, of legal age, Filipino, single, and a resident of River 1 San Isidro, San Luis, Pampanga; and heirs of **CONSTANCIO DELA CRUZ GAMBOA** who died on November 2, 1994 at San Luis, Pampanga and **SERVILLA CORONEL GAMBOA** who died on September 23, 1996 at San Luis, Pampanga; executed an Affidavit of Self-Adjudication with Waiver of Rights on his/her estate, and more particularly described as follows;

**TRANSFER CERTIFICATE OF TITLE NO. 13536**

Lot 10, Psd-03-030994 (OLT)  
Location: San Isidro, San Luis, Pampanga  
Area: Five Thousand Seven Hundred Thirty Nine (5,739) Square Meters, more or less

before Notary Public Atty. Leila Mae M. Estabillo, as per Doc. No. 89, Page No. 19, Book No. CXIV, Series of 2026.

Punto! Central Luzon: January 25, February 1 & 8, 2026

**REPUBLIC OF THE PHILIPPINES****SUPREME COURT****REGIONAL TRIAL COURT****THIRD JUDICIAL REGION****City of San Fernando, Pampanga**

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**Office of the Clerk of Court & Ex—Officio Sheriff**

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**BOF, INC. (A RURAL BANK)**  
**[A CONSOLIDATION OF BANK OF FLORIDA AND BANK OF LUBAO],**  
Petitioner-Mortgagee,

-versus-

**E.J.F. No. 159-25**

Real Estate Mortgage Under  
Act 3135 as Amended by Act 4118

**SPOUSES VIRGILIO I. VERGEL DE DIOS**  
& **REMEDIOS M. VERGEL DE DIOS**,  
Respondents/ Mortgagors,

X----- X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial petition for sale under Act 3135/1508 filed by **BOF, INC. (A RURAL BANK) [A CONSOLIDATION OF BANK OF FLORIDA AND BANK OF LUBAO]**, mortgagee, with its postal address at **BOF Corporate Center, Jose Abad Santos Avenue, San Jose, City of San Fernando, Pampanga**, against **SPOUSES VIRGILIO I. VERGEL DE DIOS & REMEDIOS M. VERGEL DE DIOS, Mortgagors**, with postal address at (1) Purok 1, Brgy. Camba, Arayat, Pampanga, to satisfy the mortgage indebtedness which as of **October 30, 2024** amounts to **ONE MILLION TWO HUNDRED TWENTY SEVEN THOUSAND THREE HUNDRED FORTY EIGHT PESOS & 27/100 (PhP1,227,348.27)** excluding penalties, attorney's fees and expenses of foreclosure, the undersigned duly authorized deputy sheriff will sell at public auction on **March 20, 2026 at 10:00 A.M. or soon thereafter** at the main entrance of the Regional Trial Court, Capitol Compound, City of San Fernando, Pampanga, to the highest bidder for **CASH or MANAGER'S CHECK** and in **Philippine Currency**, the following property with all improvements, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 441268-R**

"IT IS HEREBY CERTIFIED, that a certain land situated in the Mun. of Arayat, Prov. Of Pampanga bounded and described as follows:

A parcel of land (Lot 12, Block 6 of the Subdivision Plan (LRC) Psd-37075 being a portion of Lot 2923 of the Cadastral Survey of San Fernando, LRC (GLRO) Cad. Record No. 138), situated in the Barrio of San Matias, Municipality of Santo Tomas, Province of Pampanga, containing an area of Three Hundred Thirty Four (334) Square Meters;

before Notary Public Atty. Francis C. Guinoo, as per Doc. No. 11164, Page No. 064, Book No. XXVIII, Series of 2025.

Punto! Central Luzon: January 25, February 1 & 8, 2026

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **GLORIA L. NGO** who died on February 19, 2024 at Our Lady of Mt. Carmel Medical Center, Brgy. Saguin, City of San Fernando, Pampanga; executed an Affidavit of Extrajudicial Settlement on her estate; and more particularly described as follows;

**1. TRANSFER CERTIFICATE OF TITLE NO. 045-2024008706**  
Containing an area of 403 sq. m.**2. TRANSFER CERTIFICATE OF TITLE NO. 045-2024008707**  
Containing an area of 90 sq. m.

both located at San Francisco, Mabalacat, Pampanga

before Notary Public Atty. Sancho M. Abas, Jr., as per Doc. No. 40, Page No. 8, Book No. X, Series of 2025.

Punto! Central Luzon: January 25, February 1 & 8, 2026

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **VIVENCIO V. GUINTO** who died on April 14, 2024 and **OLIMPIA L. GUINTO** who died on May 8, 2024 both died in Angeles City, Pampanga; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his/her estate; and more particularly described as a parcel of land (Lot 10, Blk. 8 of the subd. plan Psd-03-025454, being a portion of parcel 22, Lot 19, Psau-2908, L.R.C. No.) situated in the Bo. of Puling Bulo, City of Angeles; Containing an area of Two Hundred Five (205) Square Meters; and covered by Transfer Certificate of Title No. 042-2020003765; before Notary Public Atty. Leila Mae M. Estabillo, as per Doc. No. 191, Page No. 40, Book No. CXIV, Series of 2026.

Punto! Central Luzon: January 25, February 1 & 8, 2026

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **RUSTICO P. BITUIN** who died on April 10, 2025; executed an Affidavit of Extrajudicial Settlement with Deed of Absolute Sale on his estate; and more particularly described as follows;

PLATE NO: CDJ6469  
MV FILE NO.: 0301-00000234821  
ENGINE NO.: 1NRF155034  
CHASSIS NO.: MHKM5EF2FGK004437  
MAKE: TOYOTA  
SERIES: AVANZA 1.3E A/T  
BODY TYPE: WAGON  
COLOR: GRAY METALIC  
YEAR MODEL: 2017

before Notary Public Atty. Tommy De Leon Aquino, as per Doc. No. 531, Page No. 24, Book No. XIV, Series of 2026.

Punto! Central Luzon: January 25, February 1 & 8, 2026

**PILIPINAS P. CAMBA**  
Sheriff IV  
RTC-OCC, CSF(P)

CC:

1. BOF, INC. (A Rural Bank) - BOF Corporate Center, Jose Abad Santos Avenue, San Jose, City of San Fernando, Pampanga
2. VIRGILIO I. VERGEL DE DIOS and REMEDIOS M. VERGEL DE DIOS - Purok 1, Camba, Arayat, Pampanga
3. PUNTO! CENTRAL LUZON

Punto! Central Luzon: January 25, February 1 & 8, 2026

REPUBLIC OF THE PHILIPPINES  
Department of Transportation  
LAND TRANSPORTATION FRANCHISING AND REGULATORY BOARD  
Regional Office No III  
City of San Fernando, Pampanga

Application for Extension of Validity  
of a Certificate of Public Convenience to operate  
a Transport Network Vehicle Service.

DIGNA C. CANLAS  
/Applicant  
x-----x

Case No.:2023-00978TNVS

NOTICE OF HEARING

Applicant is a grantee of a Certificate of Public Convenience to operate a Transport Network Vehicle Service within REGION III accessible to motor vehicle traffic and vice versa with the use of ONE (1) unit/s, which certificate is valid up to **February 12, 2026** in the application filed on January 12, 2026. Applicant requests for the extension of validity of said certificate with the use of the same number of unit authorized.

**NOTICE** is hereby given that this Application will be heard by this Board on **February 23, 2026 at 9:00 A.M.** at its office at the above address.

Applicant is hereby ordered to publish this Notice at least **FIVE (5)** days before the above date of hearing once in a newspaper of general circulation in **REGION III**.

Parties opposed to the granting of the Application must file their written oppositions supported by documentary evidence on or before the above date, copy of the same be furnished to the applicant, and may if they so desire appear on the said date and time.

This application will be acted upon by this Board on the basis of the records of this case submitted by the parties unless the Board deems it necessary to receive additional documentary evidence for the judicious resolution of the same.

**WITNESS** the Honorable P/Gen. **RICHARD A. ALBANO (ret.)**, Regional Director, this **26th day of January 2026** in the City of San Fernando, Pampanga.

Atty. **JENNIFER ANN G. RODRIGUEZ**  
Hearing Officer  
Attorney IV

/ctg  
Copy furnished:  
-Applicant/s digna.canlas@yahoo.com  
-File

NOTE: Please bring the original and photocopy of the required documents  
Kindly visit LTFRB website ([ltfrb.gov.ph](http://ltfrb.gov.ph)) for your reference.

Punto! Central Luzon: February 8-14, 2026

REPUBLIC OF THE PHILIPPINES  
Department of Transportation  
LAND TRANSPORTATION FRANCHISING AND REGULATORY BOARD  
Regional Office No III  
City of San Fernando, Pampanga

Application for Extension of Validity  
of a Certificate of Public Convenience to operate  
a Transport Network Vehicle Service.

ELMER B. CANLAS  
/Applicant  
x-----x

Case No.:2018-00180TNVS

NOTICE OF HEARING

Applicant is a grantee of a Certificate of Public Convenience to operate a Transport Network Vehicle Service within PAMPANGA accessible to motor vehicle traffic and vice versa with the use of ONE (1) unit/s, which certificate is valid up to **April 23, 2026** in the application filed on January 12, 2026. Applicant requests for the extension of validity of said certificate with the use of the same number of unit authorized.

**NOTICE** is hereby given that this Application will be heard by this Board on **February 23, 2026 at 9:00 A.M.** at its office at the above address.

Applicant is hereby ordered to publish this Notice at least **FIVE (5)** days before the above date of hearing once in a newspaper of general circulation in **REGION III**.

Parties opposed to the granting of the Application must file their written oppositions supported by documentary evidence on or before the above date, copy of the same be furnished to the applicant, and may if they so desire appear on the said date and time.

This application will be acted upon by this Board on the basis of the records of this case submitted by the parties unless the Board deems it necessary to receive additional documentary evidence for the judicious resolution of the same.

**WITNESS** the Honorable P/Gen. **RICHARD A. ALBANO (ret.)**, Regional Director, this **26th day of January 2026** in the City of San Fernando, Pampanga.

Atty. **JENNIFER ANN G. RODRIGUEZ**  
Hearing Officer  
Attorney IV

/ctg  
Copy furnished:  
-Applicant/s digna.canlas@yahoo.com  
-File

NOTE: Please bring the original and photocopy of the required documents  
Kindly visit LTFRB website ([ltfrb.gov.ph](http://ltfrb.gov.ph)) for your reference.

Punto! Central Luzon: February 8-14, 2026

NOTICE OF SELF-ADJUDICATION

Notice is hereby given that **AGAPITO DIZON PUNSLAN JR.**, of legal age, Filipino citizen and residing at 2-26 Jasmin Drive, Townand Country Homes, Telabastagan, City of San Fernando, Pampanga, Philippines; and heirs of **ADOLFO LORESCO FERNANDEZ** who died on February 04, 2025 at San Mateo, California, USA, and **MARIA PUNSLAN FERNANDEZ** who died on September 26, 2025 at Angeles City, Pampanga, Philippines; executed an Affidavit of Self Adjurement on his/her estate; and left certain real and personal properties situated in the Philippines; before Notary Public Atty. Tommy De Leon Aquino, as per Doc. No. 674, Page No. 52, Book No. XIV, Series of 2026.

Punto! Central Luzon: February 1, 8 & 15, 2026

NOTICE OF SELF-ADJUDICATION

Notice is hereby given that **THERESA SANTOS TITULAR** of legal age, Filipino, single and residing in Brgy. Balintawak, Lipa City, Province of Batangas; and heirs of **CHONA SANTOS TITULAR** who died on November 13, 2023 at 19 eme Paris, France; executed an Affidavit of Self Adjurement/ Extrajudicial Settlement with Deed of Absolute Sale on his/her estate; and more particularly described as a parcel of land (Lot 52 Block 4 of the subdivision plan Psd-03-186011, being a portion of Block 25-D, Psd-03-176231, L.R.C Record No. 11824) situated in Barangay Sta. Maria Municipality of Mabalacat, Province of Pampanga; containing an area of Forty Three Square Meters and Twenty Square Decimeters (43.20); before Notary Public Atty. Hercules P. Guzman, as per Doc. No. 107, Page No. 17, Book No. XIII, Series of 2026.

Punto! Central Luzon: February 1, 8 & 15, 2026

ERRATUM

In the Notice of **GOVERNMENT SERVICE INSURANCE SYSTEM VS. ROSEMARIE UMLAS** married to **MONICO S. UMLAS**, published on January 11, 18 & 25, 2025 should be **GOVERNMENT SERVICE INSURANCE SYSTEM VS. ROSEMARIE UMLAS** married to **MONICO S. UMLAS** and not as earlier published.

Punto! Central Luzon: February 8, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **EDGAR C. DAVID** who died on December 13, 2019 in the City of Kuwait; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his estate; and the decedent had left his rights and interest over a certain property with improvements thereon identified as Block 05 Lot 61 (Phase III), Sta. Lucia Resettlement Project in Magalang, Pampanga and was awarded by the Housing and Urban Development Coordinating Council-Pinatubo Project Management Office (HUDCC-PPMO), now, National Housing Authority (NHA) covered by TCT No. 045-2014004529 consisting of (68 square meters, more or less); before Notary Public Atty. Michael C. Yabut, as per Doc. No. 2, Page No. 1, Book No. XCIII, Series of 2026.

