



VICE GOV. PINEDA

P371.8-M disaster fund for Pampanga approved

CITY OF SAN FERNANDO -- The Pampanga Provincial Disaster Risk Reduction and Management Council has approved P371.8 million for its 2027 Local Disaster Risk Reduction and Management Fund (LDRRMF) to strengthen disaster preparedness, response, mitigation, and recovery efforts in the province. **PAGE 15 PLEASE**



BBM IN PAMPANGA ANEW
CITY OF SAN FERNANDO – BBM – not the president, but his initiative – Bawat Bayan Makikinabang Program aimed at strengthening LGUs through increased financial support to help them respond more effectively to the needs of their communities, is brought to Pampanga anew by Executive Secretary Ralph Recto on Sept. 29. Recto is joined by Gov. Lilia “Nanay” Pineda and Vice Gov. Dennis “Delta” Pineda, along with Pampanga 1st District Rep. Carmelo “Pogi” Lazatin Jr. and 2nd District Rep. Gloria Macapagal-Arroyo in distributing 25-kilo rice to each of 2,590 Nanay Community Workers at the Bren Z. Guiao Convention Center. **PIA-3**



Nature-based, basin-wide flood management eyed in Pampanga

Public Works Sec. Vince Dizon with Netherlands Ambassador to the Philippines Roderick Wols, and Haskoning Philippines Inc. director Trevor Morrish-Halen at the pilot nature-based coastal protection project in Barangay Pamarawan, Malolos City.

PHOTOS: DPWH

CITY OF SAN FERNANDO — “The key is to manage the water, where the water will go.”

Succinct was Department of Public Works and Highways Secretary Vince Dizon in in

pinpointing a flood management strategy focused on controlling the movement of water rather than relying solely on conventional concrete infrastructure.

This, as his agency is exploring nature-based and basin-wide approaches to manage flooding in communities surrounding the Pampanga River Basin and Manila Bay.

The DPWH has engaged Dutch engineering consultancy Haskoning to discuss possible interventions suited to the geography and environmental conditions of flood-prone areas.

One proposal involves an inland earth dike near Manila Bay that would be separate from the larger coastal defense project being developed with the Asian

PAGE 15 PLEASE



Vilma benchmarks Nanay

Batangas-Pampanga sisterhood forged

BY PUNTO NEWS TEAM

CITY OF SAN FERNANDO – “We congratulate you, Province of Pampanga, sa inyong best practices, kasi yung mga ginagawa ninyong maganda, lalo na with the help of Ate Baby [Gov. Lilia “Nanay” Pineda], ia-adopt namin.”

So, enthused Batangas Gov. Vilma Santos-Recto as she led a benchmarking visit to Pampanga on policies, programs, and projects that may be templated or

replicated “para sa aming constituents, para mas maging epektibo po ang serbisyo namin para sa kanila.”

Gov. Pineda and Vice Gov. Dennis “Delta” Pineda, along with provincial chiefs of offices engaged with the Batangas delegation in knowledge-sharing sessions on various initiatives of the Pampanga Capitol, notably zero balance billing in collaboration with PhilHealth to ease the burden

PAGE 15 PLEASE



29th Sinukwan Festival: Continuing celebration of Kapampangan culture, heritage

CITY OF SAN FERNANDO — Pampanga's "mother of all festivals" – Sinukwan Festival returns for its 29th edition on Nov. 21 to 28, bringing together kabalens in a vibrant celebration of culture, heritage, artistry, and community spirit.

Anchored on the preservation and promotion of Kapampangan identity with the theme "Tetagan Lub at Sipagan, Keng Kultura Miambagan," the weeklong festival will feature an exciting

lineup of performances, competitions, workshops, and cultural activities designed to engage the youth, artists, educators, and communities.

Among the highlights are the Kapampangan Spoken Word Competition, Drum and Lyre Competition, Lakan at Lakambini Sinukwan, and the much-anticipated Street Dance Competition—showcasing the creativity, talent, and enduring cultural pride of

the Kapampangan people.

Leading the festival's executive committee as hermana mayor is business leader and artist Agnes M. Romero, who will spearhead partnerships and initiatives aimed at strengthening the festival's mission of keeping Kapampangan traditions alive and passing them on to the next generation.

Adding to the festival's community impact is Santungan ning Kulturang Kapampangan program

director Sonia P. Soto, who will make a special contribution to the local community through the celebration.

More than a festival, Sinukwan continues to serve as a vibrant platform where generations come together to celebrate the richness of Kapampangan culture and ensure that its traditions remain alive, relevant, and proudly embraced by future generations. **Photos by Nelson Gonzales**



Edna's Cakeland unveils newly renovated store at SM City Cabanatuan



CABANATUAN CITY -- A beloved hometown brand in this city, Edna's Cakeland marked a milestone with the launch of its newly renovated store at SM City Cabanatuan, doubling its floor area from 75 to 150 square meters.

The expansion ushers in a brighter, more spacious, and more inviting experience for customers, reflecting the brand's continued growth and commitment to its community.

The newly renovated branch is now the biggest

Edna's Cakeland store among its five SM mall locations, featuring expanded space and a wider product selection while strengthening its connection to the city where its story began.

Edna's Cakeland traces its roots to 1994, when Edna Gonzales and her husband, Herminio "Eniong" Gonzales, began their journey as hometown entrepreneurs. What started as a local venture has since blossomed into a growing brand with a presence across Luzon.

The launch was attended by the couple, their daughter, Anna Margarita Gonzales, her husband, Justin Cayugan, and family and friends, celebrating not only the store's transformation but also the family's enduring role in the brand's journey. From its Cabanatuan roots, Edna's Cakeland has expanded to 11 branches across Luzon, carrying its hometown identity and beloved offerings to more

communities.

The renovated store features wider counters, enhanced product displays, and a broader selection of pastries, coffee, and meals. Its aesthetic blend of wood-inspired elements and greenery creates a warm, cozy, and inviting atmosphere where customers can relax, gather, and enjoy their favorites.

Adding to the celebration was the launch of Tita Edna, Edna's Cakeland's first-ever mascot. Bringing a playful and memorable personality to the brand, Tita Edna represents another step in the company's evolving identity while honoring the legacy behind its name.

Visit the newly renovated Edna's Cakeland on the second level of your most loved SM City Cabanatuan and savor the hometown pride and flavors cherished by Cabanatuños and Novo Ecijanos alike. **SM-PR**

One moon, one humanity at Clark's 3rd Mid-Autumn Festival

CLARK FREEPORT — "After all, celebrations like this are what truly bring people together."

Thus, Clark Development Corp. president and CEO Atty. Agnes VST Devanadera underscored the power of culture to unite communities at the 3rd MidAutumn Festival held on Sept. 25 at Mangan Tamu here, Clark Freeport Zone, noting the moon as

a universal symbol that transcends cultures.

Anchored on the theme "Celebrating Culture, Tradition, and Togetherness," the event featured lantern lighting, cultural performances, handson heritage activities, and the ceremonial slicing of a giant mooncake — symbols of hope, harmony, friendship, and unity.

The celebration was

cohosted by CDC's Tourism Promotions Division and New Asya Pacific Foundation. Also present at the MidAutumn Festival were Department of Tourism Region 3 director Dr. Richard Daenos, CDC vice presidents Atty. Noelle Mina Meneses, Engr. Teresito Tiotuyco, and PMGen. Lina Sarmiento (Ret.), along with special assistant to



A Fresh Slice of Home: Giada's Bakeshop Opens at The Infinity

BY NING V. CORDERO



To the Point

Convince us, Vince

“ARE THERE any ghost projects in Taguig?”

So, asked Sen. Alan Peter Cayetano of Public Works Secretary Vince Dizon during the Senate finance subcommittee’s hearing on the budget of the DPWH on Sept. 25.

“None. In our investigation, none,” replied Dizon.

“Poor Vince Dizon. The ‘pressure’ of work may have clouded his memory. The DPWH already turned over to my Senate office records of nonexistent but reported as completed slope protection projects in Taguig,” riposted Sen. Ping Lacson who initiated the digging of what amounted to a mountain of alleged flood control and reclamation anomalies in Taguig, documents of which have been turned over to the Ombudsman for investigation.

“Poor DPWH Site Inspection Engineers. Their boss, Sec Vince Dizon directly contradicted their own site inspection reports in Taguig, specifically submitted by personnel from the department’s Bureau of Quality and Safety and Bureau of Maintenance,” Lacson added. And there’s more coming from the intrepid senator.

On Sept. 27, he asked in a post on X: “Sec. Vince Dizon, please explain how this finding of your own team should not be flagged as a ghost project in Taguig. Since when has Taguig been located in Leyte?”

This, he backed with a report on a Taguig project with Contract ID 220B0106, whose geotagged photographs attached to its billing reports contained coordinates “located approximately 600 kilometers away in Leyte province.”

Lacson cited project’s financial billing documents that showed that a 15% advance payment of P13,738,755.81 was released on June 23, 2022, with all the attached billing photographs bearing coordinates in Tacloban City, Leyte.

Amounting to P37.162 million, the first partial billing was dated July 27, 2022, but had no image attached. The second partial billing for P19.174 million and dated Sept. 12, 2022, had attached images with no coordinates. The third partial billing for P21.202 million and dated Sept. 22, 2022, also did not have coordinates in its attached images. The fourth and final billing for P18.960 million and dated Feb. 22, 2023, likewise had attached images without coordinates.

Lacson noted that the coordinates indicated in the geotagged photographs attached to the Progress Billing and Final Billing “do not correspond with the actual project site verified during the inspection.”

“To further highlight the red flag, Discaya’s St. Timothy is the contractor. What do you say about this, Sec?” Lacson added, referencing to spouses Curlee and Sarah Discaya, the poster couple of the anomalous multibillion-peso flood control projects that exploded into the national consciousness last year.

No ghost projects in Taguig.

Convince us Sec Vince, please, as you did when you said there were no anomalies in the preparation and holding of the 30th SEA Games in 2019 at the then-your domain, New Clark City, notwithstanding Cayetano’s infamous P50-M kaldero, now passed NBI investigation, and corresponding charges ready for filing.

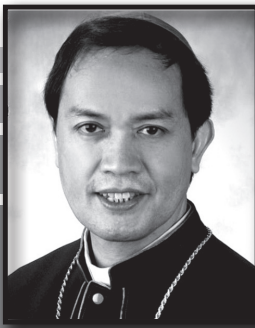
With PDI reports



LLL Trimedia Coordinators, Inc.
Publisher

General Manager **Atty. Gener C. Endona**
Editor **Caesar “Bong” Lacson**
Marketing Manager **Joanna Niña V. Cordero**
Admin **Irma C. Tullao**

Business & Editorial office at Unit B Essel Commercial Center,
McArthur Highway, Telabastagan, City of San Fernando
Tel. No. (45) 625•0244 Cel. No. 0917•481•1416
puntoitnangluzon@yahoo.com or marketing@punto.com.ph
http://www.punto.com.ph



Opinion

Shepherd’s Call

Pablo Virgilio Cardinal David

When politics becomes a family business

IT HAS practically become a phenomenon all over the country. In many places, politics has become one of the most lucrative family businesses. A municipality, a city, a whole province, sometimes even a region, can come under the control of one political clan. One member is governor, another is mayor, another sits in Congress, while relatives occupy other elective positions. When terms run out, they exchange places or pass the position to another member of the family.

This is where political dynasty and patronage politics reinforce each other. Once a family remains in power long enough, public service can easily be transformed into a system of personal favors and indebtedness. Government jobs, contracts, permits, scholarships, ayuda and access to public resources can begin to look like favors bestowed by politicians rather than services to which citizens are entitled. Utang na loob, padrino, palakasan. The longer such a system operates, the harder it becomes for ordinary citizens without money, machinery or a famous surname to enter public service.

Our Constitution already anticipated this danger. Article II, Section 26 of the 1987 Constitution commands the State to guarantee equal access to opportunities for public service and to prohibit political dynasties “as may be defined by law.” And yet, for 39 years, Congress has failed to enact that law.

The Supreme Court has now unanimously declared that this is not merely an aspiration but a constitutional command, and that Congress’s prolonged failure to act constitutes grave abuse of discretion. It has directed Congress to enact an anti-political dynasty law “with utmost urgency” and “at the earliest opportunity.”

But there is an obvious difficulty. Can we realistically expect a Congress in which political dynasties themselves are deeply entrenched to readily enact a genuinely effective law that will restrict their own political power? The Supreme Court itself noted the persistence of dynasties despite repeated bills over many Congresses and referred to possible lack of interest, convenience, or self-interest behind the prolonged inaction.

Perhaps this is where we need to rediscover another form of People Power.

The Constitution reserves legislative power not only to Congress but also to the people through initiative and referendum. Under Republic Act

6735, Filipinos can directly propose a national law through a People’s Initiative. It is no small undertaking: the petition requires signatures from at least 10 percent of all registered voters nationwide, with at least 3 percent of the registered voters in every legislative district.

That means a genuine anti-dynasty People’s Initiative cannot simply be a movement of Manila or the big cities. It would have to reach the barrios, towns, cities and provinces of the whole country—including precisely those places where patronage politics and political dynasties are most deeply rooted.

This is why I wonder whether PPCRV could consider taking a leading role in such a nationwide citizens’ effort. PPCRV describes itself as a national, parish-based, political but nonpartisan lay movement. It already has a nationwide network devoted to voters’ education, principled participation, authentic democracy and good governance—and explicitly challenges the politics of “patronage, popularity and payoffs.” A People’s Initiative would, of course, require careful legal preparation and broad cooperation far beyond PPCRV itself. But its nonpartisan character and parish-based national network could make it particularly suited to help educate citizens and, should it freely decide to do so, participate in organizing such an effort.

This is why I strongly welcome the pastoral statement of the CBCP supporting the Dapat Isa Lang People’s Initiative. It makes an important distinction: this is not a campaign against particular families, parties, candidates or public officials. It is about changing a system.

Perhaps the time has come for a new kind of People Power—not to install one political family and remove another, but to open the doors of public service to more Filipinos.

Public office is not a family inheritance. It is a public trust.



COMMENTARY

By Agnes M. Romero
Hermana Mayor
Sinukwan Festival 2026

Tetagan at Sipagan, king Kultura Miambagan

NGENING ALDONG ini, pasinayan tayang umpisan ing ika-adwang pulut siyam anibersaryu ning Sinukwan Festival—metung a makabaldugan pamagsadya para king ikatlung pulung banwang anibersaryu na keng daratang a 2027.

Ing tema tamu ngening banwa, “Tetagan Lub at Sipagan, king Kultura Miambagan,” magpaganaka kekatamu na ing katatagan lub at likas tamung kasipagan ing magpasigla at magpalagu king kekatumung kulturang Kapampangan.

Pero bayu taya pisabyan ing programa ning festival at pasiknangan ing kekatamung pamanmetung para king Sinukwan Festival 2026, buri ku sanang dinan halaga ing sangkan nung bakit tamu gagawan ining pamagmasusing ayini.

Ing pusu ning Sinukwan Festival, metung yang malino a misyun: ing pamanyulung ning kulturang Kapampangan—manibat king kekatamung obra maestra, king kekatamung pamangan, anggang king deng ugali a mig-ubog kekatamu bilang metung a lahi.

Ali mu ini pamanyulung ning kultura, gagawan tamu ini bang deng anak at kayanakan ning Pampanga, atin lang giya para tukyan bukas, na atin lang pagmaragul at ilang mismo ing maging talaturo kareng daratang a henerasyon.

Balang terak a ituru tamu, balang recipe a lulutu at pagmaragul, metung yang pamana a papasa tamu keng gamat da ring kekatamung kayanakan. Buri tamung abalu da at paulagan da ing lugud ampong dangalan ing kulturang Kapampangan — ali mu bilang metung a istoryang kukuwentu tamu karela nune metung a kulturang dapat dang gamitan keng aldo-aldong pamibye-bye at ituru da naman kareng anak da keng daratang a panahun.

Anyapin pu manibat keng a-beinti uno ning



Ad Lib
Rey Yumang

Opinion

We cheer. But do we care?

WE FILIPINOS love our athletes when they win. We welcome them home in grand style. Officials line up for photographs. Politicians announce generous incentives. We call them modern-day heroes. But where are we before the victory?

That is the uncomfortable question raised by Alas Pilipinas captain Bryan Bagunas.

In a recent report, Bagunas said some members of the national men's volleyball team had gone without allowances since July. Some reportedly borrowed money just to attend training. There were practices when only seven or eight players could show up because others could not afford transportation.

Think about that.

We ask them to represent the country. Yet some struggle to pay for the ride to practice.

This is not just a volleyball problem.

Look at our other world-class athletes.

Carlos Yulo became a double Olympic gold medalist after years of training and support from various sources. Hidilyn Diaz won the country's first Olympic gold after years of sacrifice and private support. EJ Obiena has faced funding and reimbursement issues while training abroad. Alex Eala built her career through years of international competition, with major support from her family and sponsors.

Different sports. Different journeys.

But the same question keeps coming back:

Why do some of our athletes have to fight the system while fighting their opponents?

Then there is politics in sports.

Sports programs need people who understand the sport, athlete development and the long road to international competition. They need continuity. They need clear programs that do not change simply because personalities or people in power change.

There is nothing wrong with officials posing with victorious athletes or giving them generous incentives.

But champions are not made on the podium. They are made during the years when nobody is watching.

Consider chess grandmaster Wesley So, who eventually switched federations to the United States after a dispute involving Philippine chess organizations and a promised reward. His story should make us ask what happens when talented Filipinos find better opportunities elsewhere.

Others stay but carry much of the burden themselves.

And then there is our obsession with basketball. We fill arenas, follow leagues religiously and spend heavily on tournaments and players. There is nothing wrong with loving basketball.

But why should our passion for one sport mean less attention for others?

Our world-class athletes have come from gymnastics, weightlifting, pole vault, tennis, boxing, bowling and other less popular sports.

Perhaps it is time to broaden our definition of a sports program.

Not every Filipino athlete needs to become a basketball star.

Some may become the next Yulo, Diaz, Obiena, So or Eala.

But talent alone is not enough.

We cannot keep celebrating champions after they win while leaving them to fend for themselves before they do.

The Philippines does not lack talent.

What we lack is a sports system that consistently develops, supports and protects that talent.

If we want our athletes to carry the Philippine flag to the world, we must first make sure they do not have to carry the entire sports system on their backs.



Napag-uusapan Lang
Marvel V. Garcia

Mga pabor at 'di pabor na matuloy ang eleksyon

- 1 Kung may nagnanais man na di matuloy ang eleksiyon yan ang mga nasa pwestong naninilbihan sa ngayon kasama na rin pati ang kanilang mga amuyong na labis ang kasiyahan ng dahil sa kanselasyon sapagkat ang BSKE ay di na raw matutuloy na naunang itinakda ng Nobyembre ngayon taon 2.
- 2 Kaya ang mga kapitan pati na mga kagawad sa kanilang mga puso'y walang pagsidlan ng galak lalo na ang mga may loan na hindi pa nakabayad at ang mga walang silbi na kapitang mandurugas sila ay di na gagastos ng salaping limpak-limpak sa kanpanya ay di na rin mapapagod, magpupuyat 3.
- 3 Sila ang hindi pabor na magkaroon ng halalan dahil batid nilang sila'y di na muling mahahalal kaya ang 2 years extension pa nilang panunungkulan ito ay tila pagkatig ng magandang kapalaran subalit sa mga tao nilang pinaglilingkuran ito ay isang kalbaryo pa nilang pagdudusahan 4.
- 4 At ang mga di pabor na makansela ang eleksiyon mamamayang nagdusa na ng matagal na panahon ang pangunahing dahilan ng di nila pagsang-ayon nalabag ang karapatan batay sa'ting konstitusyon pangalawa ay masyadong mahaba ang limang taon at sayang ang ginastos ng COMELEC sa preparasyon 5.
- 5 Hindi rin sumasasang-ayon ang nais na magserbisyo sa kanilang barangay na ang hangad ay pagbabago mga bulok na sistemang kailangan ng maiwasto kung saan ang mamamayan ang siyang nasasakripisyo ang dapat na manungkulan malinis ang pagkatao taong mayrong takot sa Diyos at matatag ang prinsipyo 6.
- 6 Sila yaong nararapat na maglingkod sa barangay at hindi ang mga taong ganid sa kapangyarihan na ang tanging iniisip pansariling kapakanan at hindi ang paglilingkod na mayroong katapatan kung kaya't ang pagkansela sana dito sa halalan pagbalahura't pagsikil sa'ting mga karapatan 7.
- 7 Ikaw ba ay tutol din sa pagkansela sa eleksiyon? o ikaw ay isa rin sa pumapayag na matuloy? ang ganitong katanungan ay depende sa sitwasyon ng barangay at ng mga naninirahan sa nayon kung maganda ang palakad lahat sila'y sasang-ayon at kung hindi ay malamang na sila rin ay tututol

COMMENTARY — Opinion

National Union of Students of the Philippines-Pampanga

Defend The Pioneer: Uphold student institutions in AUF

THE NATIONAL Union of Students of the Philippines-Pampanga stands in solidarity with The Pioneer and condemns the Angeles University Foundation (AUF) Office of University Relations for its new Social Media Policy and Governance Implementing Guidelines.

The administration reportedly sent a memo regarding the implementation of the university's new Social Media Policy and Governance, which took effect immediately on Aug. 1, 2026. This new policy requires the Office of University Relations (OUR) to have full administrator access to the social media accounts of all college student councils (CSC) and the university's student publication, alongside the deactivation of the Facebook pages of all non-mandated organizations (NMOs).

All AUF NMOs that are not part of a chapter or national body were given until September 30 to notify their followers about the deactivation of their Facebook pages and their migration to their respective CSC page by October 1. This is a clear encroachment on the autonomy of student institutions, campus press freedom, and the democratic rights of students to organize and express themselves.