Punto! Central Luzon: January 25, February 1 & 8, 2026

NOTICE OF SELF-ADJUDICATION

Notice is hereby given that **DAN KEVIN BERMUDO BERNARDINO** of legal age, Filipino, married, and with residence at Block 33 Lot 20B, Don Mamerto Street, Barangay Balibago, Angeles City; and heirs of **SPS. DANILO CANLAPAN BERNARDINO** and **BETHSAIDA BERMUDO BERNARDINO** who died on March 25, 2025 and December 28, 2019; executed an Affidavit of Self Adjurement on his/her estate; and more particularly described as follows;

1. TRANSFER CERTIFICATE OF TITLE NO. 75285

"A parcel of land (Lot 20-B, Block 33 of the subdivision plan (LRC) Psd-335461, approved as a non-subdivision project, being a portion of Lot 20, Block 33, (LRC) Psd-57373, L.R.C. Cad. Record No. 124), situated in the Barrio of Balibago, containing an area of One Hundred Fifty Six (156) Square Meters;

2. MOTOR VEHICLE

MAKE : FORD Eco Sport  
YEAR/MODEL : 2015  
ENGINE NO. : UEAJAFD15462  
CHASIS NO. : MPC3XXMXKSF15462  
PLATE NO. : ABD 7854

3. BANK ACCOUNT

BANK: BANK OF THE PHILIPPINE ISLANDS  
BRANCH: 1012-Dau, Mabalacat City Branch, Pampanga  
ACCOUNT NUMBER: 0129119549  
AMOUNT: Four Hundred Twelve Thousand One Hundred Forty Nine Pesos and Sixty Four Centavos (412,149.64)

before Notary Public Atty. Israel C. Forto, as per Doc. No. 28, Page No. 24, Book No. XVII, Series of 2026.

Punto! Central Luzon: February 8, 15 & 22, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **DOMINGO COSME MAGBAG** who died on May 06, 2021 at the age of 78 yrs. old and **EMERENCIA DIAZ MAGBAG** who died on December 09, 2023 at the age of 77 yrs. old; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his/her estate; and more particularly described as a parcel of land (Lot 1282-A of the Subd. Plan (LRC) Psd-130812, being a portion of Lot-1282, Porac Cadastre (LRC) Rec. No. 372) situated in the Bo. of Manibag, Municipality of Porac, Province of Pampanga; Containing an area of Two Hundred Seventy Seven (277sq.m.) Square Meters; and covered by Transfer Certificate of Title No. 84581-R; before Notary Public Atty. Princess L. Buan, as per Doc. No. 5914, Page No. 101, Book No. CXXVI, Series of 2025.

Punto! Central Luzon: February 8, 15 & 22, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **GREGORIO M. MASICLAT** and **CELESTINA P. MASICLAT** who died on August 15, 2004 in Balticuan, Magalang, Pampanga and on February 16, 2022 in San Ildefonso, Magalang, Pampanga; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his/her estate; and more particularly described as a parcel of land located in Barangay of San Ildefonso, Municipality of Magalang, Province of Pampanga, covered by Transfer Certificate of Title No. 045-2018001247; with an area of Seventeen Thousand Seven Hundred Eighty Six (17,786) Square Meters, more or less, together with all the improvements existing thereon, including but not limited to a residential house and other structures; before Notary Public Atty. Koko Pangan Gonzales, as per Doc. No. 0623, Page No. 037, Book No. XXIX, Series of 2026.

Punto! Central Luzon: February 8, 15 & 22, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **NORMA R. WIMBISH** who died on January 20, 2020 in Angeles City and **RONALD DAVID WIMBISH** who died on April 02, 2022, an American National; executed an Affidavit of Extrajudicial Settlement with Absolute Sale on his/her estate; and more particularly described as a parcel of land (Lot No. 27, Block No. 11 of the Subdivision Plan Psd-34269, being a portion of Lot No. 684-A of the Cadastral survey of Angeles, G.L.R.C Record No. 124), situated in the Barrio of Balibago, Municipality of Angeles Province of Pampanga; Containing an area of Three Hundred (300) Square Meters; and covered by Transfer Certificate of Title No. 045-63016, Registry of Deeds for Angeles City; before Notary Public Atty. Cesar Clarence Deang Contreras, as per Doc. No. 1893, Page No. 71, Book No. 09, Series of 2025.

Punto! Central Luzon: February 8, 15 & 22, 2026

NOTICE OF SELF-ADJUDICATION

Notice is hereby given that **MARCELA BENZON SOBREPENA**, of legal age, Filipino, widow of Rogelio Camannong Sobrepena, and a resident of Moncada, Tarlac; and heirs of **ROGELIO CAMANONG SOBREPENA** who died on May 31, 2009 in Antipolo, Rizal; executed an Affidavit of Self-Adjurement with Sale on his/her estate, and more particularly described as a parcel of land (Lot 14, Blk. 5 of the cons. Subd. plan Pcs-03-002661, being a portion of the cons. of Lots 2913-K-1 to 2913-K-12, Psd-03-023751, LRC Rec. No. ) situated in the Bo. of Sapang Maisac, Mun. of Mexico, Prov. of Pamp.; Containing an area of One Hundred Fifty (150) Square Meters; and covered by Transfer Certificate of Title No. 319711-R; before Notary Public Atty. Carlota Dela Cruz Manalo, as per Doc. No. 254, Page No. 51, Book No. 116, Series of 2025.

Punto! Central Luzon: January 25, February 1 & 8, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **CONRADO C. SONGCO** who died on December 30, 2018 and **AURORA F. SONGCO** who died on January 21, 2025 and both a resident of City of San Fernando, Pampanga; executed an Affidavit of Extrajudicial Settlement on his/her estate; and more particularly described as a parcel of land situated in Lot 3, Block 4, of the subdivision plan being a portion of Lot 2014-Cn described plan Psd-52599, LRC (GLRO) Cad. Rec. No. 138, located in Libutu, Barangay San Nicolas, Municipality of San Fernando, Province of Pampanga; Containing an area of Three Hundred (300) Square Meters; and covered by Transfer Certificate of Title No. 140476; before Notary Public Atty. Kremil S. David, as per Doc. No. 330, Page No. 67, Book No. III, Series of 2025.

Punto! Central Luzon: January 25, February 1 & 8, 2026

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

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

FC Case No. 2025-0052  
-for-  
EXTRAJUDICIAL FORECLOSURE

-vs-

SPOUSES JOSE LAQUI RIVAS  
AND MARIVIC MERCENE RIVAS,  
Debtors-Mortgagors,

JANELLE MONIQUE MERCENE RIVAS,  
Co-Debtor/ Co-Borrower.  
x-----x

NOTICE OF SHERIFF'S SALE

Upon extrajudicial petition for sale under Act 3135, as amended filed by the Mortgagee, **BDO UNIBANK, INC.**, represented by **LEINE A. DE CASTRO**, with principal office and place of business at 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City, against the Mortgagors, **SPOUSES JOSE LAQUI RIVAS AND MARIVIC MERCENE RIVAS** and Co-Debtor/Co-Borrower **JANELLE MONIQUE MERCENE RIVAS**, with residence address, postal address, and collateral address at **Lot 24, Block 19, SMDC Cheerful Homes, Brgy. Sta. Maria and Bundagul, Mabalacat City, Pampanga**, in order to satisfy the outstanding mortgage debt which as per Statement of Account, the subject obligation of **ONE MILLION TWO HUNDRED SEVENTY-EIGHT THOUSAND THREE HUNDRED TWENTY-SIX AND SIXTY-FIVE CENTAVOS (Php 1,278,326.65)** Philippine Currency, inclusive of penalties and other charges as of March 14, 2025, the undersigned Sheriff IV hereby gives notice and announces that on **February 26, 2026 at 10:00 o'clock in the morning or soon thereafter, at the Municipal Trial Court in Cities, Branch 1, Mabalacat City, located at Bldg. 2 Unit 33, Great Mall of Central Luzon (formerly Xevera Commercial Complex), Brgy. Tabun, Mabalacat City, Pampanga, will sell at public auction to the highest bidder for CASH or Manager's Check and in Philippine Currency, the following parcel of land with all existing and future improvements thereon, to wit:**

TRANSFER CERTIFICATE TITLE  
NO. 045-2022009368

LOT NO: 24 BLOCK NO: 19 PLAN NO: PCS-03-021923  
PORTION OF: LOT 2 TO 9, PCS-03-012744; LOT 188-D-7, PSD-03-083529; LOT 188-D-8-G AND LOT 188-D-8-I, (LRA) PSD-414557 AND LOT 13, (LRA) PCS-E2013000109

TECHNICAL DESCRIPTION

LOCATION: STA. MARIA, MABALACAT, PAMPANGA, LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NW	ROAD LOT 7 (6.50 M. WIDE), PCS-03-021923
2-3	NE	LOT 23, BLOCK 19, PCS-03-021923
3-4	SE	LOT 64, BLOCK 19, PCS-03-021923

REPUBLIC OF THE PHILIPPINES  
Department of Transportation  
LAND TRANSPORTATION FRANCHISING AND REGULATORY BOARD  
Regional Office No III  
City of San Fernando, Pampanga

Application for Extension of Validity  
of a Certificate of Public Convenience to operate  
a Transport Network Vehicle Service.

ELMER B. CANLAS  
/Applicant  
X-----X

Case No.:2023-01034TNVS

NOTICE OF HEARING

Applicant is a grantee of a Certificate of Public Convenience to operate a Transport Network Vehicle Service within REGION III accessible to motor vehicle traffic and vice versa with the use of ONE (1) unit/s, which certificate is valid up to February 15, 2026 in the application filed on January 12, 2026. Applicant requests for the extension of validity of said certificate with the use of the same number of unit authorized.

NOTICE is hereby given that this Application will be heard by this Board on February 23, 2026 at 9:00 A.M. at its office at the above address.

Applicant is hereby ordered to publish this Notice at least FIVE (5) days before the above date of hearing once in a newspaper of general circulation in REGION III.

Parties opposed to the granting of the Application must file their written oppositions supported by documentary evidence on or before the above date, copy of the same be furnished to the applicant, and may if they so desire appear on the said date and time.

This application will be acted upon by this Board on the basis of the records of this case submitted by the parties unless the Board deems it necessary to receive additional documentary evidence for the judicious resolution of the same.

WITNESS the Honorable P/Gen. RICHARD A. ALBANO (ret.), Regional Director, this 26th day of January 2026 in the City of San Fernando, Pampanga.

Atty. JENNIFER ANN G. RODRIGUEZ  
Hearing Officer  
Attorney IV

/ctg  
Copy furnished:  
-Applicant/s  
-File

NOTE: Please bring the original and photocopy of the required documents  
Kindly visit LTFRB website ([ltfrb.gov.ph](http://ltfrb.gov.ph)) for your reference.

Punto! Central Luzon: February 8-14, 2026

REPUBLIC OF THE PHILIPPINES  
Department of Transportation  
LAND TRANSPORTATION FRANCHISING AND REGULATORY BOARD  
Regional Office No III  
City of San Fernando, Pampanga

Application for Extension of Validity  
of a Certificate of Public Convenience to operate  
a Transport Network Vehicle Service.

ERICKSON L. SIMON  
/Applicant  
X-----X

Case No.:2023-00841TNVS

NOTICE OF HEARING

Applicant is a grantee of a Certificate of Public Convenience to operate a Transport Network Vehicle Service within REGION III accessible to motor vehicle traffic and vice versa with the use of ONE (1) unit/s, which certificate is valid up to February 15, 2026 in the application filed on January 14, 2026. Applicant requests for the extension of validity of said certificate with the use of the same number of unit authorized.

NOTICE is hereby given that this Application will be heard by this Board on March 03, 2026 at 9:00 A.M. at its office at the above address.

Applicant is hereby ordered to publish this Notice at least FIVE (5) days before the above date of hearing once in a newspaper of general circulation in REGION III.

Parties opposed to the granting of the Application must file their written oppositions supported by documentary evidence on or before the above date, copy of the same be furnished to the applicant, and may if they so desire appear on the said date and time.

This application will be acted upon by this Board on the basis of the records of this case submitted by the parties unless the Board deems it necessary to receive additional documentary evidence for the judicious resolution of the same.

WITNESS the Honorable P/Gen. RICHARD A. ALBANO (ret.), Regional Director, this 6th day of February 2026 in the City of San Fernando, Pampanga.

JUDE L. LAXA  
Hearing Officer

/ctg  
Copy furnished:  
-Applicant/s [krishajaneviray@gmail.com](mailto:krishajaneviray@gmail.com)  
-File

NOTE: Please bring the original and photocopy of the required documents  
Kindly visit LTFRB website ([ltfrb.gov.ph](http://ltfrb.gov.ph)) for your reference.

Punto! Central Luzon: February 8-14, 2026

COMPANY NAME: DONGGWANG CLARK CORPORATION  
ADDRESS: ODE County Building, C.M. Recto Highway, Clark Freeport Zone, Pampanga

NATURE OF BUSINESS: Developer

POSITION: Consultant (Villa Phase 2 Project)

JOB DESCRIPTION:

- Provides expert advice and guidance on the project, assisting, executing and managing project efficiently, by assessing project needs.
- Implementing quality procedures to monitor the project's activities and ensure adherence to project standards.
- Advises clients on the planning and development of the project, utilizing their design expertise, to create a comprehensive vision, ensuring the project aligns with client needs and goals.

QUALIFICATIONS:

- Need to have strong communication, creativity, and problem-solving skills.
- Confident and has a capacity to make logical decisions.
- Ability to work under pressure in fast-paced environment.

PLACE OF DEPLOYMENT: SunValley Projects (Jose Abad Santos Avenue, CFZ, Pamp.)

SALARY RANGE: Php 60,000.00 to Php 70,000.00

NAME OF FOREIGN NATIONAL: JEONG, YONGHOON (South Korean)

ODE County Bldg. C.M. Recto Highway,

Clark Freeport Zone, Pampanga

Intended period of employment: one (1) year

Application may be sent to: [canlas.jhoanne@gmail.com](mailto:canlas.jhoanne@gmail.com) (Jhoanne C. Torres – ADMIN Supervisor, Business Operations Department)

Tel. No. 045-499-1166

Donggwang Clark Corporation hereby declares that the above-named foreign national is able, willing, and qualified to perform the services and job description for Consultant (Villa Phase 2 Project). The company has the intention to employ the said foreign national and apply Alien Employment Permit with the Department of Labor and Employment (DOLE) – Region III located at Matalino cor. Mahusay St., DMGC, Maimpis, City of San Fernando, Pampanga. (If there are any objections or inquiries, please contact the concerned DOLE Regional Office).

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

STATE OF NEW MEXICO  
COUNTRY OF BERNALILLO  
SECOND JUDICIAL DISTRICT COURT

NO. \_\_\_\_\_

ALMA ESPIRITU

Petitioner

VS.

ENRICO REGALA

(Respondent)

NOTICE OF PENDENCY OF ACTION

STATE NEW MEXICO to the above-named Respondent (s), Greetings:

You are hereby notified that the above-named Petitioner has filed a civil action against you in the above entitled Court and cause, the general object thereof being:

DIVORCE

(title of petition)

Unless you enter your appearance in said cause on or before the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, a judgement by default will be entered against you.

Name and Address of Petitioner's Attorney:

ALMA ESPIRITU  
6205 SONRISA PL NE

WITNESS the Honorable \_\_\_\_\_, District Judge of the Second Judicial District Court of the State of New Mexico, and the seal of the District Court of Bernalillo County, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

KATINA WATSON  
CLERK OF THE DISTRICT COURT

(COURT SEAL)

By:) \_\_\_\_\_ Deputy Clerk

Form 2B (Revised 2022)  
(Head Office and Branches)

PUBLISHED BALANCE SHEET  
Solo Basis

Rural Bank of Angeles, Inc. 4000845  
AS OF DECEMBER 31, 2025

ASSETS	Account Code	Amount	
		Current Quarter C0010	Previous Quarter C0020
Cash and Cash Items	10800000000000000000	40,797,016.50	48,719,008.33
Due from Bangko Sentral ng Pilipinas	10515000000000000000	470,785,970.12	85,344,808.51
Due from Other Central Banks and Banks - Net	10922000000000000000	1,755,621,890.19	673,634,185.27
Financial Assets at Fair Value through Profit or Loss (FvPL) /	11300000000000000000	0.00	0.00
Financial Assets at Fair Value through Other Comprehensive Income (FVOCI) - Net	19521000000000000000	49,859,413.26	49,859,413.26
Debt Securities at Amortized Cost - Net	19524300000000000000	395,025,756.65	600,000,000.00
Loans to Bangko Sentral ng Pilipinas	14005000000000000000	0.00	0.00
Interbank Loans Receivable	14013000000000000000	0.00	0.00
Loans and Receivables - Others	14013600000000000000	5,188,367,044.10	4,659,309,124.47
Loans Receivable from RA/CA/PR/SLB	14021000000000000000	0.00	0.00
Total Loan Portfolio (TLP) - Gross	18902000000000000000	5,188,367,044.10	4,659,309,124.47
Allowance for Credit Losses Z/	19535000000000000000	307,570,504.02	130,703,494.44
Total Loan Portfolio - Net	18840000000000000000	4,880,796,540.08	4,529,305,626.03
Equity Investment in Subsidiaries, Associates and Joint Ventures - Net	19545200000000000000	0.00	0.00
Bank Premises, Furniture, Fixture and Equipment - Net	19550005000000000000	100,862,511.59	105,088,637.50
Real and Other Properties Acquired - Net	19550100000000000000	47,209,045.46	42,764,152.30
Sales Contract Receivables - Net	19545150000000000000	7,235,593.53	5,776,216.73
Non-Current Assets Held for Sale	15015000000000000000	0.00	0.00
Other Assets - Net	15250000000000000000	738,127,568.64	237,121,361.95
Net Due from Head Office/Branches/Agencies (Philippines branch of a foreign bank)	15525000000000000000	0.00	0.00
<b>TOTAL ASSETS</b>	<b>10000000000000000000</b>	<b>7,493,061,304.02</b>	<b>6,376,915,409.88</b>
<b>LIABILITIES</b>			
Financial Liabilities at Fair Value through Profit or Loss (FvPL) /	20800000000000000000	0.00	0.00
Deposit Liabilities	21350000000000000000	3,253,137,703.59	9,032,265,780.46
Due to Other Banks	22005000000000000000	0.00	0.00
Bills Payable	23010000000000000000	2,619,804,863.85	1,874,304,863.85
BSP (Rediscounting and Other Advances)	23010000150000000000	0.00	0.00
Interbank Loans Payable	23010000200000000000	0.00	0.00
Other Borrowings, including Deposit Substitutes	23010000350000000000	3,619,304,863.85	1,874,304,863.85
Bonds Payable-Net	23952050000000000000	0.00	0.00
Unsecured Subordinated Debt - Net	23952060000000000000	0.00	0.00
Redeemable Preferred Shares	23020500000000000000	0.00	0.00
Other Liabilities	24030000000000000000	451,913,330.81	333,776,128.27
Net Due to Head Office/Branches/Agencies (Philippines branch of a foreign bank)	23085000000000000000	0.00	0.00
<b>TOTAL LIABILITIES</b>	<b>30000000000000000000</b>	<b>8,324,355,898.25</b>	<b>5,340,346,773.58</b>
<b>STOCKHOLDERS' EQUITY</b>			
Capital Stock	80500000000000000000	458,306,200.00	458,306,200.00
Additional Paid-in Capital	30520000000000000000	400,050,000.00	400,050,000.00
Undivided Profits	31515000000000000000	199,846,317.10	167,709,548.63
Retained Earnings	31500000000000000000	109,290,406.41	109,290,406.41
Other Capital Accounts	31520000000000000000	1,217,482.26	1,217,482.26
Assigned Capital	31530000000000000000	0.00	0.00
<b>TOTAL STOCKHOLDERS' EQUITY</b>	<b>30000000000000000000</b>	<b>3,268,705,405.77</b>	<b>3,136,568,637.30</b>
<b>TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY</b>			

**CITY COLLEGE OF ANGELES**  
Angeles City, Pampanga

**SEARCH FOR THE COLLEGE PRESIDENT OF CITY COLLEGE OF ANGELES**

The Board of Trustees of the City College of Angeles (CCA), through its duly constituted Search Committee, invites qualified and competent individuals to apply for the position of College President of the City College of Angeles.

Place of Assignment: City College of Angeles, Angeles City  
Plantilla Item No.: CCA-01 City Government Department Head II

Position Title: College President  
Salary Job/Pay Grade: SG26-1

**MINIMUM QUALIFICATIONS**

An applicant must possess the following qualifications:

- a. Not less than thirty-five (35) years old and not more than sixty-one (61) years old at the time of application;
- b. A Filipino citizen;
- c. Holder of an earned doctorate degree from a CHED-recognized higher education institution or from a foreign institution duly accredited by its respective higher education authority, consistent with Level 8 of the Philippine Qualifications Framework (PQF);
- d. With a proven track record as a higher education administrator (e.g., college/university president, vice president, dean, director, campus administrator) or as a high-level management executive, whether in the public or private sector, for at least five (5) years;
- e. Must not have been convicted of a crime involving moral turpitude, nor found guilty of any administrative offense, nor dismissed or separated from service for cause.

**DOCUMENTARY REQUIREMENTS**

Interested applicants shall submit one (1) original and six (6) photocopies of the following documents:

- a. Formal application letter addressed to the Chairman of the Board of Trustees;
- b. Detailed and duly signed Curriculum Vitae;
- c. Certified true copies of transcript of records, diplomas, training certificates, professional accreditations, and employment/service records;
- d. Copies of published research works, if any;
- e. A signed and notarized statement containing the applicant's Proposed Vision, Mission, and Development Agenda for the City College of Angeles;
- f. Certificates/clearances issued within the last three (3) months from the filing date of application, showing that the applicant has not been found guilty in any administrative or criminal case, from the following:
  - National Bureau of Investigation (NBI)
  - Sandiganbayan
  - Office of the Ombudsman (for government employees)
  - Civil Service Commission (CSC), if applicable
  - Municipal or Regional Trial Court
  - Current employer or institution
- g. Birth Certificate issued by the Philippine Statistics Authority (PSA);
- h. Medical Certificate of Physical Fitness issued by a government health institution not in any way connected with the applicant;
- i. Drug Test Result in accordance with CSC rules and regulations;
- j. Neuro-psychiatric examination result from a government or DOH-accredited medical institution;
- k. Duly accomplished, computerized, and notarized Personal Data Sheet (CSC Form 212);

The Search Committee reserves the right to reject any application that does not comply with the foregoing qualifications and requirements, in accordance with applicable laws, rules, and policies governing local colleges and universities.

**SUBMISSION OF APPLICATIONS**

All application documents shall be personally submitted or sent by courier, properly sealed and marked:

Addressed to:  
DR. ANITA G. DAVID  
Chairperson, Search Committee for President of the City College of Angeles

**DEADLINE FOR SUBMISSION**

The complete set of application documents must be received not later than 5:00 PM of 20 February 2026. Applications received after the deadline or with incomplete requirements shall not be considered.

**REPUBLIC OF THE PHILIPPINES**  
Department of Transportation  
LAND TRANSPORTATION FRANCHISING AND REGULATORY BOARD  
Regional Office No III  
City of San Fernando, Pampanga

Application for Extension of Validity  
of a Certificate of Public Convenience to operate  
a Transport Network Vehicle Service.

FRANCIS P. SISON  
/Applicant  
X-----X

Case No.:2023-00833TNVS

**NOTICE OF HEARING**

Applicant is a grantee of a Certificate of Public Convenience to operate a Transport Network Vehicle Service within REGION III accessible to motor vehicle traffic and vice versa with the use of ONE (1) unit/s, which certificate is valid up to February 14, 2026 in the application filed on January 14, 2026. Applicant requests for the extension of validity of said certificate with the use of the same number of unit authorized.

**NOTICE** is hereby given that this Application will be heard by this **Board on March 03, 2026 at 9:00 A.M.** at its office at the above address.

Applicant is hereby ordered to publish this Notice at least **FIVE (5)** days before the above date of hearing once in a newspaper of general circulation in **REGION III**.

Parties opposed to the granting of the Application must file their written oppositions supported by documentary evidence on or before the above date, copy of the same be furnished to the applicant, and may if they so desire appear on the said date and time.

This application will be acted upon by this Board on the basis of the records of this case submitted by the parties unless the Board deems it necessary to receive additional documentary evidence for the judicious resolution of the same.

WITNESS the Honorable P/Gen. RICHARD A. ALBANO (ret.), Regional Director, this **6th day of February 2026** in the City of San Fernando, Pampanga.

JUDE L. LAXA  
Hearing Officer

/ctg  
Copy furnished:  
-Applicant/s singianvon@gmail.com  
-File

NOTE: Please bring the original and photocopy of the required documents  
Kindly visit LTFRB website ([ltfrb.gov.ph](http://ltfrb.gov.ph)) for your reference.

Punto! Central Luzon: February 8-14, 2026

**NOTICE OF EXTRAJUDICIAL SETTLEMENT**

Notice is hereby given that the heirs of **JUANITA UYLENGCO CARDANO** who died on November 03, 2021 at 271 San Antonio Street, Sto. Domingo, Angeles City and **SALVADOR MORICO CARDANO** who died on November 12, 2021 at Rafael Lazatin, Memorial Medical Center (ONA), Angeles City, executed an Affidavit of Extrajudicial Settlement on his/her estate; and more particularly described as a parcel of land (Lot 7-B, Block 6 of the subdivision plan Psd-03-018002, being a portion of Lot 7, Block 6, Psd-67299, L.R.C. Rec. No.), situated in the barrio of Sto. Domingo, Mun. of Angeles Province of Pampanga; containing an area of One Hundred Thirty Nine (139) Square meters; and covered by Transfer Certificate of Title No. 75916 Registry of Deeds for Angeles City; before Notary Public Atty. Tommy De Leon Aquino, as per Doc. No. 709, Page No. 59, Book No. XIV, Series of 2026.

Punto! Central Luzon: February 8, 15 & 22, 2026



SCAN THIS CODE

## Ano ang Septage Management Program?

Ito ay pambansang programa sa ilalim ng Philippine Clean Water Act of 2004 o Republic Act No. 9275. Layunin nito na mapanatili ang kalidad at kalinisan ng tubig na ating iniinom at ginagamit. Kasama dito ang masinop na pamamahala sa ating septage o maruming tubig mula sa mga indibiduwal na septic tanks o pozonero.

## Bakit ito mahalaga at dapat ipatupad?

Isang paraan ang septage management upang masiguro na hindi ma-kontamina ang tubig sa ilalim ng lupa at maging sa mga kailugan. Tandaan na dito natin kinukuha ang suplay ng tubig na ating iniinom at ginagamit araw-araw. Kapag ang tubig ay kontaminado, ito ay nagiging sanhi ng iba't-ibang mga sakit.

## Ano-ano bang sakit ang nakukuha natin kapag marumi ang tubig na ating iniinom o ginagamit?

Ang mga karaniwang sakit dala ng kontaminadong tubig ay diarrhea o viral gastroenteritis, cholera o acute diarrheal infection, typhoid fever, amoebiasis, Hepatitis A, dysentery, at iba pa. Ang mga bacteria o virus na sanhi ng mga sakit na ito ay nabubuhay sa maruming tubig.

## Paano tayo makatulong upang mapanatiling ligtas at malinis ang ating tubig?

Makipagtulungan sa pamahalaan at sa ating mga water suppliers o septage service providers. Ipalinis ang ating pozonero kapag puno na at siguraduhing hindi tatagas sa lupa at sa ating aquifer (pondohan ng tubig sa ilalim ng lupa) ang maruming tubig. Ang mahalagang paalalang ito ay hatid ng BALIBAGO WATERWORKS at ng SOLIMAN E.C.