While this new policy claims that the editorial content of The Pioneer will still be produced by student journalists, campus press freedom extends beyond who produces the publication material. Section 4 of the Campus Journalism Act of 1991 (RA 7079), in relation to Section 3(d, e), states that the editorial board alone shall freely determine its editorial policies, including the selection of articles, features, and other similar matters. Allowing the AUF OUR full administrator access to the

official Facebook page of the university's student publication threatens the editorial autonomy of campus journalists and demonstrates a preemptive attempt by the administration to oversee and micromanage future releases.

Likewise, granting the OUR full administrator access to CSC pages infringes upon the autonomy and democratic nature of student councils to genuinely represent their constituents free from administrative intervention in their internal affairs. The mandate to vacate the Facebook pages of all NMOs is an even more direct bureaucratic encroachment on student organizations' democratic right to organize and their prerogative to express themselves on online platforms.

At a time when students firsthand experience the political and economic crises brought about by rampant government corruption, imperialist plunder, fascist attacks, and worsening neoliberal education, this policy is a backward and repressive response to the youth's willingness to join the broader struggle for genuine democracy inside and outside the university. It not only sets a precedent for student organizations' democratic imperative to be restricted by future administrative boundaries, but also undermines the hard-fought struggle of the youth for genuine student representation since the Marcos regime.

PAGE 15 PLEASE



UNIVERSITY
FOUNDATION

This is an official
AUF Social Media Page

This page is officially maintained by the
The Pioneer AUF

DEFEND THE PIONEER!
**UPHOLD THE AUTONOMY OF STUDENT INSTITUTIONS
AND NON-MANDATED ORGANIZATIONS IN AUF!**

The National Union of Students of the Philippines (NUSP) Pampanga stands in solidarity with The Pioneer and strongly condemns the Angeles University Foundation (AUF) Office of University Relations for its new Social Media Policy and Governance Guidelines. **This policy requires the office to have full administrator access to the social media accounts of all College Student Councils (CSC) and the university's student publication, alongside the deactivation of the Facebook pages of all non-mandated organizations (NMO).**

This is a clear encroachment on the autonomy of student institutions and campus press freedom, as well as the democratic rights of students to organize and express themselves.



Republic of the Philippines
Angeles City
Sangguniang Panlungsod
20th Council

Appropriation Ordinance No. 380, S-2026
(PO-583-08-26)

AN ORDINANCE APPROVING SUPPLEMENTAL BUDGET NO. 4, CY 2026 OF THE CITY GOVERNMENT OF ANGELES AMOUNTING TO ONE HUNDRED FORTY-SEVEN MILLION SIX HUNDRED FORTY-NINE THOUSAND EIGHT HUNDRED TWENTY-THREE PESOS AND FIFTY TWO CENTAVOS (PHP 147,649.52) SUBJECT TO A COLLATILLA / ALL PROJECTS UNDER SUPPLEMENTAL BUDGET NO. 4 MUST UNDERGO RATIFICATION FROM SANGGUNIAN PANLUNGSOD IS HEREBY APPROVED.

Be it ordained in Regular Session assembled.

Section 1. The Supplemental Budget No. 4 of Angeles City Local Government, CY 2026 in the total amount of One Hundred Forty-Seven Million Six Hundred Forty-Nine Thousand Eight Hundred Twenty-Three Pesos and Fifty-Two Centavos (PHP 147,649,823.52) is hereby approved.

Section 2. Sources of Funds. The sources for the Supplemental Budget in the total amount of One Hundred Forty-Seven Million Six Hundred Forty-Nine Thousand Eight Hundred Twenty-Three Pesos and Fifty-Two Centavos (PHP 147,649,823.52) shall be as follows:

PARTICULARS	Account Classification		Amount
1.0. New Revenue Sources			
Tax Revenue			
LGU share from Incremental collection from Value-Added Tax for CY 2024			70,210,870.45
External Sources			
2.0. Actual Collection in Excess of the Estimated Income			
3.0. Savings			
4.0. Realignment/Reversion			
Debt Service Fund (Reserved Fund)			25,000,000.00
Unexpended PAGCOR Shares Fund			12,600,000.00
Salaries (various Department)			29,186,586.07
Sangguniang Panlungsod			
Salary	PS	5-01-01-010	153,061.00
PERA	PS	5-01-02-010	14,000.00
Cash Gift	PS	5-01-02-150	5,000.00
Year End	PS	5-01-02-140	22,423.00
Life & Retirement	PS	5-01-03-010	18,367.00
Pag-Ibig	PS	5-01-03-020	1,400.00
Philhealth	PS	5-01-03-030	8,116.00
ECC	PS	5-01-03-040	700.00
CENRO			
Other Maintenance and Operating Expenses	MOOE	5-02-99-990	312,300.00
General Service Office			
Other Supplies and Materials - CSWDO	MOOE	5-02-03-990	117,000.00
20% Development Fund			
Repair / Improvement of Balay Silangan, Brgy. Pampang			10,000,000.00
Amount Available for Appropriations			147,649,823.52
Total Appropriations			147,649,823.52
Unaappropriated balance / (Deficit)			0.00

Section 3. Use of Funds. The amount of One Hundred Forty-Seven Million Six Hundred Forty-Nine Thousand Eight Hundred Twenty-Three Pesos and Fifty-Two Centavos (PHP 147, 649, 823.52) is hereby appropriated for the Supplemental Budget No. 4 of the Angeles City Local Government, as follows:

1. Appropriation by Office, PPA and PI

AIP Ref. Code	Office	MFO	PI	Target	Proposed Budget				
					PS	MOOE	FE	CO	Total
1000-001	Sangguniang Panlungsod	Legislative Governance Services	Passage of Local Laws, Ordinances and AO	100%	209,980.00				209,980.00
8000-001	City Environment & Natural Resources	Natural Resources & Environmental Services	Formulate & implements Environmental Programs	100%		12,300.00			12,300.00
1000-001	General Services Office	Facilities and Supply Management Offices	Take Custody and be Accountable for all properties	100%		7,300,000.00			7,300,000.00
8000-001	City Engineer's Office	Engineering & Infrastructure Management Services	Administer, coordinates and control the construction, maintenance, repair of roads, bridges	100%		2,000,000.00			2,000,000.00
3000-001	City Social Welfare Development Office	Social Welfare & Development Services	Improved response time to social welfare issues & concerns	100%		117,000.00			117,000.00
8000-002	Environmental Management Office	Environmental Management Services	Improve environmental and mgmt of health condition	100%		60,000,000.00			60,000,000.00

NON OFFICE

Reserved Funds

5% Calamity Fund	3,510,543.52	3,510,543.52
------------------	--------------	--------------

Special Program under Mayors Office

Construction of Fence and Gate at Balay Silangan, Brgy. Cuayan, Angeles City	2,308,625.00	2,308,625.00
Improvement of Electrical Component of Angeles City Hall, Brgy. Pulung Maragul, AC	11,501,531.27	11,501,531.27
Demolition of Existing Building at City College of , Brgy. Pampang, Angeles City	1,800,000.00	1,800,000.00
Improvement of Main Entrance at City College of Angeles, Brgy. Pampang, AC	660,433.00	660,433.00
Improvement of Fence at Pampang Public Market, Brgy. Pampang, Angeles City	6,609,028.00	6,609,028.00
Construction of Steel Parking Building (Completion), City Hall Compound, Brgy. Pul Mar, AC	25,528,768.44	25,528,768.44
Construction of Market Administration Building, Phase 1, Brgy. Pampnag, Angeles City	3,591,614.29	3,591,614.29

PAGCOR FUND

Asphalt Overlay along Don Gucco Avenue, Brgy. Balibago, Angeles City	7,800,000.00	7,800,000.00
Improvement of Drainage along Ma. Soledad Ave , Brgy. Ninoy Aquino, Angeles City	1,300,000.00	1,300,000.00
Medicine for Anti-Rabies	3,400,000.00	3,400,000.00

20% Development Fund

Construction of Home for the Girls Building, Brgy. Sta. Teresita, Angeles City	10,000,000.00	10,000,000.00
--	---------------	---------------

Total Appropriations	209,980.00	147,439,843.52	147,649,823.52
----------------------	------------	----------------	----------------

2. Appropriation by Object of Expenditures

Object of Expenditures		Account Code	Amount
Department /Offices			
SANGGUNIANG PANLUNGSOD			
Salary	PS	5-01-01-010	143,182.00
PERA	PS	5-01-02-010	14,000.00
Cash Gift	PS	5-01-02-150	5,000.00
Year End	PS	5-01-02-140	20,914.00
Life & Retirement	PS	5-01-03-010	17,182.00
Pag-Ibig	PS	5-01-03-020	1,400.00
Philhealth	PS	5-01-03-030	7,602.00
ECC	PS	5-01-03-040	700.00

CENRO	Subscription Expenses	MOOE	5-02-99-070	12,300.00
GSO	Other Supplies and Materials - CENRO	MOOE	5-02-03-990	300,000.00
	Rep. and Maint - Office Building and Other Structures	MOOE	5-02-13-040	7,000,000.00
CEO	Fuel, Oil and Lubricants	MOOE	5-02-03-090	2,000,000.00
CSWDO	Semi-Expendable Machinery and Equipment	MOOE	5-02-03-210	117,000.00
EMS	Environmental Sanitary Services	MOOE	5-02-12-010	60,000,000.00
Non-Office				
Reserved Funds	5% Calamity Fund			3,510,543.52
Special Program under	Construction of Fence and Gate at Balay Silangan, Brgy. Cuayan, Angeles City			2,308,625.00
Mayors Office	Improvement of Electrical Component of Angeles City Hall, Brgy. Pulung Maragul, Angeles City			11,501,531.27
	Demolition of Existing Building at City College of , Brgy. Pampang, Angeles City			1,800,000.00
	Improvement of Main Entrance at City College of Angeles, Brgy. Pampang, Angeles City			660,433.00
	Improvement of Fence at Pampang Public Market, Brgy. Pampang, Angeles City			6,609,028.00
	Construction of Steel Parking Building (Completion), City Hall Compound, Brgy. Pulung Maragul, Angeles City			25,528,768.44
	Construction of Market Administration Building, Phase 1, Brgy. Pampnag, Angeles City			3,591,614.29
PAGCOR FUND	Asphalt Overlay along Don Gueco Avenue, Brgy. Balibago, Angeles City			7,800,000.00
	Improvement of Drainage along Ma. Soledad Ave., Brgy. Ninoy Aquino, Angeles City			1,300,000.00
	Medicine for Anti-Rabies			3,400,000.00
20% Development Fund	Construction of Home for the Girls Building, Brgy. Sta. Teresita, Angeles City			10,000,000.00
TOTAL APPROPRIATIONS				147,649,823.52

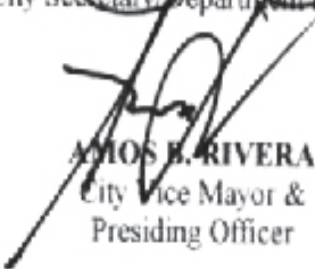
Section 4. Separability Clause. If, for any reason, any section, or provision of this Ordinance is declared invalid or unconstitutional, other sections or provisions thereof which are not affected thereby shall continue to be in full force and effect.

Section 5. Effectivity. The provisions of this Ordinance shall take effect on August 25, 2026

ENACTED: This 25th day of August 2026 at Angeles City.