 <p>Republic of the Philippines 3<sup>rd</sup> Judicial Region Province of Pampanga <b>2<sup>nd</sup> MUNICIPAL CIRCUIT TRIAL COURT</b> <b>MEXICO-SAN LUIS</b> Mexico, Pampanga mctc2msp000@judiciary.gov.ph</p> <p><b>EVANGELINA CALMA CORTEZ,</b> OFELIA CORTEZ TARUC, Sps. ROBERTO P. SAN DIEGO and BENILDA B. SAN DIEGO, and VICTORIA S. MIRANDA, herein represented by OFELIA CORTEZ TARUC and herself, <i>Plaintiffs.</i></p> <p>- versus -</p> <p>Sps. VIRGILIO H. TALAO, JR. and GERARDINA S. TALAO, <i>Defendants.</i></p>	<p><b>CIVIL CASE No. 0025-25</b> <b>FOR: Judicial Partition of</b> <b>Real Property with</b> <b>Ancillary Reliefs</b></p>	<p>Page 2 of 2 Summons by Publication Civil Case No. 0025-25 Cortez, et al. v. Sps. Talaao</p> <p>You are hereby reminded of the provisions on prohibited motions under <i>Section 12, Rule 8, 2019 Rules of Civil Procedure</i>. If you intend to file a motion based on any of the four (4) grounds allowed under the said Rule, it shall be accompanied by supporting affidavits and other papers to prove the facts alleged therein.</p> <p>If you fail to answer within the time fixed, the plaintiff will take judgment by default and the court may grant the reliefs applied for in the <i>Complaint</i>.</p> <p><b>WITNESS</b> the Honorable Richard G. Evangelista, Presiding Judge of this Court, this 26<sup>th</sup> January 2026.</p> <p><i>[Signature]</i> <b>EMILY T. LACSON</b> Clerk of Court</p>
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 <p>Republic of the Philippines 3<sup>rd</sup> Judicial Region Province of Pampanga 2<sup>nd</sup> Municipal Circuit Trial Court <b>MEXICO-SAN LUIS</b> Mexico, Pampanga E-mail: mctc2msp000@judiciary.gov.ph</p> <p><b>EVANGELINA CALMA CORTEZ,</b> OFELIA CORTEZ TARUC, SPOUSES ROBERTO P. SAN DIEGO and BENILDA B. SAN DIEGO, and VICTORIA S. MIRANDA,</p> <p>herein represented by OFELIA CORTEZ TARUC and herself</p> <p><b>0025-25</b></p> <p><i>Plaintiffs.</i> Civil Case No. _____</p> <p>-versus-</p> <p><b>SPOUSES VIRGILIO H. TALAO, JR. and</b> GERARDINA S. TALAO,</p> <p><i>Defendants.</i></p>
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<p><b>COMPLAINT</b> (For Judicial Partition of Real Property with Ancillary Reliefs)</p> <p>PLAINTIFFS, through the undersigned Counsel, and unto this Honourable Court, most respectfully allege that:</p> <p>Page 1 of 18</p>
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<p><b>I</b> <b>PARTIES, CAPACITY, AND VENUE</b></p> <p>1. Plaintiffs are Filipinos, of legal age, and residents of San Luis, Pampanga:</p> <p>1.1 <b>EVANGELINA CALMA CORTEZ</b>, widow of the late Constantino T. Cortez (death<sup>1</sup> certificate herein attached), Filipino citizen, and a resident of Sta. Cruz, Poblacion, San Luis, Province of Pampanga. For purposes of this case, she may be served through her daughter, <b>OFELIA CORTEZ TARUC</b> (birth<sup>2</sup> certificate herein attached), who is hereby duly authorized as her Attorney-in-Fact<sup>3</sup> to file the present complaint at 234 Sta. Cruz, Poblacion, San Luis, Pampanga, Philippines 2014.</p> <p>1.2 <b>OFELIA CORTEZ TARUC</b>, of legal age, Filipino, residing at 234 Sta. Cruz, Poblacion, San Luis, Pampanga 2014.</p> <p>1.3 <b>Spouse ROBERTO P. SAN DIEGO and BENILDA B. SAN DIEGO</b>, residents of Sta. Cruz, Poblacion, San Luis, Pampanga, who have constituted <b>OFELIA CORTEZ TARUC</b> as their Attorney-in-Fact<sup>4</sup> for this case.</p> <p>1.4 <b>VICTORIA S. MIRANDA</b>, resident of 224 Trinidad St., Sta. Cruz, Poblacion, San Luis, Pampanga, 2014, who has constituted <b>OFELIA CORTEZ TARUC</b> as her Attorney-in-Fact<sup>5</sup> for this case.</p> <p>2. Defendants <b>SPOUSES VIRGILIO H. TALAO, JR. and GERARDINA S. TALAO</b>, both of legal age, and residents of 19 Sto. Tomas, San Luis, Province of Pampanga, Philippines,</p> <p><small><sup>1</sup> Death Certificate of Constantino T. Cortez as <b>Exhibit A</b>. <sup>2</sup> Birth Certificate of Ofelia Cortez as <b>Exhibit B</b>. <sup>3</sup> Special Power of Attorney of Ofelia Cortez Taruc for Evangelina Calma Cortez is attached as <b>Exhibit C</b>. <sup>4</sup> Special Power of Attorney of Ofelia Cortez Taruc for Spouses Roberto and Benilda San Diego are attached as <b>Exhibit D</b>. <sup>5</sup> Special Power of Attorney of Ofelia Cortez Taruc for Victoria S. Miranda is attached as <b>Exhibit E</b>.</small></p> <p>Page 2 of 18</p>	<p>where they may be served with notices and other processes of the court;</p> <p>3. Venue properly lies in this Honorable Court as the property is situated in San Luis, Pampanga, and the defendants reside therein. The assessed value of the property is Fifty-Five Thousand Ten Pesos (P55,010.00), thus within the exclusive original jurisdiction of the Municipal Trial Court in real actions per Section 33(3) of B.P. 129 as amended by RA 11576.</p> <p><b>II</b> <b>THE SUBJECT MATTER</b></p> <p>4. This is a Complaint for Partition of a parcel of land covered by Transfer Certificate of Title No. 643416-R issued on 27 November 2006 by the Registry of Deeds of Pampanga, registered in the name of GERARDINA S. TALAO, of legal age, Filipino, married to VIRGILIO H. TALAO, and which is more particularly described as follows:</p> <p><b>Transfer Certificate of Title No. 643416-R</b> <b>Registry of Deeds for the Province of Pampanga</b></p> <p><b>A parcel of land (Lot No. 67-A (LRC) Psd-44357 of the Cadastral Survey of San Luis, Cad. Case No. 52, LRC Cad. Rec. No. 1972), situated in the Barrios of Sto. Tomas, San Sebastian, and Poblacion, Mun. of San Luis, Province of Pampanga, Bounded on the NE xxxx</b></p> <p>5. The foregoing technical description of the title was copied from the Certified<sup>6</sup> True Copy of the Owner's Duplicate of the title and properly supported by the duly issued Technical Description issued by the Land Registration Authority and the approved plan?</p> <p><small><sup>6</sup> Certified true copy of the Owner's Duplicate of TCT No. 643416-R is herewith attached as <b>Exhibit F</b>, "F-1", "F-2", and "F-3". The Technical Description of the property is attached as <b>Exhibit G</b>, "Exhibit G-1", and <b>Exhibit G-2</b>. The approved plan is <b>Exhibit H</b>.</small></p> <p>Page 3 of 18</p>
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<p><b>III</b> <b>JURISDICTIONAL ALLEGATIONS</b></p> <p>7. This is a real action for partition and ancillary reliefs. The latest Tax Declarations show that the property has an area of One Thousand Five Hundred Twenty-Eight (1,528) square meters;</p> <p>8. The aggregate assessed value is P55,010.00, which does not exceed P400,000.00; hence, this Honourable Court has exclusive original jurisdiction. Plaintiffs attach tax declarations to fix jurisdiction, in line with: "an action for partition... falls under the jurisdiction of either the first or second level courts depending on the amounts specified... [and] a failure... to indicate the assessed value... is dismissible..." In the case of Agarrado, et al. v. Librando-Agarrado, et al, G.R. No. 212413 (June 6, 2018), the Supreme Court has held that the case involves a petition for partition of a real estate property in Bacolod City, Negros Occidental. The petitioners, the children of the late spouses Rodrigo and Emilia Agarrado, sought to challenge the Court of Appeals' decision affirming the partition of the property among the co-owners. The main issue raised is the failure to indicate the assessed value of the property in the complaint filed before the Regional Trial Court. The Supreme Court ruled that the complaint lacked jurisdiction and should be dismissed</p> <p><small><sup>6</sup> The Tax Declaration of the property is attached as <b>Exhibit I</b>. <sup>7</sup> Tax Clearance and Tax Receipt attached as <b>Exhibit J</b> and <b>Exhibit J-1</b>.</small></p> <p><b>IV</b> <b>APPLICABLE LAWS</b></p> <p>9. The applicable law is found under <b>Rules of Court</b>, Rule 69, Sec. 1, which states:</p> <p><b>Section 1. Complaint in Action for Partition of Real Estate.</b></p> <p>"A person having the right to compel the partition of real estate may do so... setting forth in his complaint the nature and extent of his title... and joining as defendants all the other persons interested in the property." — <b>Rules of Court</b>, Rule 69, Sec. 1.</p> <p>10. If the parties cannot agree, the Court appoints up to three commissioners; upon agreement or report, the Court confirms the partition and records it in the Registry of Deeds: <b>Rules of Court</b>, Rule 69, Secs. 2-3; <b>1997 Rules of Civil Procedure</b>, Rule 69, Secs. 2-3; cf. <b>Act No. 190, Secs. 183-184</b>.</p> <p>11. In the case of <b>Manarin vs. Manarin, et al</b>, G.R. No. 247564, January 11, 2023, which states that: "The petitioner, Serafin Manarin, filed a Complaint against respondent heirs for not including him in an extrajudicial settlement of estate for a property located in Carmona, Cavite. A compromise agreement was reached, and despite the final and executory decision of the court, there were issues regarding the possession and surrender of the owner's duplicate certificate of title. The Regional Trial Court issued several orders to</p> <p>clarify the situation, which were subsequently nullified by the Court of Appeals. However, the Supreme Court found that the orders were necessary for the execution of the final decision and were in accordance with the law. Therefore, the CA decision was reversed, and the RTC orders were reinstated.</p> <p>12. In implementing partition when the owner's duplicate title is withheld (ancillary relief often pleaded with partition):</p> <p>"The RTC did not err in... directing the surrender of the owner's duplicate certificate of title, since it is essentially in accordance with Sec. 107 of P.D. No. 1529... If the person withholding the duplicate certificate is not amenable... the court may order the annulment... and the issuance of a new certificate of title in lieu thereof." — <b>Manarin vs. Manarin, et al</b>, G.R. No. 247564, January 11, 2023,</p> <p>13. In the case of <b>Agarrado, et al v. Librando-Agarrado, et al</b>, G.R. No. 212413 (June 6, 2018), the Supreme Court has held that: "An action for partition of real estate is not an action for the determination of the co-owners... and an action for the eventual conveyance... While this subject matter is incapable of pecuniary estimation, the proper court... would still depend on the subject property's assessed values in accordance with Secs. 19(2) and 33(3) of [B.P.] 129."</p> <p>"Clearly, therefore, jurisprudence has ruled that an action for partition... falls under the jurisdiction of either the first or second level courts, depending on the amounts specified in Secs. 19(2) and 33(3) of B.P. 129, as amended. Consequently, a failure by the plaintiff to indicate the assessed value... is dismissible because the court which would exercise jurisdiction... could not be identified."</p> <p>14. In the case of <b>Barrido vs. Nonato</b>, G.R. No. 176492, October 20, 2014, the Supreme Court has held that: "since the property's assessed value was only P8,080.00, it clearly fell within the MTCC's jurisdiction."</p> <p>Page 4 of 18</p> <p>Page 5 of 18</p> <p>Page 6 of 18</p>
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15. In the case of Vidal-Plucena vs. Balgos, Jr., et al, G.R. No. 253531, July 10, 2023, the Supreme Court has held that: "what determines jurisdiction is assessed value of the 'property involved' or 'interest therein'... The assessed value of the entire... property... could not be the basis..."

### III PLAINTIFFS' TITLES/INTERESTS AND POSSESSION

16. Plaintiffs lawfully acquired undivided portions of the property from defendants, as follows:

16.1 Evangelina Calma Cortez and her late husband Constantino T. Cortez purchased 224 sq. meters from the defendants pursuant to a Deed of Absolute Sale<sup>10</sup> with acknowledgment receipt dated April 29, 2011;

16.2 Ofelia Cortez Taruc purchased 102 sq. meters pursuant to a Deed of Absolute Sale<sup>11</sup> with acknowledgment receipt dated April 29, 2011;

16.3 Spouses Roberto P. San Diego and Benilda B. San Diego purchased 136 sq. meters per Deed of Absolute Sale<sup>12</sup> dated June 15, 2012;

16.4 Victoria S. Miranda purchased 800 sq. meters per the Agreement of Purchase and Sale<sup>13</sup> dated July 21, 2008.

17. Since their respective purchases, plaintiffs have been in actual, peaceful possession and use of their portions. The subject property has no known encumbrance and has not been otherwise sold, mortgaged, or encumbered by defendants in favor of third persons.

### IV

<sup>10</sup> Deed of Absolute Sale dated April 29, 2011, with Acknowledgment receipt, for Spouses Constantino and Evangelina Cortez attached as **Exhibit "K"** and **Exhibit "K-1"**.

<sup>11</sup> Deed of Absolute Sale for Ofelia Cortez Taruc, with Acknowledgment Receipt dated April 29, 2011, is hereto attached as **Exhibit "L"** and **Exhibit "L-1"**.

<sup>12</sup> Deed of Absolute Sale for Spouses Roberto and Benilda San Diego is hereto attached as **Exhibit "M"**.

<sup>13</sup> Agreement of Purchase and Sale for Victoria S. Miranda is hereto attached as **Exhibit "N"**.

Page 7 of 18

- (a) appointment of not more than three (3) competent, disinterested commissioners;
- (b) authority to cause a relocation/subdivision survey by a licensed geodetic engineer;
- (c) upon confirmation, direction to the Registry of Deeds of Pampanga to cancel TCT No. 643416-R and issue new titles to the parties for their adjudicated portions; and
- (d) an order requiring defendants to produce/surrender the owner's duplicate certificate of title to the Court/Registry of Deeds for cancellation and issuance of derivative titles.

### IX NO OTHER SUITS; CONDITION PRECEDENT

14. Plaintiffs have not commenced any other action involving the same issues and parties; they undertake to submit a verified Certification against Forum Shopping, Verification, and copies of Judicial Affidavits, per the Judicial Affidavit Rule.