I HEREBY CERTIFY
THAT THIS ORDINANCE IS DULY ENACTED
BY THE SANGGUNIAN ON AUGUST 25, 2026


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


AMOS E. RIVERA
City Vice Mayor &
Presiding Officer


CARMELO B. LAZATIN, II
City Mayor

SEP 04 2026
Date of Approval



Republic of the Philippines
Department of Environment and Natural Resources
ENVIRONMENTAL MANAGEMENT BUREAU
Region III – Central Luzon



NOTICE OF PUBLIC HEARING

This is to inform the public that **FORTUNETOWN PROPERTIES CORPORATION** has submitted an Environmental Performance Report and Management Plan (EPRMP) for the **Proposed GCC Industrial Compound Expansion Project** located in Brgy. Panipuan, Mexico, Pampanga.

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

DATE	TIME	VENUE
October 13, 2026 (Tuesday)	10:00 AM Registration starts at 9:30 AM	Basketball Court, Brgy. Panipuan, Mexico, Pampanga

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

Project Name	Land Development and Warehouses Expansion Project
Project Location	Barangay Panipuan, Municipality of Mexico, Province of Pampanga
Project Type	Infrastructure Project
Project Area/Capacity	117,075 square meters
Project Rationale	The project is in-line with the Philippine Development Plan which prioritizes the acceleration of economic transformation through industrialization, with emphasis on the development of industrial estates and economic zones that attract both domestic and foreign investments. The plan targets the creation of quality employment opportunities and the promotion of inclusive economic growth, particularly in regions outside Metro Manila. In terms of socio-economic activities, the project will be able to provide direct and indirect employment opportunities. Direct as it will generate jobs and indirect due to the number of related jobs and small businesses that will be created due to its development. It is expected to generate more income to the community and tax revenues to the government.
Project Components	Warehouses, Roads, Septic tanks, Temporary Storage Area for Hazardous and Non-Hazardous Wastes
Proponent	FORTUNETOWN PROPERTIES CORPORATION

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

The EPRMP and Executive Summary for the Public (in English and Filipino) are posted at the EMB Region 3 website (<https://r3.emb.gov.ph/> > **Notice Board** > **Notice of Public Hearing**) and copies will be available at Brgy. Hall of Panipuan, Mexico, Pampanga.

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



R3-2026-032796



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

Punto! Central Luzon: September 27 & October 4, 2026



Republic of the Philippines
Department of Environment and Natural Resources
ENVIRONMENTAL MANAGEMENT BUREAU
Region III – Central Luzon



NOTICE OF PUBLIC HEARING

This is to inform the public that **Pandi Special Economic Zone Corporation (PSEZC)** has submitted an Environmental Impact Statement (EIS) for the **Proposed Metro Pandi Innovation Park & Industries (MIPI)** project to be located in Brgy. Malibong Matanda and Brgy. Baka-Bakahan, Pandi, Bulacan.

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

DATE	TIME	VENUE
September 30, 2026 (Wednesday)	10:00 AM (Registration starts at 09:30 AM)	Covered Court, Brgy. Baka-bakahan, Pandi, Bulacan

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

Project Name	Metropandi Innovation Park and Industries
Project Location	Pandi Bypass Road, Barangay Malibong Matanda, Pandi Bulacan
Project Type	Development of MetroPandi Innovation Park & Industries (MIPI), a Mixed-Use Special Economic Zone (SEZ)
Project Area	444,400 square meters.
Project Rationale	The proposed MetroPandi Innovation Park & Industries (MIPI) is being developed to address the growing demand for strategically located and well-planned industrial and commercial areas in Bulacan and the Central Luzon Region. The project aims to establish a mixed-use Special Economic Zone (SEZ) that can accommodate manufacturing, IT-BPO, agro-industrial, logistics and warehousing, commercial, and other PEZA-registered enterprises. The project will provide dedicated development areas, common infrastructure, utilities, and support facilities to create an organized and investment-friendly environment for future locators. Its location and accessibility, particularly through the Pandi Bypass Road, are expected to support the movement of workers, goods, and services.
Project Components	Components of the project includes a Industrial Area, Commercial Area, Mixed-Use Area, Institutional Area, Residential Area, Open Spaces, Utility Areas, Roads and Internal Circulation, Stormwater Drainage System, Sewerage and Wastewater Management System, Solid and Hazardous Waste Management Facilities
Proponent	PANDI SPECIAL ECONOMIC ZONE CORPORATION (PSEZC)

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

The EIS and Executive Summary for the Public (in English and Filipino) are posted at the EMB Region 3 website (<https://r3.emb.gov.ph/> > **Notice Board** > **Notice of Public Hearing**) and copies will be available at Brgy. Hall of Brgy. Baka-bakahan, Pandi, Bulacan.

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



R3-2026-030667



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

Punto! Central Luzon: September 13 & 20, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **ROSARIO D. SILVA** who died on February 26, 2025 at City of San Fernando, Pampanga; executed an Affidavit of Extrajudicial Settlement of Estate; and more particularly described as:

a. Parcel of land with Transfer Certificate of Title No. 618717-R Lot No. 2823 located at San Fernando, Pampanga with a lot area of Four Hundred Fifty Nine (459) square meters; parcel of land with Transfer Certificate of Title No. 618716-R Lot 1, Blk. 7, located at Barangay Juliana, City of San Fernando, Pampanga with a lot area of Three Hundred Twenty-One (321) square meters; parcel of land with Transfer Certificate of Title No. 618714-R Lot No. 3221 located at Maglilan, City of San Fernando, Pampanga with a lot area of Sixteen Thousand Nine Hundred Ninety (16,990) square meters; parcel of land with Transfer Certificate of Title No. 618712-R Lot No. 3109 located at San Antonio, Bacolor, Pampanga with a lot area of Eighteen Thousand Seven (18,007) square meters; parcel of land with Transfer Certificate of Title No. 618713-R Lot No. 3273 located at San Antonio, Bacolor, Pampanga with a lot area of Twenty Eight Thousand Three Hundred Sixty-Four (28,364) square meters; parcel of land with Transfer Certificate of Title No. 618715-R Lot No. 2984 located at Maliwalu, Bacolor, Pampanga with a lot area of Thirty-Four Thousand Three Hundred Sixteen (34,316) square meters;

b. Share of Stocks:

b.1. Mazzaraty Energy Corporation-Number of Shares- 70,170
b.2. Okeelanta Corporation - Number of Shares - 27,127
b.3. SFELAPCO-Number of Shares-37,409
b.4. Balibago Waterworks System Inc. - Number of Shares - 410,744
b.5. PASUDECO Dev't Corp. - Number of Shares - 8
c. Toyota Hi-Ace Commuter Van with Motor No. 2L-4775402, Plate No. WJF809, MV File No. 1336 0000111801; Year Model:1999

before Notary Public Atty. Carlota Dela Cruz-Manalo, as per Doc. No. 429, Page No. 87, Book No. 119, Series of 2026

Punto! Central Luzon: September 20, 27 & October 4, 2026

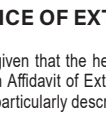
NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **RUSSEL LAYUG CABRERA** who died on June 13, 2026, at Tiglao Medical Center Foundation Inc., San Joaquin, Mabalacat City, Pampanga; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his/her estate; Whereas, the decedent left a property described as **L5 B35 Xevera Subdivision, Brgy. Tabun, Mabalacat, Pampanga**, which property is subject to a **housing loan/mortgage PAG-IBIG**, under **Loan Account No. 340007609111**; before Notary Public Atty. Israel C. Forto, as per Doc. No. 1433, Page No. 95, Book No. XIX, Series of 2026.

Punto! Central Luzon: September 20, 27 & October 4, 2026



Republic of the Philippines
Municipality of Macabebe
Province of Pampanga
Office of the Municipal Civil Registrar



Publication Notice
R.A.10172

NOTICE FOR PUBLICATION

In compliance with the publication requirement and pursuant to OCRG *Memorandum Circular 2013-1. Guidelines in the Implementation of the Administrative Order No. 1, Series of 2012* (IRR on R.A. 10172) Notice is hereby served to the public that **JOEY GADDI MORALES** has filed with this Office a Petition for Correction of entry in his Certificate of Live Birth (**JOWIE GADDI MORALES**) to correct the **Child's Date of Birth** from **“NOVEMBER 23, 1979”** to **“NOVEMBER 22, 1979”** who was born on **“NOVEMBER 22, 1979”** at Macabebe, Pampanga, whose parents are **Rodelia Gaddi and Sosimo Morales**.

Any person adversely affected by said petition may file her written opposition with this Office not later than the last date of this publication.

GERARDIAN I. BONIFACIO
Municipal Civil Registrar

Punto! Central Luzon: September 20 & 27, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **MARINA C. LAXA** who died on November 25, 2025 at 685 Magalang Road, Brgy. Pandan, Angeles City; executed an Affidavit of Extrajudicial Settlement on her estate; and more particularly described as a parcel of land (Lot 11, Block 8 of the subdivision plan (LRC) psd-16666, being a portion of lot 83 of the Cadastral survey, of Angeles LRC (GLRO) cad. Rec. no. 124), situated in the Barrio of Pandan, Municipality of Angeles, Province of Pampanga, containing an area of Six Hundred Eighty-Eight (688) Square Meters, and covered by Transfer Certificate of Title No. 64090; before Notary Public Atty. Arnel S. Santos, as per Doc. No. 102, Page No. 22, Book No. XLVII, Series of 2026.

Punto! Central Luzon: September 13, 20 & 27, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **GAVINO E. MANUSIG, JR.** who died on December 6, 2016 at Angeles University Foundation Medical Center, Angeles City., Pampanga; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his/her estate; and more particularly as a parcel of land (Lot 1131-B-2 3 of the subd plan PSD-03-003898, being a portion of Lot 1131-B, PSD-38263, LRC Rec. No.), situated in the Bo. of Manibaug, Mun. of Porac, Prov. of Pamp. Bounded on the NE, along lines 1-2 by Lot 1131-C, Psd-38263; along line 2-3 by Lot 1131-B-1; on the SW and NW, along lines 3-4-1 by Lot 1131-B-3, both of the subd. plan. containing an area of ONE HUNDRED FORTY SIX (146) SQUARE METERS. covered by Transfer Certificate of Title No. 171778-R; before Notary Public Atty. Mark Philip B. Lumboy, as per Doc. No. 087, Page No. 83, Book No. XI, Series of 2024.

Punto! Central Luzon: September 13, 20 & 27, 2026

NOTICE OF SELF-ADJUDICATION

Notice is hereby given that **RICARDO D. REYES**, of legal age, Filipino, married to **CONSTANCIA C. REYES**, with resident and postal address at Brgy. San Antonio, Arayat, Pampanga; and heirs of **FELIPE REYES** who died on March 13, 1975 at Arayat, Pampanga and **CONSALACION D. REYES** who died on December 14, 1993 at Arayat, Pampanga; executed an Affidavit of Self-Adjudication with Absolute sale on his/her estate, and more particularly described as a parcel of land (Lot 2855-B-2 of the subdivision plan (LRC) Psd-218294, being apportion of Lot 2855-B (LRC) Psd-15013. LRC Cad. Rec. No. 1277) situated in the Bo. of Arenas, Mun. of Arayat. Prov. of Pampanga, Island of Luzon, containing an area of Seventeen Thousand One Hundred Fifty-Five (17,155) Square Meters; before Notary Public Atty. Jerome R. Asperin, as per Doc. No. 3035, Page No. 85, Book No. XIII, Series of 2026.