### V. TESTIMONIAL AND DOCUMENTARY EVIDENCE

15. The Attorney-in-fact of all the Plaintiffs, and representing herself as plaintiff in this case, Ofelia Cortez Taruc, shall testify in this case to support the allegations in the complaint and identify the documents in support thereof. The Judicial Affidavit of each plaintiff, as represented by Ofelia Cortez Taruc and representing herself, is hereto attached as Annex "A", "B", "C", and "D".

16. The following documentary evidence shall be presented:

ANNEX	Nature of Document	Purpose
A	Judicial Affidavit of OFELIA CORTEZ TARUC	To serve as the direct testimony of OFELIA CORTEZ TARUC and to testify on the material

Page 10 of 18

11. To facilitate transfer and registration, Plaintiffs Evangelina and Ofelia secured in 2011 the Capital Gains Tax (CGT) Return<sup>14</sup>, Documentary Stamp Tax (DST) Return<sup>15</sup>, and the Certificate Authorizing Registration (CAR)<sup>16</sup>. Plaintiffs acknowledge the need to revalidate due to expiry and will submit a current Certificate.

### V PRIOR DEMAND; REFUSAL

18. On January 31, 2018, plaintiffs Evangelina and Ofelia, through counsel, sent a demand letter<sup>17</sup> to respondents requiring surrender of the duplicate of the title and cooperation in effecting transfer and partition within five (5) days from receipt;

19. Respondents received the demand letter but failed and refused, and continue to fail and refuse, to surrender the duplicate certificate of title without any lawful cause;

### VI BARANGAY CONCILIATION

20. On July 2, 2025, plaintiffs Evangelina and Ofelia secured a Certificate<sup>18</sup> to File Action from the Barangay Sta. Cruz Poblacion of the Municipality of San Luis to comply with the Barangay Justice System requirement;

<sup>14</sup> Capital Gains Tax Return dated 04/29/2011 for the amount of P9,272.32 is attached as **Exhibit "O"** and **"O-1"**; Capital Gains Tax Return dated 04/29/2011 for the amount of P7,500 is attached as **Exhibit "P"** and **"P-1"**; Capital Gains Tax Return dated 04/29/2011 for the amount of P4,163.40 is attached as **Exhibit "Q"** and **"Q-1"**.

<sup>15</sup> Documentary Stamp Tax Declaration/Return dated 04/29/2011 for the amount of P2,320 is attached as **Exhibit "R"** and **"R-1"**; Documentary Stamp Tax Declaration/Return dated 04/29/2011 for the amount of P1,875 is attached as **Exhibit "S"** and **"S-1"**; Documentary Stamp Tax Declaration/Return dated 04/29/2011 for the amount of P1,050 is attached as **Exhibit "T"** and **"T-1"**;

<sup>16</sup> Capital Gains Tax Return dated 04/29/2011 with DST No. 08432001, and 08432021 is attached as **Exhibit "U"** and **Exhibit "V"**;

<sup>17</sup> Demand Letter dated January 31, 2018, is attached as **Exhibit "W"**. The acknowledged date with the defendant's signature is attached as **Exhibit "W-1"**.

<sup>18</sup> Certificate to File Action is attached as **Exhibit "X"**.

Page 8 of 18

### VII CAUSE OF ACTION; RIGHT TO PARTITION

21. Plaintiffs, as purchasers and possessors of undivided portions of the property, are co-interested in the same and have the right to compel partition as prescribed by Rule 69, Section 1 of the Rules of Court. If parties do not agree on partition, the Court shall appoint commissioners to make the partition (Rule 69, Sec. 3). Upon confirmation, the partition and court order shall be recorded with the Registry of Deeds (Rule 69, Sec. 2), Rules of Court (1964). The Civil Code governs effects of partition and delivery of titles (Arts. 1087-1092 Civil Code (1949). The Supreme Court, in Logrosa v. Azares et al., G.R. No. 217611, March 27, 2019, directed the trial court to issue an order of partition after finding co-ownership.

*"Petitioner Rogelio Logrosa filed a Petition for Review on Certiorari assailing the dismissal of his complaint for partition by the Regional Trial Court (RTC) and the Court of Appeals (CA). The subject properties include eight parcels of land. The CA held that the evidence presented by petitioner Logrosa was insufficient to prove co-ownership, but the Supreme Court found that he is a co-owner based on the certificates of title and a notarized Deed of Absolute Sale. The Court also found that the respondents failed to provide convincing evidence to repudiate co-ownership. As a result, the decision of the RTC and CA was reversed, and the RTC was directed to issue an Order for the partition of the subject properties."*

### VIII ANCILLARY RELIEFS NECESSARY TO EFFECTUATE PARTITION

13. To implement partition, ancillary orders are warranted:

Page 9 of 18

ANNEX	Nature of Document	Purpose
		allegations as embodied in the petition.
B	Judicial Affidavit of EVANGELINA CALMA	To serve as the direct testimony of EVANGELINA CORTEZ as represented by CALMA CORTEZ and to testify on the material allegations as embodied in the petition.
C	Judicial Affidavit of SPOUSES ROBERTO P. SAN DIEGO and BENILDA B. SAN DIEGO	To serve as the direct testimony of ROBERTO P. SAN DIEGO as represented by Ofelia and BENILDA B. SAN DIEGO and to testify on the material allegations as embodied in the petition.
D	Judicial Affidavit of VICTORIA S. MIRANDA	To serve as the direct testimony of VICTORIA S. MIRANDA as represented by Ofelia Cortez Taruc

EXHIBIT	Nature of Document	Purpose
A	Death Certificate of Constantino T. Cortez	To prove that EVANGELINA CALMA CORTEZ is widow and the wife of the late Constantino T. Cortez
B	Birth Certificate of Ofelia Cortez Taruc	To prove that Ofelia C. Taruc is the daughter of Evangelina C. Cortez and the late Constantino T. Cortez
C	Special Power of Attorney executed by Petitioner EVANGELINA CALMA CORTEZ	To prove the authority of OFELIA CORTEZ TARUC as Attorney-in-Fact of the CORTEZ, in favor of OFELIA Petitioner, EVANGELINA CORTEZ TARUC to file and

EXHIBIT	Nature of Document	Purpose
		prosecute the present complaint.
D	Special Power of Attorney executed by SPOUSES ROBERTO P. SAN DIEGO and BENILDA B. SAN DIEGO, in favor of OFELIA CORTEZ TARUC	To prove the authority of OFELIA CORTEZ TARUC as Attorney-in-Fact of the SPOUSES ROBERTO P. SAN DIEGO and BENILDA B. SAN DIEGO to file and prosecute the present complaint.
E	Special Power of Attorney executed by VICTORIA S. MIRANDA, in favor of OFELIA CORTEZ TARUC	To prove the authority of OFELIA CORTEZ TARUC as Attorney-in-Fact of VICTORIA S. MIRANDA to file and prosecute the present complaint.
F, F-1, F-2, and F-3	Certified true copy of the owner's duplicate of TCT No. 643416-R	To show that the owner's duplicate of the title is in the possession of the respondents.
G; G-1; and G-2	Technical Description of the lot	To show that there is an approved technical description of the subject property
H	Approved Plan containing the lot	To show that the lot was part of an approved plan by the LRA
I	Tax Declarations on the land and improvements	To show that the subject lot has been declared for taxation purposes
J; J-1	Tax Clearance and Tax Receipt	To prove that all the tax dues pertaining to the lot have been paid and settled
K; K-1	Deed of Absolute Sale dated April 29, 2011, for Spouses Constantino and Evangelina	To show that the plaintiff lawfully purchased the subject lot

Page 12 of 18

EXHIBIT	Nature of Document	Purpose
	Cortez; and Acknowledgment Receipt	
L; L-1	Deed of Absolute Sale dated April 29, 2011, for Ofelia Cortez Taruc; and Acknowledgment Receipt	To show that the plaintiff lawfully purchased the subject lot
M	Deed of Absolute Sale for SPOUSES ROBERTO and BENILDA SAN DIEGO	To show that the plaintiff lawfully purchased the subject lot
N	Agreement of Purchase and Sale for VICTORIA S. MIRANDA	To show that the plaintiff lawfully purchased the subject lot
O; O-1	Capital Gains Tax Return dated 04/29/2011 for the amount of P9,272.32	To show compliance with tax and regulatory requirements
P; P-1	Capital Gains Tax Return dated 04/29/2011 for the amount of P7,500	To show compliance with tax and regulatory requirements
Q; Q-1	Capital Gains Tax Return dated 04/29/2011 for the amount of P4,163.40	To show compliance with tax and regulatory requirements
R; R-1	Documentary Stamp Tax Declaration/Return dated 04/29/2011 for the amount of P2,320.00	To show compliance with tax and regulatory requirements
S; S-1	Documentary Stamp Tax Declaration/Return dated 04/29/2011 for the amount of P1,875.00	To show compliance with tax and regulatory requirements
T; T-1	Documentary Stamp Tax Declaration/Return dated 04/29/2011 for the amount of P1,050.00	To show compliance with tax and regulatory requirements

Page 13 of 18

EXHIBIT	Nature of Document	Purpose
U	Capital Gains Tax Return dated 04/29/2011 with DST No. 08432001	To show compliance with tax and regulatory requirements
V	Capital Gains Tax Return dated 04/29/2011 with DST No. 08432021	To show compliance with tax and regulatory requirements
W and W-1	Demand Letter dated January 31, 2018, with acknowledged date and respondent's signature	To prove that the defendant cannot deny knowledge of the demand, and the signature and the date establish that they were formally notified of their obligation to surrender the duplicate title
X	Certificate to File Action	To prove that the plaintiffs complied with the jurisdictional requirement that the dispute must first be brought before the Barangay Lupon for conciliation.

17. Should there be additional documents that may be required from the plaintiffs for the allowance of this complaint, the plaintiffs undertake to submit such additional documents as may be required during the trial of this case or at such time as may be required by the Court or government agencies concerned.

#### VI.

#### EMAIL ADDRESS AND STATEMENT OF RELATIONSHIP

The plaintiffs and undersigned counsels may be served with notices, orders, motions, pleadings, and other papers and are amenable to an online hearing with notice at:

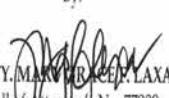
officemglaw@gmail.com

Page 14 of 18

Page 15 of 18

MGL LAW OFFICE  
Attorneys and Counsellors at Law  
Counsel for the Plaintiffs  
4<sup>th</sup> Flr. Junhyon Bldg, Friendship Hi-way,  
Brgy. Pampang, City of Angeles, 2009, Pampanga  
(Landmark: 52 Stone)

By:

  
ATTY. MARLYN FRANCES LAXA  
Roll of Attorney's No. 77809  
IBP No. 470139; 10-02-2024; Pampanga  
PTR 2025 No. AC-2193814 - 12-16-2024; Angeles City;  
MCLE Compliance No. VIII-0009340 until April 14, 2028  
email address: officemglaw@gmail.com  
Cell No. 09563741978

ATTY. RANULPH L. MANABAT  
Roll of Attorney's No. 86412  
IBP No. 495184; 01-02-2025; Pampanga  
PTR 2025 No. AC-2199431 - 01-06-2025; Angeles City;  
MCLE Compliance No. VIII-0003701  
Cell No. 09776034126  
(on leave)

ATTY. ANNE FRANCES G. GESMUNDO  
Roll of Attorney's No. 90664  
IBP No. 484842; 12-18-2024; Pampanga  
PTR 2025 No. AC-2193911 - 12-16-2024; Angeles City;  
MCLE Compliance No. VIII-0009334 until April 14, 2028  
Cell No. 09761692525  
(on leave)

Page 16 of 18

#### VERIFICATION AND CERTIFICATION AGAINST FORUM SHOPPING

##### A. VERIFICATION

I, OFELIA CORTEZ TARUC, of legal age, Filipino, with residence and postal address at 234 Sta. Cruz, Poblacion, San Luis, Pampanga, Philippines, 2014, after having been duly sworn to in accordance with law, do hereby depose and state that:

- That I am the Attorney-In-Fact of the following Plaintiffs in this case: (a) EVANGELINE CALMA CORTEZ; (b) SPOUSES ROBERTO P. SAN DIEGO and BENILDA B. SAN DIEGO; and (c) VICTORIA S. MIRANDA, by virtue of Special Powers of Attorney (SPAs) duly executed in my favor. Certified copies of said SPAs are attached to the Complaint as Annexes "SPA-C," "SPA-D," and "SPA-E," respectively.
- By these SPAs, I am expressly authorized to file and prosecute suits on their behalf, to sign and execute the verification and certification against forum shopping, and to represent them before courts and government offices.
- That I caused the preparation of the Complaint for Partition of Real Property with Ancillary Reliefs. I have read and understood its allegations, which are true and correct, based on my personal knowledge and/or based on authentic documents in our possession.
- This pleading is not filed to harass, cause unnecessary delay, or needlessly increase the cost of litigation; and the factual allegations have evidentiary support, or, if specifically identified, will have evidentiary support after a reasonable opportunity for discovery.

##### B. CERTIFICATION AGAINST FORUM SHOPPING

- On behalf of said Plaintiffs and under my SPAs:
  - We have not commenced any action or filed any claim involving the same issues in any court, tribunal, or

The plaintiffs and undersigned counsels are not related in any way, by consanguinity or affinity, to any of the Branch Clerks of Court of the Municipal Circuit Trial Court of the Municipality of Mexico-San Luis, Pampanga.

#### PRAYER

WHEREFORE, it is most respectfully prayed for this Honorable Court that judgment be rendered:

- FINDING that plaintiffs have the right to compel partition of the real property covered by TCT No. 643416-R, with an area of 1,528 sq. meters, located in San Luis, Pampanga;
- ORDERING the PARTITION of the property among all parties in interest according to their respective shares/interests as established in evidence;
- If the parties cannot agree on partition, APPOINTING not more than three (3) competent and disinterested COMMISSIONERS to make the partition pursuant to Rule 69, with authority to cause a relocation/subdivision survey and to submit a report within the period fixed by the Court;
- UPON confirmation of the commissioners' report or a partition by agreement, DIRECTING the Registry of Deeds of Pampanga to CANCEL TCT No. 643416-R and ISSUE new certificates of title to the parties for their respective adjudicated lots, upon presentation of the owner's duplicate and compliance with registration requirements;
- DIRECTING defendants to PRODUCE/SURRENDER the owner's duplicate of TCT No. 643416-R to the Court/Registry of Deeds for the implementation of the judgment;

f) Ordering the defendants' SPOUSES VIRGILIO H. TALAO, JR. and GERARDINA S. TALAO to pay the plaintiffs One Hundred Thousand Pesos (Php100,000.00) as Attorney's Fees and Five Thousand Pesos (Php5,000.00) per court appearance; and litigation, expenses, and costs amounting to Sixty-Two Thousand Nine Hundred Ninety-Nine Pesos and Eighty Centavo (Php62,999.80).

Plaintiffs pray for such other reliefs as may be deemed just and equitable under the circumstances.

October 29, 2025, Angeles City, for San Luis, Pampanga.

quasi-judicial agency; to the best of my knowledge, no such action or claim is pending therein;

- If there is such other pending action or claim, a complete statement of its current status will be promptly submitted; and
- If we hereafter learn that the same or similar action or claim has been filed or is pending, I undertake to report that fact within five (5) calendar days to this Honorable Court.

IN WITNESS WHEREOF, I have hereunto affixed my signature this 29 day of October 2025 at Angeles City, Pampanga, Philippines.

  
OFELIA CORTEZ TARUC  
Affiant  
Attorney-in-Fact of:

- EVANGELINA CALMA CORTEZ
- SPOUSES ROBERTO P. SAN DIEGO & BENILDA B. SAN DIEGO
- VICTORIA S. MIRANDA (per attached SPAs)

OCT 29 2025

SUBSCRIBED AND SWORN to before me this 29 day of October 2025 at Angeles City, Pampanga, Philippines, Affiant exhibited to me her Unified Multi-Purpose ID-CRN-0002-1779696-1.

  
ATTY. RAFael CHRISTIAN S. NAVARRO  
Notary Public  
Commission Serial 24-1265  
Valid until December 31, 2026  
Roll of Attorney's No. 79642; 03-06-2023  
IBP No. 218046; 05-28-2022; Pampanga  
PTR No. AC-228912; 05-22-2025; Angeles City  
MCLE Compliance No. VIII valid until April 14, 2028  
Cell: 0929-844-5225  
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Page 17 of 18

Page 18 of 18



Republic of the Philippines  
Province of Pampanga  
MABALACAT CITY

## OFFICE OF THE SANGGUNIANG PANLUNGSOD

Tel. No.: (045) 626 5990 local 104  
Email: spmabalacatcity@gmail.com

MINUTES OF THE 23<sup>rd</sup> REGULAR SESSION OF THE 5<sup>th</sup> SANGGUNIANG PANLUNGSOD OF MABALACAT CITY, PAMPANGA UNDER R.A. 10164 FOR THE TERM JUNE 30, 2025 TO JUNE 30, 2028 HELD ON DECEMBER 04, 2025 AT THE MABALACAT CITY HALL ANNEX, CLARKFIELD, MABALACAT CITY, PAMPANGA

PRESENT:	Hon. Marcos T. Castro Jr.	- Vice Mayor/Presiding Officer
	Hon. Ignacio Miguel M. Morales II	- Member
	Hon. Timothy Paul A. Llanos Dee	- Member
	Hon. Victor Rene V. Ong	- Member
	Hon. Eroll Jake C. Soliven	- Member
	Hon. Benjamin D. Jocson	- Member
	Hon. Marjorie Grace M. Sambo	- Member
	Hon. Noelito B. Castro	- Member
	Hon. Stephen R. Aurelio	- Member
	Hon. Patricia Anne Acorda	- Member
	Hon. Ruvielane S. Margarito	- Member
ABSENT:	Hon. Elizabeth R. Pineda	- Member (On Leave)
	Hon. Rey T. Pineda	- Member
	Hon. Paul Andre P. Tiongco	- Member

### CITY ORDINANCE NO. 21 Series of 2025

**ORDINANCE RECLASSIFYING A CERTAIN PARCEL OF LAND FROM AGRICULTURAL USE TO RESIDENTIAL USE LOCATED AT BARANGAY DAPDAP, MABALACAT CITY, PAMPANGA, COVERED BY TCT NO. 045-2023013663, WITH AN AREA OF 60,027 SQUARE METERS, PURSUANT TO SECTION 20 OF THE REPUBLIC ACT 7160, OTHERWISE KNOWN AS THE LOCAL GOVERNMENT CODE OF 1991**

WHEREAS, Section 20 of Republic Act 7160 (Local Government Code of 1991) grants cities and municipalities, through an ordinance passed by the Sangguniang Panlungsod or Sangguniang Bayan, the authority to reclassify agricultural lands into non-agricultural uses, subject to limitations and requirements under existing laws, rules and regulation;

WHEREAS, the subject property, covered by Transfer Certificate of Title (TCT) No.

HON. MARCOS T. CASTRO JR.

HON. GERALD GUTTRIE P. AQUINO

HON. MARJORIE M. SAMBO

HON. NOELITO B. CASTRO

HON. STEPHEN R. AURELIO

HON. PATRICIA ANNE ACORDA

HON. RUVIELANE S. MARGARITO



Republic of the Philippines  
Province of Pampanga  
MABALACAT CITY

## OFFICE OF THE SANGGUNIANG PANLUNGSOD

Tel. No.: (045) 626 5990 local 104  
Email: spmabalacatcity@gmail.com

City Ord. No. 21  
Series of 2025  
Cont...

045-2023013663, with an area of 60,027 square meters, situated in Barangay Dapdap, Mabalacat City, Pampanga is presently classified as agricultural land;

WHEREAS, the registered owner/developer, Fiesta Communities Incorporated, has formally applied for the reclassification of the subject property from agricultural to residential use for the purpose of developing a housing subdivision project;

WHEREAS, the applicant has submitted the necessary documentary requirements, attached as Annex "A" of this Ordinance, including certifications from the concerned offices and agencies;

WHEREAS, pursuant to law, a public hearing/consultation was conducted on March 4, 2024 with barangay officials and stakeholders, during which the proposed reclassification was presented and deliberated upon;

WHEREAS, the Sangguniang Panlungsod finds the proposed reclassification consistent with the approved Comprehensive Land Use Plan (CLUP) and Zoning Ordinance, and that it will contribute to meeting housing demand, improving land utilization, and promoting socio-economic development in the locality;

NOW THEREFORE, Be it ordained by the Sangguniang Panlungsod of Mabalacat City, in session duly assembled, that:

**SECTION 1. Reclassification.** The parcel of land located at Barangay Dapdap, Mabalacat City, Pampanga, covered by TCT No. 045-2023013663, with an area of 60,027 square meters, presently classified as agricultural land, is hereby reclassified to Residential Use.

**SECTION 2. Coverage.** This reclassification shall apply exclusively to the subject property and shall not extend to adjacent lands not expressly covered by this Ordinance.

HON. MARCOS T. CASTRO JR.

HON. GERALD GUTTRIE P. AQUINO



Republic of the Philippines  
Province of Pampanga  
**MABALACAT CITY**

## OFFICE OF THE SANGGUNIANG PANLUNGSOD

Tel. No.: (045) 626 5990 local 104  
Email: spmabalacatcity@gmail.com

City Ord. No. 21

Series of 2025

Cont...

**SECTION 3. Compliance with Regulations.** Development of the reclassified land shall comply with all existing laws, rules and regulations of the Department of Human Settlements and Urban Development (DHSUD), Department of Agrarian Reform (DAR), Department of Agriculture (DA), National Irrigation Administration (NIA), and other relevant agencies, as well as the CLUP and Zoning Ordinance of Mabalacat City.

**SECTION 4. Annex of Documentary Requirements.** The officials list of documentary requirements submitted by the applicant and duly certified by the City Planning and Development Office (CPDO) shall form part of this Ordinance as Annex "A".

**SECTION 5. Publication and Posting.** This Ordinance shall be published in a newspaper of local circulation and posted in conspicuous places in accordance with the Local Government Code of 1991.

**SECTION 6. Effectivity.** This Ordinance shall take effect after compliance with publication and posting requirements and upon review and validation by the Sangguniang Panlalawigan of Pampanga, pursuant to Section 56 of RA 7160.

ENACTED: This 4<sup>th</sup> day of December 2025 on motion of Hon. Benjamin D. Jocson,  
duly seconded by Hons. Ong, Dee, Aurelio and Morales II.

Aileen G. Peña  
SP Secretary

ATTESTED BY:

MARCOS T. CASTRO JR.  
Vice Mayor/Presiding Officer

HON. GERALD GITTRIE P. AQUINO



Republic of the Philippines  
Province of Pampanga  
**MABALACAT CITY**

**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

Tel. No.: (045) 626 5990 local 104  
Email: spmabalacatcity@gmail.com

City Ord. No. 21

Series of 2025

Cont...

APPROVED:

MARCOS T. CASTRO JR.  
Presiding Officer

TIMOTHY PAUL A. LLANOS DEE  
Member

EROLL JAKE C. SOLIVEN  
Member

MARJORIE GRACE M. SAMBO  
Member

STEPHEN R. AURELIO  
Member

RUVIELANE S. MARGARITO  
Member

IGNACIO MIGUEL M. MORALES II  
Member

VICTOR RENE V. ONG  
Member

BENJAMIN D. JOCSON  
Member

NOELITO B. CASTRO  
Member

PATRICIA ANNE ACORDA  
Member

APPROVED:

GERALD GUTTRIE P. AQUINO  
City Mayor

Date: DEC 18, 2021



Republic of the Philippines  
Province of Pampanga  
MABALACAT CITY

## OFFICE OF THE SANGGUNIANG PANLUNGSOD

Tel. No.: (045) 626 5990 local 104  
Email: spmabalacatcity@gmail.com

MINUTES OF THE 23<sup>rd</sup> REGULAR SESSION OF THE 5<sup>th</sup> SANGGUNIANG PANLUNGSOD OF MABALACAT CITY, PAMPANGA UNDER R.A. 10164 FOR THE TERM JUNE 30, 2025 TO JUNE 30, 2028 HELD ON DECEMBER 04, 2025 AT THE MABALACAT CITY HALL ANNEX, CLARKFIELD, MABALACAT CITY, PAMPANGA

PRESENT:	Hon. Marcos T. Castro Jr.	- Vice Mayor/Presiding Officer
	Hon. Ignacio Miguel M. Morales II	- Member
	Hon. Timothy Paul A. Llanos Dee	- Member
	Hon. Victor Rene V. Ong	- Member
	Hon. Eroll Jake C. Soliven	- Member
	Hon. Benjamin D. Jocson	- Member
	Hon. Marjorie Grace M. Sambo	- Member
	Hon. Noelito B. Castro	- Member
	Hon. Stephen R. Aurelio	- Member
	Hon. Patricia Anne Acorda	- Member
	Hon. Ruvielane S. Margarito	- Member
ABSENT:	Hon. Elizabeth R. Pineda	- Member (On Leave)
	Hon. Rey T. Pineda	- Member
	Hon. Paul Andre P. Tiongco	- Member

### CITY ORDINANCE NO. 22 Series of 2025

ORDINANCE RECLASSIFYING A CERTAIN PARCEL OF LAND FROM AGRICULTURAL USE TO INDUSTRIAL USE LOCATED AT BARANGAY SAPANG BIABAS, MABALACAT CITY, PAMPANGA, COVERED BY TCT NO. 045-2024001090, WITH AN AREA OF 16,242 SQUARE METERS, PURSUANT TO SECTION 20 OF THE REPUBLIC ACT 7160, OTHERWISE KNOWN AS THE LOCAL GOVERNMENT CODE OF 1991

WHEREAS, Section 20 of Republic Act 7160 (Local Government Code of 1991) grants cities and municipalities, through an ordinance passed by the Sangguniang Panlungsod or Sangguniang Bayan, the authority to reclassify agricultural lands into non-agricultural uses, subject to limitations and requirements under existing laws, rules and regulation;

HON. MARCOS T. CASTRO JR.

HON. GERALD GUTTRIE P. AQUINO

HON. MARJORIE M. SAMBO

HON. NOELITO B. CASTRO

HON. STEPHEN R. AURELIO

HON. PATRICIA ANNE ACORDA

HON. RUVIELANE S. MARGARITO



Republic of the Philippines  
Province of Pampanga  
**MABALACAT CITY**

## OFFICE OF THE SANGGUNIANG PANLUNGSOD

Tel. No.: (045) 626 5990 local 104  
Email: spmabalacatcity@gmail.com

City Ord. No. 22  
Series of 2025  
Cont...

WHEREAS, the subject property, covered by Transfer Certificate of Title (TCT) No. 045-2024001090, with an area of 16,242 square meters, situated in Barangay Sapang Biabas, Mabalacat City, Pampanga is presently classified as agricultural land;

WHEREAS, the registered owner/developer, DECHO SERVICES INC., has formally applied for the reclassification of the subject property from agricultural to industrial use for the purpose of developing an industrial project;

WHEREAS, the applicant has submitted the necessary documentary requirements, attached as Annex "A" of this Ordinance, including certifications from the concerned offices and agencies;

WHEREAS, pursuant to law, a public hearing/consultation was conducted on May 27, 2024 with barangay officials and stakeholders during which the proposed reclassification was presented and deliberated upon;

WHEREAS, the Sangguniang Panlungsod finds the proposed reclassification consistent with the approved Comprehensive Land Use Plan (CLUP) and Zoning Ordinance, and that it will contribute to meeting housing demand, improving land utilization, and promoting socio-economic development in the locality;

NOW THEREFORE, Be it ordained by the Sangguniang Panlungsod of Mabalacat City, in session duly assembled, that:

**SECTION 1. Reclassification.** The parcel of land located at Barangay Sapang Biabas, Mabalacat City, Pampanga, covered by TCT No. 045-2024001090, with an area of 16,242 square meters, presently classified as agricultural land, is hereby reclassified to Industrial Use.