Punto! Central Luzon: September 13, 20 & 27, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **LOLITA PAGADUAN** who died on January 17, 2025; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his/her estate; and more particularly described as follows;

TRANSFER CERTIFICATE OF TITLE NO. 339701

A parcel of land Lot 681-D-2-B of the subdivision plan Psd-03-107249 being a portion of lot 681-D-2 LRC 222671 LRC Rec. No. situated in the Bo. of Singat, Municipality of Pura, Province of Tarlac; containing an area of Five Hundred Sixty Six (566) sq.m.

TRANSFER CERTIFICATE OF TITLE NO. 253684

A parcel of land Lot 681-D-3 of the subdivision plan Psd-222671 being a portion of lot 681-D LRC 20230 LRC Cad. Rec. No. 98 situated in the Bo. of Singat, Municipality of Pura, Province of Tarlac; containing an area of One Thousand One Hundred Thirty Three (1,133) sq.m.

before Notary Public Atty. Sim C. Flores, as per Doc. No. 465, Page No. 93, Book No. XIV, Series of 2026.

Punto! Central Luzon: September 20, 27 & October 4, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **NESTOR C. DE TORRES** who died on August 18, 2026 in Concepcion, Tarlac; executed an Affidavit of Extrajudicial Settlement on his estate; and more particularly described as follows;

T.C.T NO. 045-2017004333

LOT NO: 11, block 10-2 of the subdivision plan Psd-03-191646
PORTION OF: Lot 787-a-5 Psd-03-167023
LOCATION: Barangay Sto. Domingo
AREA: Eighty (80) Square Meters More or Less

before Notary Public Atty. Rodolfo T. Tobias, as per Doc. No. 246, Page No. 25, Book No. XLIV, Series of 2026.

Punto! Central Luzon: September 13, 20 & 27, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **NATALIA VDA ALONZO** who died on May 1, 2023 at Barangay Mapaniqui, Candaba, Pampanga, Philippines; executed an Affidavit of Extrajudicial Settlement on her estate; and more particularly described as a parcel of agricultural land situated in Barangay Mapaniqui, Municipality of Candaba, Province of Pampanga, identified as Lot No. 10, Psd-03-020066 (OLT), covered by Transfer Certificate of Title No. 4190 of the Registry of Deeds for the Province of Pampanga, containing an area of Fifty-One Thousand Nine Hundred Sixty-One (51,961) Square Meters; before Notary Public Atty. Cedric F. Vanguardia, as per Doc. No. 384, Page No. 79, Book No. 04, Series of 2026.

Punto! Central Luzon: September 13, 20 & 27, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **PLACIDO P. SADIE** and **FLORENTINA E. GALANG** who both died on June 1, 1988 and January 2, 2016; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights With Subdivision, Right of Way Allocation, Provision for Shared Use Area, and Transfer of Share on his/her estate; and who left a parcel of land situated in Pasig, Candaba, Pampanga, with a total area of 26,434 Square Meters, more particularly described in and covered by TCT No. 5113, Lot 7, Bsd-03-001273 (OLT) and referred to herein as the **ANCESTRAL LAND**; before Notary Public Atty. Mark Andrew M. Santiago, as per Doc. No. 2440, Page No. 78, Book No. L, Series of 2025.

Punto! Central Luzon: September 13, 20 & 27, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **ERIC RUSSEL C. CARLOS** who died on February 28, 2026 at Mt. Balingkilat, Sitio-Martin, Cawag Subic Zambales; executed an Affidavit of Extrajudicial Settlement on his estate; and more particularly described as a parcel of land (Lot 29-B-10-C. of the subdivision plan, Psd-03-262061, being a portion of Lot 29-B-10, Cad-156, Porac Cadastre, (LRA) Psd-E2021013211, situated in Barangay of Calsadang Bayu, Municipality of Porac, Province of Pampanga, containing an area of Two Hundred (200) Square Meters and covered by Transfer Certificate of Title No. 042-2025003569; before Notary Public Atty. Bryan Matthew C. Nepomuceno, as per Doc. No. 162, Page No. 94, Book No. LVIII, Series of 2026.

Punto! Central Luzon: September 13, 20 & 27, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **BERNARDINO I. DABU SR.**, who died on August 5, 2007 in Pabanlag, Floridablanca, Pampanga; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his estate; Whereas, the deceased, at the time of his death, left a house and lot with an area of Ninety-Four (94) Square Meters, more or less, located at Block 18, Lot 39, Floridablanca, Resettlement Project, Floridablanca, Pampanga, copy of the NHA Certification with Control No. FB2021-000010; before Notary Public Atty. Jun Jun E. Santiago, as per Doc. No. 474, Page No. 96, Book No. IV, Series of 2026.

Punto! Central Luzon: September 13, 20 & 27, 2026

PUNTO! CENTRAL LUZON • SEPTEMBER 27 - OCTOBER 3, 2026 • SUNDAY - SATURDAY

9

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

Office of the Clerk of Court & Ex-Officio Sheriff

BDO UNIBANK, INC., REPRESENTED
BY LEINE A. DE CASTRO,
Petitioner-Mortgagee,

~ versus ~

MARIA MALIT SORIANO,
Represented by DIANA SORIANO DE
JESUS, Attorney-in-Fact,
Respondents-Mortgagors,
X ----- X

E.J.F. No. 90-26
Real Estate Mortgage Under
Act 3135 as Amended by Act 4118

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135/1508 filed by BDO UNIBANK, INC., represented by Leine A. De Castro, mortgagee, with its postal address at 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Wack-Wack, Mandaluyong City, against MARIA MALIT SORIANO, represented by DIANA SORIANO DE JESUS, Attorney-in-Fact, respondents/mortgagors, with postal address at: (1) 31 22nd Place West Bajac-bajac, Olongapo City, Zambales; and (2) Unit 504 5th Floor Building 2 Bali, The Resort Residences at Azure North, North Luzon Expressway, corner Jose Abad Santos Avenue, Barangay San Jose, City of San Fernando, Pampanga.To satisfy the mortgage indebtedness which as of June 20, 2026 amounts to THREE MILLION FIVE HUNDRED EIGHT THOUSAND SEVEN HUNDRED EIGHTY FIVE PESOS & 21/100 (Php3,508,785.21) excluding penalties, attorney’s fees and expenses of foreclosure, the undersigned duly authorized deputy sheriff will sell at public auction on November 18, 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:

CONDOMINIUM CERTIFICATE OF TITLE NO. 042-2025000591
(Repulic Act No. 4726)

“IT IS HEREBY CERTIFIED that the unit identified and described as :

AZURE NORTH
BUILDING TWO- BALI

LOCATION: FIFTH FLOOR
UNIT NO. ROOM 504
FLOOR AREA: 27.22 SQUARE METERS

In the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on Transfer Certificate Of Title 2018009773 which embraces and describes the land located at SAN JOSE, CITY OF SAN FERNANDO, PAMPANGA with an area of Three Thousand Six Hundred Seventy-Eight (3678) Square Meter, is registered in the name of:

OWNER: MARIA MALIT SORIANO, single, Filipino Citizen
Address: 31 22nd Place West Bajac Bajac, Olongapo City, Zambales, Central Luzon

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

In the event the public auction should not take place on the said date, it shall be held on November 25, 2026, without further notice.

City of San Fernando, Pampanga, September 10, 2026.

ANGELITO B. DOMINGO
Sheriff IV, RTC-Branch 47, CSF(P)

CC:

1. BDO UNIBANK, INC.
- 33rd Floor, BDO Corporate Center, Ortigas, No. 12 ADB Avenue, Wack-Wack, Mandaluyong City

2. MARIA MALIT SORIANO
- (a) 31 22nd Place West Bajac Bajac, Olongapo City, Zambales
- (b) Unit 504 5th Floor Building 2 Bali, The Resort Residences at Azure North, North Luzon Expressway, corner Jose Abad Santos Avenue, Barangay San Jose, City of San Fernando, Pampanga

3. DIANA SORIANO DE JESUS
- (a) 31 22nd Place West Bajac Bajac, Olongapo City, Zambales, Central Luzon
- (b) Unit 504 5th Floor Building 2 Bali, The Resort Residences at Azure North, North Luzon Expressway, corner Jose Abad Santos Avenue, Barangay San Jose, City of San Fernando, Pampanga

4. Punto Central Luzon

Punto! Central Luzon: September 13, 20 & 27, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **SPOUSES VICENTE S. DE DOTE and FILIPINAS N. DE DOTE** who died on April 04, 2000 and September 30, 2005 respectively both in Guagua, Pampanga; executed an Affidavit of Extrajudicial Settlement on his/her estate; and more particularly described as follows;

TRANSFER CERTIFICATE OF TITLE NO. 18326
Book 92, Page 126 of the Reg. of Deeds of Pampanga

Lot: B, Psd-03-5408-056416 (AR)
PORTION OF LOT: 39, Psu-21381
LOCATION: San Jose, Apunan, Lubao, Pampanga
BOUNDERIES: SE., along line 1 to 7 Prop. Of Agapito Mendio, Simeon Mallari, Mateo de Mesa & Apolinario Montemayor
AREA: Twenty Three Thousand Four Hundred Forty (23,440) Sq.M.
Said land is declared for taxation purposes under TD. No. GR2020-07-0015-00066 w/a Market Value of P 350,970.00 and an Assessed Value of P 70,190.00

before Notary Public Atty. Federico T. Macabangun, as per Doc. No. 174, Page No. 36, Book No. VI, Series of 2022.

Punto! Central Luzon: September 27, October 4 & 11, 2026

NOTICE OF SELF-ADJUDICATION

Notice is hereby given that **CHRISANTINE CANLAS SORIANO** of legal age, widow, Filipino, and a resident of 8-15 Dulce Street, Sta. Maria Village 2, Balibago, Angeles City, Pampanga and heirs of **DANIEL CARLO GABAY SORIANO** who died on June 20, 2026, in Angeles City; executed an Affidavit of Self-Adjudication on his/her estate, and more particularly described as follows;

A. REAL PROPERTY
TCT NO.: 045-2023006286
Property: Residential house & lot
Location: Lot 15-B, Block 8, Dulce Street, Sta. Maria Village 2, Barangay Balibago, Angeles City
Area: 118 square meters
Registered Owners: Daniel Carlo Gabay Soriano and Chrisantine Bajet Canlas, as appearing on the title.

B. WISE FINANCIAL ACCOUNT
Account Provider: Wise Payments Limited (Wise)
Wise User Link: @daniels2958
Account Email Address: dc.soriano@gmail.com
Account Name: Daniel Carlo Gabay Soriano

before Notary Public Atty. Junald S. Dionaldo, as per Doc. No. 1829, Page No. 71, Book No. 78, Series of 2026.