**SECTION 2. Coverage.** This reclassification shall apply exclusively to the subject property and shall not extend to adjacent lands not expressly covered by this Ordinance.

**SECTION 3. Compliance with Regulations.** Development of the reclassified

HON. MARCOS T. CASTRO JR.

HON. GERALD GUTTRIE P. AQUINO



Republic of the Philippines  
Province of Pampanga  
**MABALACAT CITY**

## OFFICE OF THE SANGGUNIANG PANLUNGSOD

Tel. No.: (045) 626 5990 local 104  
Email: spmabalacatcity@gmail.com

City Ord. No. 22  
Series of 2025  
Cont...

land shall comply with all existing laws, rules and regulations of the Department of Human Settlements and Urban Development (DHSUD), Department of Agrarian Reform (DAR), Department of Agriculture (DA), National Irrigation Administration (NIA), and other relevant agencies, as well as the CLUP and Zoning Ordinance of Mabalacat City.

**SECTION 4. Annex of Documentary Requirements.** The officials list of documentary requirements submitted by the applicant and duly certified by the City Planning and Development Office (CPDO) shall form part of this Ordinance as Annex "A".

**SECTION 5. Publication and Posting.** This Ordinance shall be published in a newspaper of local circulation and posted in conspicuous places in accordance with the Local Government Code of 1991.

**SECTION 6. Effectivity.** This Ordinance shall take effect after compliance with publication and posting requirements and upon review and validation by the Sanquniang Panlalawigan of Pampanga, pursuant to Section 56 of RA 7160.

ENACTED: This 4<sup>th</sup> day of December 2025 on motion of Hon. Benjamin D. Jocson,  
duly seconded by Hon. Morales II.

Aileen G. Peña  
SP Secretary

ATTESTED BY:

MARCOS T. CASTRO JR.  
Vice Mayor/Presiding Officer

HON. GERALD GUTTRIE B. AQUINO



Republic of the Philippines  
Province of Pampanga  
MABALACAT CITY

**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

Tel. No.: (045) 626 5990 local 104  
Email: spmabalacatcity@gmail.com

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City Ord. No. 22  
Series of 2025  
Cont...

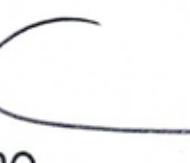
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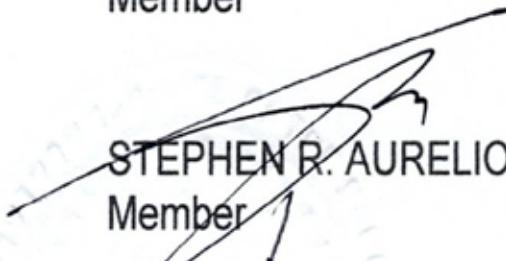
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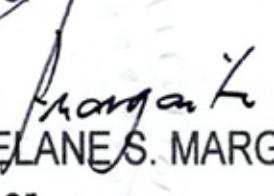
  
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Presiding Officer

  
**TIMOTHY PAULA LLANOS DEE**  
Member

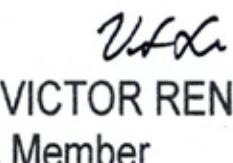
  
**EROLL JAKE C. SOLIVEN**  
Member

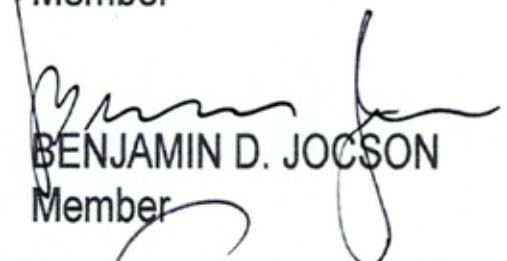
  
**MARJORIE GRACE M. SAMBO**  
Member

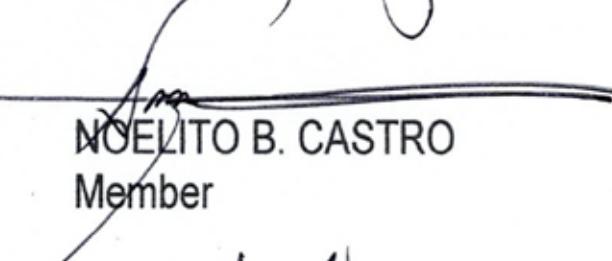
  
**STEPHEN R. AURELIO**  
Member

  
**RUVIE LANE S. MARGARITO**  
Member

  
**IGNACIO MIGUEL M. MORALES II**  
Member

  
**VICTOR RENE V. ONG**  
Member

  
**BENJAMIN D. JOCSO**  
Member

  
**NOELITO B. CASTRO**  
Member

  
**PATRICIA ANNE ACORDA**  
Member

APPROVED:

  
**GERALD GUTTRIE P. AQUINO**  
City Mayor

Date: DEC 18, 2025



Interior and Local Government Secretary Jonvic Remulla (seated, middle) leads the inspection and shutdown of a large-scale illegal cigarette factory in Mexico, Pampanga, which is also flagged as a site of human trafficking and human rights violations. (DILG CENTRAL LUZON)

## DILG Secretary flags human trafficking, tax evasion in illegal cigarette trade

CITY OF SAN FERNANDO, Pampanga (PIA) — Interior and Local Government Secretary Jonvic Remulla raised alarm over the links between illegal cigarette manufacturing, human trafficking, and massive tax evasion following the recent discovery of an illegal tobacco operation in Mexico town.

During the inspection of the facility in Barangay Panipuan, Remulla said the government will intensify joint operations to dismantle illegal tobacco networks operating in various parts of the country.

"Nagsama-sama po ang joint task force ng PNP [Philippine National Police], Bureau of Customs, at BIR [Bureau of Internal Revenue] para matigil na po ang iligal na aktibidades na ganito," the cabinet official added.

He disclosed that authorities have been tracking similar operations since December, with earlier raids conducted in Batangas and Malabon, indicating an organized and expanding illegal cigarette network.

"Sa pagtutulungan ng lahat, gagawin namin ang lahat para matigil na ito," he added, highlighting the need for sustained inter-agency

enforcement.

Remulla confirmed that authorities seized three cigarette-making machines, two packing machines, fake tax stamps, and other manufacturing paraphernalia with an estimated value of around ₱400 million.

The facility allegedly produced and distributed large volumes of illegal cigarettes nationwide.

He also revealed that six Chinese nationals operating the factory since March 2025 were arrested and are now being investigated for alleged human trafficking involving around 60 workers reportedly subjected to involuntary servitude.

According to Remulla, the group was able to produce more than ₱4.5 billion worth of illegal cigarettes within a month, using several tons of tobacco leaves and counterfeit BIR tax stamps recovered at the facility.

Authorities also identified the company's incorporators under Samyong Global Corporation, including Stephanie Sampana, Sweetly Wan Sampana, Brian Manzano, all Filipinos, and Moong Sang Kim and Su Yong Kim, both

Korean nationals, as part of the ongoing investigation into the ownership and financing of the operation.

Among the seized cigarette brands were Two Moon, Carnival, and HP, which Remulla warned retailers against selling, noting that the manufacture, transport, and sale of illegal cigarettes violate the Anti-Agricultural Sabotage Act.

"Nakikiusap kami sa lahat ng maliliit na tindahan—kung kaya po ay mahulihan ng iligal na sigarilyo, pati po kaya ay makakasuhan ng non-bailable offense," he said.

Citing President Ferdinand R. Marcos Jr.'s directive, Remulla said the government will not tolerate illegal foreign-backed businesses.

He also reported that the country lost more than ₱30 billion in revenues in 2024 alone due to illicit tobacco trade, which could have been used to fund public health services.

Meanwhile, Remulla assured the public that enforcement operations will continue as part of the administration's broader drive to protect workers, safeguard revenues, and uphold the rule of law. --PIA3

Career Opportunity in CONQUEST PHILS. INC.

Position title
2 (TWO) PRODUCTION CONSULTANT
<b>Job Description:</b>
- K1 Pattern Expert - Knowledgeable in Sewing Techniques - Exceptional Technical Skills - Can speak, read and write in Mandarin Language - Salary Range: 30,000 – 50,000/month
<b>Qualification (Education, Experience, Professional License, Skills Certification, Specialized Training):</b>
- Preferably with technical experience in making soft piece - Technical expert experience with RL Brand specifically line dress
Applications may be sent to: Lowellyn J. Magbag lowellyn@conquestphils.com

Career Opportunity in CONQUEST PHILS. INC.

Position title
1 (ONE) PATTERN CONSULTANT
<b>Job Description:</b>
- Knowledgeable in Pattern Illustration and Garment Markers - Exceptional Analytical & Technical Skills - Can speak, read and write in Mandarin Language - Salary Range: 30,000 – 50,000/month
<b>Qualification (Education, Experience, Professional License, Skills Certification, Specialized Training):</b>
- Preferably with technical experience in making soft piece - Technical expert experience with RL Brand specifically line dress
Applications may be sent to: Lowellyn J. Magbag lowellyn@conquestphils.com

Company/ Employer	Name of foreign national intending to apply for the position
Company Name Conquest Phils.Inc, Bldg. 7457 ; 7459 & 7469 along M.L. Quezon Street, Civil Aviation Complex, Clark Freeport Zone, Clarkfield, Pampanga, Philippines	Name: Mingzhong Deng & Zudong Hu Address: 28-18 Balikbayan Street, Carmenville Subdivision, Angeles City 2009 Nationality: Chinese Intended period of employment: One (1) year
<b>CONQUEST PHILS. INC.</b> hereby declares that Mr. Mingzhong Deng & Mr. Zudong Hu are able, willing, and qualified to perform the services and job description for Production Consultant.	
The company has the intention to employ the said foreign national and apply for an Alien Employment Permit with the Department of Labor and Employment – Region III located at Matalino cor. Mahusay St., DMGC, Maimpis, City of San Fernando, Pampanga.	
If there are any objections or inquiries, please contact the concerned DOLE Regional Office.	
Any Filipino jobseeker who is competent, able and willing to perform the services for which the foreign national is intended to be hired for, may file an objection at Department of Labor and Employment – Region III located at Matalino cor. Mahusay St., DMGC, Maimpis, City of San Fernando, Pampanga after this publication. Please inform Department of Labor and Employment – Region III, if you have any information on criminal offenses committed by the foreign national.	

Company/ Employer	Name of foreign national intending to apply for the position
Company Name Conquest Phils.Inc, Bldg. 7457 ; 7459 & 7469 along M.L. Quezon Street, Civil Aviation Complex, Clark Freeport Zone, Clarkfield, Pampanga, Philippines	Name: Xuechang Tang Address: 39-22 Victoria LaneSunset Estate, Angeles City 2009 Nationality: Chinese Intended period of employment: One (1) year
<b>CONQUEST PHILS. INC.</b> hereby declares that Mr. Xuechang Tang is able, willing, and qualified to perform the services and job description for Pattern Consultant.	
The company has the intention to employ the said foreign national and apply for an Alien Employment Permit with the Department of Labor and Employment – Region III located at Matalino cor. Mahusay St., DMGC, Maimpis, City of San Fernando, Pampanga.	
If there are any objections or inquiries, please contact the concerned DOLE Regional Office.	
Any Filipino jobseeker who is competent, able and willing to perform the services for which the foreign national is intended to be hired for, may file an objection at Department of Labor and Employment – Region III located at Matalino cor. Mahusay St., DMGC, Maimpis, City of San Fernando, Pampanga after this publication. Please inform Department of Labor and Employment – Region III, if you have any information on criminal offenses committed by the foreign national.	

## 'Gapo cops seize P428-K illegal cigarettes

OLONGAPO CITY – Illegal cigarettes worth some P428,000 were seized by the city police office in two separate operations in Barangay East Bajac-Bajac on Feb. 9.

Led by city police director Col. Ritchie R. Claravall, operatives of the city police intelligence unit, Police Station 1, Regional Intelligence Division 3, and the city mobile force company with representatives of the Philippine Tobacco Institute conducted the operations.

The first operation at 5:55 p.m. near the Olongapo City New Public Market resulted in the confiscation of different cigarette brands including Modern, RGD, Carnival, Fort, Playboy, Twomore, and H & P worth P93,840.

The second operation in the same place at 11:10 p.m. yielded a higher volume of the cigarette brands worth P334,400.

The seized cigarettes were brought to Police Station 1 for documentation and inventory and will be turned over to the Philippine Tobacco Institute for proper disposition.

"Ang sunod-sunod na pagkumpiskang ito ay patunay ng masigasig na pagbabantay ng kapulisan laban sa mga ilegal na aktibidad na nakakasama sa ekonomiya ng lungsod," enthused Claravall, noting the Olongapo City Police Office commitment to enforce tax laws to protect government revenue and serve the public interest.

**Punto News Team/ OCPO**

**Confiscation of Illicit Cigarettes for Violation of Section 263-A of the National Internal Revenue Code of 1997**

CONFISCATED

PLAYBOY, CARNIVAL, H&P, RGD, FORT, TWOMORE, MODERN

Olongapo City Police Station | [polтолонгапо.13@yahoo.com.ph](mailto:polтолонгапо.13@yahoo.com.ph) | 0966-568-5547

### NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **FERDINAND ARILLO VILLENA** who died on February 27, 2025 in Angeles City; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights and Deed of Donation on his estate; and more particularly described as a parcel of land situated at Blk 5 Lot 12 Kamansi St., Phase C, Manibaug, Paraya, Porac, Pampanga; covered by TCT 042-2023004354, measuring seventy square meters; before Notary Public Atty. Tanya G. Lingat, as per Doc. No. 1710, Page No. 70, Book No. X, Series of 2025.

Punto! Central Luzon: February 8, 15 & 22, 2026

REPUBLIC OF THE PHILIPPINES  
Department of Transportation  
LAND TRANSPORTATION FRANCHISING AND REGULATORY BOARD  
Regional Office No III  
City of San Fernando, Pampanga

Application for Extension of Validity  
of a Certificate of Public Convenience to operate  
a Transport Network Vehicle Service.

DIGNA C. CANLAS /Applicant

Case No.:2023-00977TNVS

### NOTICE OF HEARING

Applicant is a grantee of a Certificate of Public Convenience to operate a Transport Network Vehicle Service within REGION III accessible to motor vehicle traffic and vice versa with the use of ONE (1) units, which certificate is valid up to **February 13, 2026** in the application filed on January 12, 2026. Applicant requests for the extension of validity of said certificate with the use of the same number of unit authorized.

NOTICE is hereby given that this Application will be heard by this Board on February 23, 2026 at 9:00 A.M. at its office at the above address.

Applicant is hereby ordered to publish this Notice at least **FIVE (5)** days before the above date of hearing once in a newspaper of general circulation in REGION III.

Parties opposed to the granting of the Application must file their written oppositions supported by documentary evidence on or before the above date, copy of the same be furnished to the applicant, and may if they so desire appear on the said date and time.

This application will be acted upon by this Board on the basis of the records of this case submitted by the parties unless the Board deems it necessary to receive additional documentary evidence for the judicious resolution of the same.

WITNESS the Honorable P/Gen. **RICHARD A. ALBANO (ret.)**, Regional Director, this 26th day of January 2026 in the City of San Fernando, Pampanga.

Atty. **JENNIFER ANN G. RODRIGUEZ**  
Hearing Officer  
Attorney IV

/ctg  
Copy furnished:  
-Applicant/s [digna.canlas@yahoo.com](mailto:digna.canlas@yahoo.com)  
-File

NOTE: Please bring the original and photocopy of the required documents  
Kindly visit LTFRB website ([ltfrb.gov.ph](http://ltfrb.gov.ph)) for your reference.

Punto! Central Luzon: February 8-14, 2026



# JDN Realty Launches Quad Annex as Nepo Center's Latest Lifestyle Wing

BY NING CORDERO

A REFRESHED lifestyle experience awaits at Nepo Center as JDN Realty Group unveils The Quad Annex, its newest retail pocket launched on February 6, 2026.

The expansion elevates the Center's dining and leisure ecosystem with a more contemporary, lifestyledriven mix designed to give Angeles City residents and visitors even more reasons to gather, connect, and explore.

The development brings together a thoughtfully selected mix of local and global concepts, crafted within a seamlessly walkable, peoplefirst environment. By broadening accessibility and diversifying its retail offerings, The Quad Annex seamlessly complements Nepo Center's existing establishments while

catering to the evolving needs of residents, office workers, students, and travelers.

The launch was attended by key leaders of JDN Realty Group: President and CEO Aaron Montenegro, Chairman Arni Valdes, tenant representative Michael Tieng of Sole Avenue and representatives from the Angeles City government.

Montenegro highlighted the community driven purpose behind the development, noting,

"The Quad Nepo Center was created with the simple idea in mind to give the people more reason to come together as a place where you can enjoy good food, discovering new brands, meet friends, and simply spend time with family that matters to you," Montenegro said.

"This is more than just an extension of spaces,



it represents how Nepo Center continues to grow with the needs of the community. As the city grows, we also grow with it by creating spaces that are accessible, welcoming, and designed for everyday life." Building on this," he added.

Chairman Arni Valdes shared how the idea behind the Quad evolved into a fully realized destination.

"People who will come to work here, it's something that will probably keep them nourished. It's something that will help them not be tired of just working. So we want to have a work live play atmosphere at Nepo Center," Valdes said.

He recalled how their resident architect quickly developed initial sketches, even inspiring a naming contest before the team ultimately adopted the community's colloquial

term: Nepo Quad or Quad Nepo Center.

"And so, the rest is history," he added, noting that the goal has always been to highlight the best of Angeles and Kapampangan cuisine and culture while continuously adapting to changing times," Valdes said.

Representing Mayor Jon Lazatin II, Angeles City Information Officer Jay Pelayo IV emphasized how the development strengthens both the city's identity and cultural continuum.

He commended JDN Realty for investing in projects that resonate with the community's history while shaping its future, noting how Nepo Center has long been woven into Angelinos' shared experiences, from its early days as the Nepo Quadrangle, a favorite gathering place, to its role as a venue for meaningful civic and

cultural events.

"This is a welcome development. We are very happy that you're helping the city of Angeles thrive not only in business but also in tourism," Pelayo said.

Tenant representative and Sole Avenue PH owner Michael Tieng expressed appreciation for the strong support provided by JDN Realty Group, saying,

"You've built an environment where tenants feel supported and confident to grow their businesses, where businesses and community grow. From day one, thank you for supporting us because we really felt the support," Tieng said.

The Annex features a diverse lineup including Sole Avenue, Day Off, House of Bread, Tom N Toms Coffee, Abuelos, Yogartree, Kowloon House,

Armando's, and John's Kitchen, expanding the Center's rich food, beverage, and lifestyle assortment. Its pedestrian friendly layout reinforces Nepo Center's identity as a walkable, convenient community hub, positioning the district to attract strong foot traffic and meet the growing lifestyle demands of Angeles City's residents, workforce, and visitors.

With The Quad Annex now open, Nepo Center strengthens its position as a dynamic lifestyle destination, one that evolves with the community while honoring the stories, memories, and aspirations that have shaped Angeles City through the years. The development reflects JDN Realty Group's enduring commitment to creating vibrant, peoplecentered spaces that enrich everyday life.

## Pisamban Maragul...

FROM PAGE 1

Manila.

"This honor given to us is not only a testament to the Angeleños' devotion to the Blessed Mother, but the Kapampangan's faith as well," noted Fr. Sta. Maria of the elevation of the church as basilica minore.

The parish said the elevation coincides this year with several significant historical milestones for both the church and the city.

These include the 380th anniversary of the Battle of La Naval; the 230th anniversary of the founding of Barrio Culiat, later known as Balen Culiat and now Angeles City; and the 140th anniversary of the first Mass celebrated in Pisamban Maragul.

A minor basilica is a

church granted special status by the pope in recognition of its historical significance, strong liturgical life and importance as a center of worship.

Such churches are given particular privileges, including the right to display the papal symbols of the crossed keys and the conopaeum, or ceremonial umbrella, and are expected to model exemplary liturgical practices.

The Holy Rosary Parish is the first church in Pampanga to be granted such title and only the 30th in the Philippines. The solemn declaration of the minor basilica will be announced soon.

**Punto News Team/  
RCA-SF**

## AC showcases...

FROM PAGE 1

celebrating National Arts Month in its rendition of "Púpul ning Kalalangan: Katutuan at Tépángan," a dynamic workshop that brought together photography, fashion design and styling, and makeup and modelling.

Earlier, glamour photography guru Borj Meneses guided participants in seeing stories beyond the frame, teaching that every image carries identity, intention, and truth. In makeup and modelling, Anna Tiglao and Samantha Gomez reminded aspiring creatives that confidence, discipline, and self-expression are just as important as technique.

Then, the fashion and styling segment with the fashion designers

themselves sharing more beyond design – that culture lives in craft, and that creativity grows when knowledge is shared.

The runway showcase at Plaza Anghel became a reflection of that generosity. Each walk, each design, and each moment on stage carried the guidance of mentors who chose to uplift young creatives and believe in their potential.

Angeles City continues to support initiatives that inspire artistic growth, elevate local creatives, and strengthen cultural pride. Arts Month remains a platform to showcase talent, celebrate culture, and honor the vibrant creativity that thrives in the heart of the city.

**Angeles CIO**

## JICA cites...

FROM PAGE 2

affected informal settler families.

The DOTr is closely monitoring the progress of construction of all resettlement sites in Angeles City and City of San

Fernando in Pampanga, and in Calumpit, Bulacan, in partnership with the Department of Human Settlements and Urban Development and National Housing Authority.

**DOTr-PR**

## House Committee...

FROM PAGE 2

Sebastian Dulatre; and the ACSCL Research Team, Matthew Sardeng, Reatriz Escarro, and Althea Ramos.

On Feb. 4, Lazatin also filed HR No. 734 congratulating Adam Delos Reyes of Barangay Pandan, Angeles City for bagging the silver and bronze medals in the 6th Asian Open Schools

Invitational (AOSI) Aquatics Championship that was held from Jan. 29 to Feb. 1 in Thailand.

Seven-year-old Delos Reyes, who is currently a 2nd Grade Student at Living Stone International School, competed in the 50-meter backstroke and 4x50 medley relay, where he won the silver and bronze medals, respectively.

**Team Lazatin Media**

**Punto!**

## Your News within Reach



# SSA-CSFP unites generations at 101st Grand Alumni Homecoming

BY GERALD GLOTON

NEARLY a thousand kulasas came home to St. Scholastica's Academy Pampanga on Saturday, February 7, as generations of alumnae gathered for the school's 101st Grand Alumni Homecoming.

Spearheaded by the Batch 2001 Silver Jubilarians, the celebration carried the theme "SSA 101: Together as One," reflecting both the start of a new century and the enduring bond that connects Scholasticans across generations. Alumnae from different batches were joined by Benedictine sisters and educators in a gathering rooted in shared history and community.

The homecoming embraced a pop culture fusion concept that honored the icons and influences

that defined various eras. Through this theme, alumni were encouraged to rediscover the magic of their school years while expressing how each generation's story continues to evolve.

The program adapted well-loved traditions from the year 2000, featuring a formal opening, batch presentations, pop culture and nostalgia corners, and a much anticipated raffle draw. These activities created a lively atmosphere while reinforcing the alumni's strong connection to their alma mater, the heart of St. Scholastica's Academy.

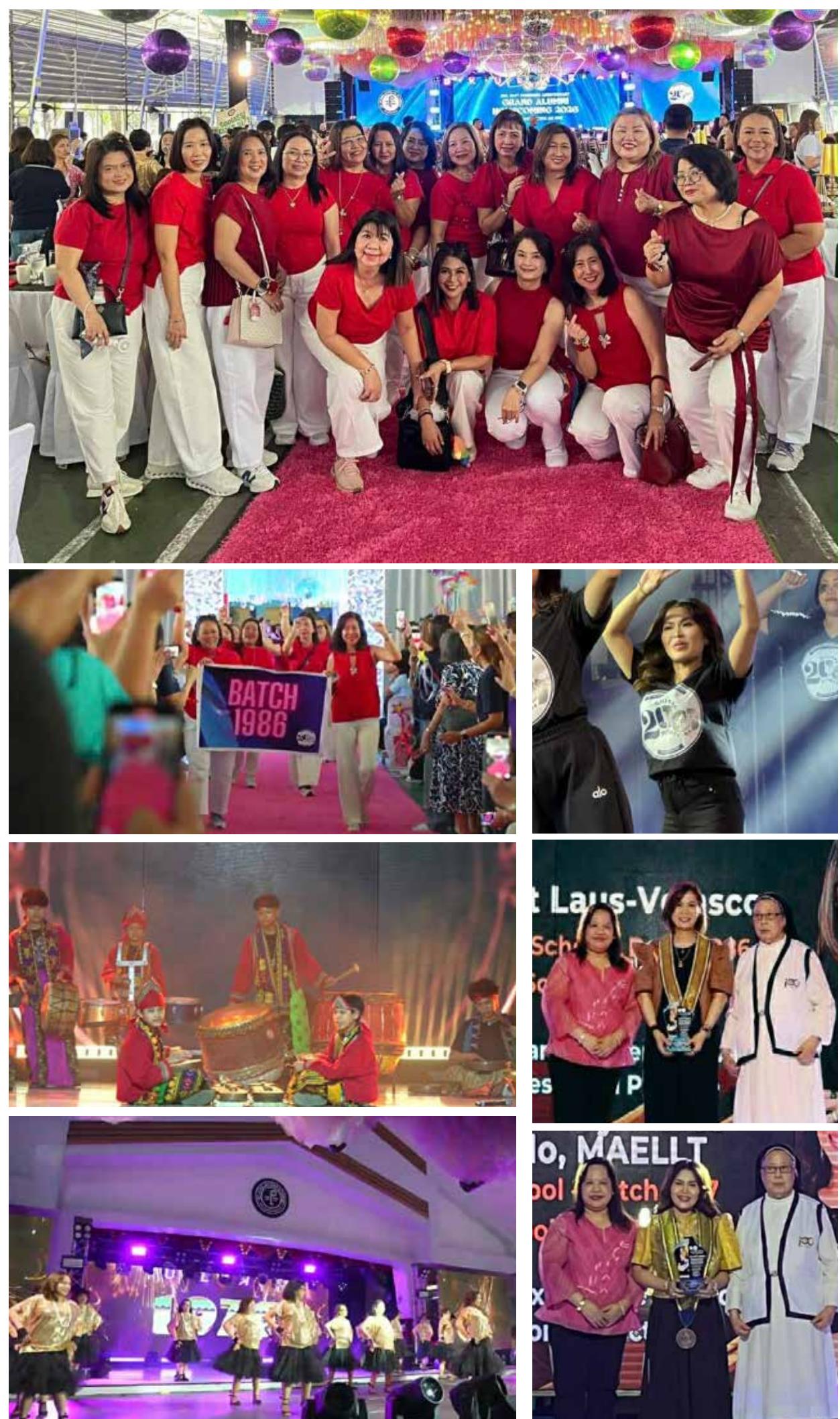
One of the highlights of the event was the recognition of distinguished alumnae through the Gawad HuSSAY and SaySSAY Awards. The honors were conferred on individuals acknowledged for their excellence,

professional achievements, and meaningful contributions to the community.

Kristianne Joy Sombillo, Batch 2001 secretary and Gawad HuSSAY awardee, underscored the lasting impact of a Scholastican education.

"St. Scholastica's Academy will continue to provide transformational education, and we are a testament to that, as the alumni have developed compassionate hearts and achieved success in their respective fields," Sombillo said.

With the theme "SSA 101: Together as One," the 101st Grand Alumni Homecoming strengthened the ties between generations of kulasas and reaffirmed their shared commitment to the values and legacy of St. Scholastica's Academy Pampanga.



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