Punto! Central Luzon: September 20, 27 & October 4, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **ALDEN GOMEZ YTURRALDE** who died on February 01, 2024 at Block 13, Lot 06, Dela Cruz Lim Subd., San Francisco, Mabalacat City, Pampanga; executed an Affidavit of Extrajudicial Settlement with Sale on his/her estate; and more particularly described a parcel of land (Lot 6, Block 1 of the subd., plan Psd-03-004296, being a portion of Block 7, Pcs-03-000308, LRC Rec. No. 132), situated in the Bo. of Iba, Municipality of Mabalacat, Province of Pampanga, Island of Luzon; xxx xxx containing an area of Two Hundred Forty (240) SQUARE METERS, more or less; and covered by Transfer Certificate of Title No. 244012-R; before Notary Public Atty. Venancio Q. Rivera III, as per Doc. No. 1032, Page No. 103, Book No. LXI, Series of 2026.

Punto! Central Luzon: September 20, 27 & October 4, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **CORAZON NUDO LINGAT** who died on June 28, 2026, in Angeles University Foundation Medical Center, Angeles City, Pampanga; executed an Affidavit of Extrajudicial Settlement on his/her estate; and more particularly described as a parcel of land (Lot 1 of the subd. plan Pcs-035411-004382, being a portion of the consolidated of Lot 1-C, Psd-03-017217, & Lot 2-A, Psd-03-010541, LRC. Rec. No. ___) situated in the Bo. of San Jose, Mun. of Magalang, Province of Pampanga, Island of Luzon, containing an area of Fourteen Thousand Three Hundred Sixty (14,360) Sqaure Meters, more oe less; and covered by Transfer Certificate of Title No. 341293-R; before Notary Public Atty. Darwin S. Reyes, as per Doc. No. 490, Page No. 97, Book No. I, Series of 2026.

Punto! Central Luzon: September 20, 27 & October 4, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **JOSE DIZON VILLANUEVA** who died on August 24, 2019 in Angeles University Foundation Medical Center, Angeles City, Pampanga; executed an Affidavit of Extrajudicial Settlement with Deed of Absolute Sale on his/her estate; and more particularly described as follows;

“TRANSFER CERTIFICATE OF TITLE NO. 042-2012001480”

LOT NO: LOT 14-I-6 PLAN NO: PSD-03-184626
PORTION OF: LOT 14-I, PSD-03-172995, LRA CAD. REC. NO.
LOCATION: BO. OF CALZADANG BAYU, MUN. OF PORAC, PROVINCE OF PAMPANGA
AREA: TWO HUNDRED (200) SQUARE METERS.

before Notary Public Atty. Salvador P. Salcedo, as per Doc. No. 942, Page No. 210, Book No. XLII, Series of 2026.

Punto! Central Luzon: September 20 & 27, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **LUISITO M. TAN** who died on November 28, 2015 in Angeles City, Philippines; executed an Affidavit of Extrajudicial Settlement with Deed of Donation on his/her estate; and more particularly described a parcel of land (Lot No. 1 of the consolidation-subdivision plan (LRC) Pcs-24410, approved as a Non-Subdivision Project, being a portion of the consolidation of Lots 10-11, Block 2, Psd-51193, LRC Cad. Record No. 124), situated in the Barrio of Balibago, City of Angeles; containing an area of Three Hundred Ninety Five (395) SQUARE METERS, more or less; and covered by Transfer Certificate of Title No. 045-2013003680; before Notary Public Atty. Mylene A. Yturralde Chan, as per Doc. No. 1108, Page No. 33, Book No. LIX, Series of 2026.

Punto! Central Luzon: September 20, 27 & October 4, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **MATEO M. GARCIA** who died on October 14, 2019 at Mabalacat, Pampanga; executed an Affidavit of Extrajudicial Settlement with Deed of Absolute Sale on his/her estate; and more particularly described a parcel of land (Lot 4-F-7 of the subd. plan Psd-03-026832, being a portion of Lot 4-F, Psd-03-024037, L.R.C. Rec. No.) situated in the Bo. of Mabiga, Municipality of Mabalacat, Prov. of Pampanga; containing an area of Three Hundred Sixty (360) SQUARE METERS, more or less; and covered by Transfer Certificate of Title No. 265973-R; before Notary Public Atty. Benito G. De Guzman, as per Doc. No. 321, Page No. 73, Book No. XXIXII, Series of 2026.

Punto! Central Luzon: September 20, 27 & October 4, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **PASTOR CABACTULAN** who died on December 28, 1997, in The General Hospital Center at Passaic and his wife ROSARIO SIGUA CABACTULAN who died on January 30, 2019 in Las Vegas; executed an Affidavit of Extrajudicial Settlement with Waiver of Share on his/her estate; and left a certain property located at 6001-5 Socrates St., Sta Trinidad, Angeles City, Pampanga, the Property is under National Housing Authority (NHA); before Notary Public Atty. Michael Darwin M. Bayotas, as per Doc. No. 200, Page No. 55, Book No. X, Series of 2019.

Punto! Central Luzon: September 20, 27 & October 4, 2026

REPUBLIC OF THE PHILIPPINES
MUNICIPAL TRIAL COURT
THIRD JUDICIAL REGION
BACOLOR, PAMPANGA
Email: mtc2bcl000@judiciary.gov.ph
Contact No.: 0945 601 203

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

— versus —

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

DECISION

Before this Court is a complaint for Quieting of Title, Cancellation of Patent Titles, Subdivision Plans and Tax Declarations with Damages filed by the Estates of Vicenta Galang Vda. De Labung, Domingo Galang, Ignacia Licup, and Isidoro Ayuyao, represented by the Heirs, Generoso P. Labung Jr., Hermogenes Arnel L. Luzung, Teodoro L. Luzung, Joseph L. Luzung, Ninibeth D. De Castro, Antonietta L. Cordero, Ruby Labung Alzona, Rebecca Labung Caballa, Alfredo M. Labung, Jocel L. Tan, Joel M. Labung, Flora Sagmit, Andres Roberto L. Pineda, Marilou Vicenta Labung Talosig, further represented by their Co-Plaintiff and Attorney-in-Fact, Engr. Pedrito L. Luzung, praying that the:1) Transfer Certificate of Title No. (042)-70337-R registered in the names of Vicenta Galang Vda. de Labung (1/3 share); Domingo Galang, Widow (1/3 share); Ignacia Licup, widow (1/6 share) and Isidoro Ayuyao, married to Ana David (1/6 share) be declared as the lawful, valid and existing title to Lot 323 of the Cadastral Survey of Bacolor, Pampanga; 2) Transfer Certificates of Title Nos. 13145 and 13196 in the name of defendant Cherryll Tuazon Garbes be declared as void; 3) Ordering the Register of Deeds of Pampanga to cancel the Transfer Certificates of Title Nos. 13135 (Patent Title No. 035404-06-2368) and 13196 (Patent Title No. 035404-06-2442) in the name of Cherryll Tuazon Garbes; 4) Ordering the Bureau of Lands Regional Office III to cancel the subject subdivision plans Csd-03-017129 and Csd-03-017312 and Lot Data computation sheets for Lot 323-E and 4004-A issued relative thereto; 5) Ordering the Assessor's Office of Bacolor, Pampanga to CANCEL all tax declarations issued pursuant to Transfer Certificate of Title Nos. 13145 and 13196 in the name of Cherryll Tuazon Garbes; 6) Ordering defendants Bureau of Land-Region III, Community Environment and Natural Resources Office-Pampanga and Cherryll Tuazon Garbes jointly and severally liable to pay the plaintiffs the amount of One Hundred Thousand Pesos (P100,000.00) as for attorney's fees and appearance fee of the lawyer per hearing in the amount of Five Thousand Pesos (P5,000.00), including the costs of suit.

ANTECEDENTS

In their Complaint, plaintiffs alleged, in sum, that Vicenta Galang Vda. De Labung, Domingo Galang, Ignacia Licup and Isidoro Ayuyao are the registered co-owners of a parcel of land located at Bacolor, Pampanga with an area of 12,203 square meters and covered by Transfer Certificate of Title No. 70337-R of the Register of Deeds of Pampanga. Said registered owners are now all deceased and are survived by their respective surviving heirs, plaintiffs herein. TCT No. 70337-R was registered on August 20, 1969 and was derived from TCT No. 7653. The plaintiffs' ancestors have been in actual and physical possession of the subject property since time immemorial until their passing. The plaintiffs remained in actual and continuous possession of the property up to the present.

Sometime in June 2014, the plaintiffs, as heirs of the registered owners of the subject property convened a meeting for the purpose of partitioning the property among the surviving heirs. During said meeting, they designated Engineer Pedrito Luzung (Engr. Luzung) to oversee the documentation of the partition of the lots. Engr. Luzung referred the matter to a geodetic engineer, who informed him that the partition plan cannot be made because the Bureau of Lands had already approved partition plans relative to patent titles application covering their property. To verify said information, Engr. Luzung went to CENRO Pampanga where he found out that several patents were issued to Spouses Efrain Juan L. Soto, Jr. and Zelinda Barrios Soto, and defendant Cherryll Tuazon Garbes over the same parcel of land covered by TCT No. 70337-R. Engr. Luzung also learnt from the Assessor's Office of Bacolor, Pampanga that several tax declarations have been issued to Spouses Efrain Juan L. Soto and defendant Garbes. The approved plans were all issued without their consent or their predecessor-in-interest. It also appeared that the approved plan containing Cadastral Lot 323 of Bacolor, Pampanga as described in TCT No. 70337-R had been cancelled by the Bureau of Lands without their consent or conformity. As a result, subdivision plan Csd-03-017129 was approved on September 13, 2006 which resulted in the subdivision of Lot 323 into Lots 323-A to 323-D¹. On November 3, 2006, the Bureau of Lands again approved another subdivision plan without their consent covering Lot 323-D, subdividing the same and changing it to Lot Nos. 4004-A to 4004-L² as per subdivision plan, Csd-03-017312.

During their lifetime, some of the predecessors-in-interest of the plaintiffs through Engr. Luzung filed a case against Sps. Efrain Juan L. Soto and Zelinda Barrios Soto and defendant Cherryll Tuazon Garbes. It was docketed as Civil Case No. 14264 originally raffled to the Regional Trial Court Branch 42, City of San Fernando, Pampanga and later re-raffled to RTC Branch 44 of the same jurisdiction. The case against Garbes was dismissed without prejudice to its refiling, leading to the refiling of this case.

Garbes' claim of ownership through the existence of patent titles and tax declarations issued in her name involving Lot 323 necessarily creates cloud on the plaintiffs' title over the subject property which they sought to be removed through this action.

The issuance of the said subdivision plans and patent titles was void from the beginning for having been approved without their consent or that of their predecessors-in-interest, and considering the subject lot has already been issued a decree of registration by the Court of First Instance of Pampanga acting as a Cadastral Court in LRC Cad. Record No. 148. Pursuant thereto, Decree No. 115738 was issued and properly registered on November 28, 1921 before the Register of Deeds of Pampanga (RD Pampanga), leading to the issuance of Original Certificate of Title No. 7653. The present title of the plaintiffs — TCT No. 70337-R was derived from OCT No. 7653, which remains valid and existing before the RD Pampanga.

Once a lot is issued a decree, it can no longer be the subject of a patent application, much more be issued a patent title. To do so would result in duplication of titles covering the same property with different conflicting owners. Defendant Garbes' approved subdivision plans, lot data computation sheets and patent titles are clearly void and produce no legal effect vis-à-vis the title of plaintiffs' predecessors-in-interest.

By reason of the unlawful acts of defendant Garbes, the plaintiffs were compelled to engage the services of a court to litigate this case, wherein they agreed to pay attorney's fees in the amount of P100,000.00 and appearance fee of P5,000.00 per court appearance. They also incurred expenses for the payment of filing fees in this case and other related expenses.

Summons were issued requiring all defendants to file their respective Answers to the complaint. Summons against public defendants CENRO-Pampanga, Bureau of Lands-Region III, Register of Deeds of Pampanga and the Office of the Assessor of Bacolor, Pampanga were duly served through personal service³, while the Summons against private defendant Cherryll Tuazon Garbes was returned unserved⁴ in view of the information relayed by Barangay Captain Jay L. Arceo that defendant Garbes is no longer residing at the given address. Thus, plaintiffs sought leave of court to effect the service of Summons against defendant Garbes by publication in consonance with Section 16, Rule 14, of the Revised Rules of Civil Procedure.

Acting on said motion and considering that the court was not satisfied that the "whereabouts of defendant Garbes is unknown and cannot be ascertained by diligent inquiry", the court authorized and directed the plaintiffs to cause the personal service of the Summons unto defendant Garbes in consonance with Section 3, Rule 14 of the Revised Rules of Civil Procedure and submit a return of service.⁵

In compliance⁶ with said directive, the plaintiffs, through counsel, attempted on July 2, 2025, August 1, 2025 and August 11, 2025 to personally serve the Summons addressed to defendant Garbes at her last known address but the same was not served as the whereabouts of said defendant was unknown. A Certificate of Non-Residency was issued by Barangay Captain Jay Arceo in support thereof. Thus, the plaintiffs once again sought through a Supplemental Motion for Leave of Court to Serve Summons by Publication⁷ against defendant Garbes. In said motion, plaintiffs claimed that despite diligent efforts exerted to serve summons at defendant Garbes' last known address, all efforts proved futile as said defendant is no longer residing at her last known address. Finding said motion to be with merit, the same was granted.⁸ Plaintiffs were directed to cause the publication of the Summons dated September 8, 2025 in a newspaper of general circulation in the Philippines and within the province of Pampanga, once every week for three (3) consecutive weeks, which shall include a copy of the complaint.

On November 25, 2025, the plaintiffs submitted their Compliance, attaching therewith the original copy of the Affidavit of Publication dated November 6, 2025 executed by Roland P. De Jesus⁹ of People's Journal Tonight Daily Publication, certifying that copies of the Summons and the Complaint were published in the October 22, 2025, October 29, 2025 and November 5, 2025 issues. Also attached therewith is the Affidavit of Publication dated November 11, 2025 executed by Joanna Niña V. Cordero¹⁰ of Punto Central Luzon, certifying that copies of the Summons and complaint were published in their October 19, 2025, October 26, 2025 and November 2, 2025 issues. An Affidavit executed by Eugenio D. Mundo, Jr.¹¹ attesting that copies of summons, order and complaint with annexes were sent through registered mail at the last known address of defendant Garbes was likewise attached therein.

On February 20, 2026, plaintiffs moved for the declaration of defendant Garbes in default for her failure to file her answer or any responsive pleading within sixty (60) days from the completion of the service of summons upon her by means of publication.¹² Said motion was ordered set for hearing simultaneously with the pre-trial conference in so far as the answering defendant is concerned on June 10, 2026.

During the scheduled hearing on June 10, 2026, Atty. Cunanan-Mundo furnished the court with a copy of the Decision dated January 16, 2026 in Civil Case No. 14264 of the RTC Branch 48, CSFP in a related case involving the same property but only with respect to the patent titles issued to Spouses Soto. In said case, the DENR moved that it be declared as nominal party. Thus, Atty. Cunanan-Mundo inquired from the legal officers of the DENR to present if it also intended to be declared as nominal party in this case and plaintiffs would waive their claim for damages against the DENR. Atty. Gamilla manifested that they subscribe to Atty. Cunanan-Mundo's proposal that DENR be declared as nominal party in this case and they dispense from further participating herein. Taking into note the manifestations of both parties, the court declared defendant DENR as nominal party in this case. Meanwhile, the ruling on plaintiffs' motion to declare defendant Garbes in default was held in abeyance considering that the registry return receipt/envelope to prove that defendant Garbes was indeed sent with a copy of the instant motion was not yet available.

On June 24, 2026, the plaintiffs, through counsel, filed a Compliance with Manifestation and Motion, attaching therewith scanned copies of the Certifications issued by the Bacolor Post Office, certifying that the registered mail with tracking numbers RM 940 341 634 Z2 and RM 940 341 625 Z2 both addressed to Cherryll Garbes with postal address at Cabanian, Bacolor, Pampanga was both returned unserved with notations "RTS: Unknown" and "RTS: Unknown/Insufficient Address".

When the case was called for hearing on July 8, 2026, defendant Garbes still failed to appear. Thus, taking into note plaintiffs' compliance and manifestation, the court granted plaintiffs' motion to declare defendant Garbes in default and the plaintiffs were ordered to proceed to present their evidence ex parte.¹³

PLAINTIFFS' EVIDENCE

To prove their case, the plaintiffs presented their sole witness and attorney-in-fact – Engineer Pedrito L. Luzung.

Testimony of Engr. Pedrito L. Luzung

Pedrito L. Luzung, Filipino, 64 years old, married, presently working as General Manager of Bacolor Water District, and a resident of No. 1441 Ruby Street, St. Augustine Village, San Agustín, City of San Fernando, Pampanga, identified a Judicial Affidavit dated March 17, 2025¹⁴, in lieu of his direct testimony¹⁵, and testified in this wise:

He is a relative and authorized representative of the plaintiffs in this case who executed Special Powers of Attorney¹⁶ in his favor. They filed the instant case in their capacity as heirs of Vicenta Galang Vda. de Labung, Domingo Galang and Ignacia Licup, the registered owners of Lot 323 covered by TCT No. 70337-R situated in Bacolor, Pampanga.¹⁷

Domingo Galang and Ignacia Licup are the parents of Vicenta Galang Vda. De Labung. Vicenta had eight (8) children, namely: Aurora Dizon, Ligaya Labung¹⁸, Pablo Labung¹⁹, Ruben Labung, Ildefonso Labung Jr.²⁰, Jose Labung²¹, Generoso Labung, and Medardo Labung²², all of whom, are now deceased.²³

Plaintiffs are the descendants of the children of Vicenta, as follows:

Ninibeth Dizon Castro	— daughter of Aurora Dizon ²⁴ ;
Pedrito, Hermogenes Arnel, Teodoro and Joseph, all surnamed Luzung	— children of Ligaya Labung Luzung ²⁵ ;
Antonietta Labung Cordero	— daughter of Pablo Labung ²⁶ ;
Ruby Labung Alzona and Rebecca Labung Caballa	— daughters of Ruben Labung ²⁷ ;
Alfredo M. Labung	— son of Ildefonso Labung ²⁸ ;
Jocel Labung Tan and Joel M. Labung	— children of Jose Labung ²⁹ ;
Generoso Labung, Jr.	— son of Generoso Labung, Sr. ³⁰ ;
Marilou Vicenta Labung-Talosig	— daughter of Medardo Labung ³¹ ;
Flora Pineda Sagmit and Andres Roberto Pineda	— children of Teofilo Pineda ³² ;
the son of Cecilia Galang — one of the children of Domingo and Ignacia Licup.	

When owner's duplicate certificate of TCT No. 70337 was lost, their ascendants, who were still alive at that time, through him, filed a petition for the issuance of a new owner's duplicate of title. The petition was granted by the court on January 4, 2012 and a new owner's duplicate certificate was issued.³³

In 2014, her mother, together with her siblings who were still alive at that time and his cousins whose parents already passed away wanted to partition the subject property. However, the partition did not push through because they were informed by the Bureau of Lands that the subject property already has approved subdivision plans submitted by Spouses Efrain Juan L. Soto, Jr. and Zelinda Barrios Soto, and defendant Cherryll Tuazon Garbes. As a result, several patent titles were issued in their favor. Upon verification, the Assessor's Office of Bacolor, Pampanga confirmed that pursuant to the subdivision plans³⁴ and subsequent lot data computations³⁵, several free patent titles³⁶ were issued in the names of said persons over the same land covered by TCT No. 70337-R. Corresponding tax declarations were likewise issued in their names.³⁷ As a result, Cadastral Lot 323 of Bacolor, Pampanga as described in TCT No. 70337-R was cancelled without their conformity or that of their ascendants. It was subdivided to Lots 323-A, 323-B, 323-C and 323-D.³⁸ and the questioned patent titles in the names of Sps. Efrain Juan L. Soto and Zelinda Barrios Soto, and defendant Cherryll Tuazon Garbes were issued.

The patent titles are questionable because the parcels of land covered by said titles are already registered to their ascendants under TCT No. 70337-R since 1969³⁹. Despite the existence of said title, their property was subdivided and free patent applications of Sps. Soto and Garbes were approved by the Bureau of Lands and CENRO. Upon discovery of said patent titles, their parents, who were still alive in 2014 filed a case for quieting of title and cancellation of patent titles, subdivision plans and tax declarations against Sps. Soto and Garbes. The case against Garbes was dismissed due to a defect in the Special Power of Attorney issued in his favor, while the case against Sps. Soto proceeded. The case before the RTC Branch 48, CSFP against Sps. Soto was already decided⁴⁰ and the same had become final⁴¹.

The acts committed by Garbes and her cohorts caused them so much stress, sleepless nights and anxiety. They were left with no choice but to take legal action to enforce their rights, to have their title quieted and to have the illegally issued free patent titles of defendant cancelled by seeking the services of a lawyer⁴². They remain in continued peaceful possession of the subject property up to present.

Thereafter, Atty. Cunanan-Mundo manifested that they have no other witness to present and prayed for time to file their written formal offer of evidence in view of the numerous documentary exhibits they intend to formally offer.

On July 22, 2026, the plaintiffs, through counsel formally offered the following documentary exhibits⁴³, viz: Special Power of Attorney dated October 10, 2024 (Exhibit A and series); Special Power of Attorney executed by Marilou Vicenta Labung Talosig dated December 18, 2017 (Exhibit B); Certified true electronic copy of TCT No. 70337-R (Exhibit C); Tax Declaration No. GR2020-03-0019-03377 (Exhibit D); Tax Declaration No. A-04019-20142 (Exhibit D-1); Certificate of Live Birth of Ligaya Labung (Exhibit E); Certificate of Marriage of Pablo Labung and Socorro Guevarra (Exhibit F); Certificate of Marriage of Ildefonso Labung, Jr. (Exhibit G); Certificate of Marriage of Jose G. Labung and Elsie Maron (Exhibit H); Certification from the Office of the Municipal Civil Registrar of Bacolor, Pampanga (Exhibit I); Certificate of Death of Aurora Dizon (Exhibit J); Certificate of Death of Ligaya Labung Luzung (Exhibit K); Certificate of Death of Pablo Labung (Exhibit L); Certificate of Death of Ruben Labung (Exhibit M); Certificate of Death of Ildefonso Labung (Exhibit N); Certificate of Death of Jose Labung (Exhibit O); Certificate of Death of Generoso Labung, Jr. (Exhibit P); Certificate of Death of Medardo Galang Labung (Exhibit Q); Certificate of Live Birth of Ninibeth L. Dizon (Exhibit R); Certificate of Live Birth of Hermogenes Arnel L. Luzung (Exhibit S); Certificate of Live Birth of Teodoro Luzung (Exhibit T); Certificate of Live Birth of Joseph L. Luzung (Exhibit U); Certificate of Live Birth of Pedrito L. Luzung (Exhibit V); Certificate of Live Birth of Antonietta Labung Cordero (Exhibit W); Certificate of Live Birth of Ruby Labung (Exhibit X); Certificate of Live Birth of Rebecca Labung (Exhibit Y); Certificate of Live Birth of Alfredo M. Labung (Exhibit Z); Certificate of Live Birth of Jocel Labung (Exhibit AA); Certificate of Live Birth of Joel M. Labung (Exhibit BB); Certificate of Live Birth of Generoso Labung, Jr. (Exhibit CC); Certificate of Live Birth of Marilou Vicenta Labung (Exhibit DD); Certificate of Live Birth of Flora Pineda (Exhibit EE); Certificate of Live Birth of Andres Roberto Pineda (Exhibit FF); Owner's Duplicate copy of TCT No. 042-70337-R (Exhibit GG); Patent Title No. 035404-06-2368 (Exhibit HH); Tax Declaration No. A-04019-1879-A (Exhibit II); Patent Title No. 035404-06-2442 (Exhibit JJ); Tax Declaration No. A-04019-1880-A (Exhibit KK); Blueprint of Csd-03-017129 (Exhibit LL); Blueprint of Csd-03-017312 (Exhibit MM); Partial Decision dated November 24, 2017 (Exhibit NN); Decision dated December 3, 2020 (Exhibit OO); Entry of Judgment dated January 16, 2021 (Exhibit PP); Survey Plan No. Cad 73 Bacolor Cadastre (Exhibit QQ); Technical Description of Lot 323 (Exhibit RR); Lot Data Computation (Bureau of Lands Area Sheet) of Lot 323 (Exhibits SS and SS-1); Lot Data Computation for Lot 4004-A (Exhibit UU); Tax Clearance (Exhibit VV); Official Receipt No. 3461554 (Exhibit WW); Contract for Legal Services dated February 19, 2025 (Exhibit XX); Acknowledgment Receipt dated February 27, 2025 (Exhibit YY); Decision dated January 16, 2026 in Civil Case No. 14264 (Exhibit ZZ); and Entry of Judgment dated April 29, 2026 in Civil Case No. 14264 (Exhibit AAA).

Acting thereon, Exhibits AA to AAA, including their submarkings were all admitted for the purposes for which they were offered and as part of the testimony of the witness who testified on them subject to the appreciation of their probative value by the Court.⁴⁴ Thereafter, the plaintiffs rested their case.

ISSUES

- Whether or not the Katibayan ng Orihinal na Titulo Bilang 13145 (Patent Title No. 035404-06-2368) and Katibayan ng Orihinal na Titulo Bilang 13146 (Patent Title No. 035404-06-2442), as well as their corresponding tax declarations, issued in the name of defendant Cherryll Garbes are valid;
- Whether or not the subdivision plans and lot data computations pertaining to the lots covered by 13145 and 13196, must be cancelled and declared null and void; and
- Whether or not the plaintiffs are entitled to damages and attorney's fees.

THE COURT'S RULING

As a preliminary matter, records show that the plaintiffs inadvertently referred to Katibayan ng Orihinal na Titulo Bilang 13145 (Patent Title No. 035404-06-2368) and Katibayan ng Orihinal na Titulo Bilang 13146 (Patent Title No. 035404-06-2442) as Transfer Certificates of Title Nos. 13145 and 13146. The court notes, however, that during direct examination of the plaintiffs' sole witness, Engr. Luzung correctly identified the questioned titles as Katibayan ng Orihinal na

Titulo Bilang 13145 (Patent Title No. 035404-06-2368) and Katibayan ng Orihinal na Titulo Bilang 13146 (Patent Title No. 035404-06-2442), consistent with the proper denomination of the titles in issue. Accordingly, for purposes of clarity and consistency, all references in the pleadings and records as TCT Nos. 13145 and 13146 shall be understood and treated to refer to Katibayan ng Orihinal na Titulo Bilang 13145 and 13146, respectively.

The court now resolves.

Articles 476 of the Civil Code provides that:

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

For an action for quieting of title to prosper, the following requisites must concur, viz: 1) the plaintiff or complainant must have a legal or an equitable title to or interest in the real property subject of the action; and 2) the deed, claim, encumbrance, or proceeding claimed to be casting cloud on his title must be shown to be in fact invalid or inoperative despite its prima facie appearance of validity or legal efficacy.⁴⁵

Quieting of title is a common law remedy for the removal of any cloud, doubt, or uncertainty affecting title to real property. Whenever there is a cloud on title to real property or any interest in real property by reason of any instrument, record, claim, encumbrance, or proceeding that is apparently valid or effective, but is, in truth and in fact, invalid, ineffective, voidable, or unenforceable, and may be prejudicial to said title, an action may be brought to remove such cloud or to quiet the title. In such action, the competent court is tasked to determine the respective rights of the complainant and the other claimants, not only to place things in their proper places, and to make the claimant, who has no rights to said immovable, respect and not disturb the one so entitled, but also for the benefit of both, so that whoever has the right will see every cloud of doubt over the property dissipated, and he can thereafter fearlessly introduce the improvements he may desire, as well as use, and even abuse the property as he deems fit.⁴⁶

As to the quantum of evidence required, the Supreme Court held in Almeda v. Heirs of Almeda⁴⁷, that in civil cases, it is a basic rule that the party making allegations has the burden of proving them by a preponderance of evidence. The parties must rely on the strength of their own evidence and not upon the weakness of the defense offered by their opponent. This rule holds true especially when the latter has had no opportunity to present evidence because of a default order. Needless to say, the extent of the relief that may be granted can only be so much as has been alleged and proved with preponderant evidence required under Section 1 of Rule 133.

Here, the court finds that the plaintiffs sufficiently established by preponderant evidence that they are entitled to the reliefs sought for.

As instestate heirs of the registered owners, plaintiffs possess legal standing and interest over the instant case

A fundamental principle in land registration under the Torrens system is that a certificate of title serves as evidence of an indefeasible and incontrovertible title to the property in favor of the person whose name appears therein. The certificate of title thus becomes the best proof of ownership of a parcel of land; hence, anyone who deals with property registered under the Torrens system may rely on the title and need not go beyond the title.⁴⁸

The owner's duplicate certificate of TCT No. 70337-R shows that the subject parcel of land (Lot 323 of Cadastral Survey of Bacolor) is registered in the names of Vicenta Galang Vda. De Labung – 1/3 share; Domingo Galang – 1/3 share; Ignacia Licup – 1/6 share; and Isidoro Ayuyao married to Ana David – 1/6 share. Plaintiffs presented their respective PSA Certificates of Live Birth⁴⁹ and the certificates of marriage and death certificates of their immediate ascendants to prove that they are the surviving heirs of said registered owners who are now all deceased⁵⁰.

In the case of Dr. Nixon L. Treyes v. Antonio L. Larlar, et. al.⁵¹, the Supreme Court held that the plaintiff seeks the enforcement of his/her right brought about by his/her being an heir by

operation of law. Restated, the party does not seek to establish his/her right as an heir because the law itself already establishes that status. What he/she aims to do is to merely call for the nullification of a deed, instrument, or conveyance as an enforcement or protection of that right which he/she already possesses by virtue of law. xxx The private respondents do not really seek in their Complaint the establishment of their rights as instestate heirs but, rather, the enforcement of their rights already granted by law as instestate heirs finds basis in Article 777 of the Civil Code, which states that the rights of succession are transmitted from the moment of the death of the decedent.⁵² xxx As heirs, the petitioners have legal standing to challenge the deeds of sale purportedly signed by Paulina Baranda for otherwise private property claimed to belong to her estate will be excluded therefrom to their prejudice. Their claims are not merely contingent or expectant, as argued by the private respondents, but are deemed to have vested in them upon Paulina Baranda's death in 1982, as, under Article 777 of the Civil Code, "the rights to the succession are transmitted from the moment of the death of the decedent." While they are not compulsory heirs, they are nonetheless legitimate heirs and so, since they "stand to be benefited, or injured by the judgment or suit," are entitled to protect their share of successional rights.⁵³

The rule is: unless there is a pending special proceeding for the settlement of the decedent's estate or for the determination of heirship, the compulsory or instestate heirs may commence an ordinary civil action to declare the nullity of a deed or instrument, and for recovery of property, or any other action in the enforcement of their ownership rights acquired by virtue of succession, without the necessity of a prior and separate judicial declaration of their status as such. The ruling of the trial court shall only be in relation to the cause of action of the ordinary civil action, i.e., the nullification of a deed or instrument, and recovery or reconveyance of property, which ruling is binding only between and among the parties.⁵⁴

Similarly in this case, the plaintiffs herein seek to enforce their right over the subject property as instestate heirs of the registered owners of TCT No. 042-70337-R.

The properties covered by Katibayan ng Orihinal na Titulo Bilang 13145 (Patent Title No. 035404-06-2368) and Katibayan ng Orihinal na Titulo Bilang 13146 (Patent Title No. 035404-06-2442) are portions of the property already registered under TCT No. 042-70337-R, thereby casting cloud over the title of the plaintiffs' predecessors-in-interest

A scrutiny of the land description between TCT No. 042-70337-R vis-à-vis Katibayan ng Orihinal na Titulo Bilang 13145 (Patent Title No. 035404-06-2368)⁵⁵ and Katibayan ng Orihinal na Titulo Bilang 13146 (Patent Title No. 035404-06-2442)⁵⁶, as well as the respective tax declarations⁵⁷ and subdivision plans⁵⁸ of said properties would reveal that the properties described therein are within the boundaries covered by TCT No. 042-70337-R.

The technical description of the property covered by TCT No. 042-70337-R read as follows:

"A PARCEL OF LAND (LOT NO. 323 OF THE CADASTRAL SURVEY OF BACOLOR), WITH THE IMPROVEMENTS THEREON, SITUATED IN THE MUNICIPALITY OF BACOLOR BOUNDED ON THE N. BY LOT NO. 325; ON THE NE. BY THE SAPANG JOLEA; ON THE SE BY LOTS NOS. 319 AND 318, ON THE SW, BY LOTS NOS. 317, 316,315, 314, 313, 312, 311 AND 310; AND ON THE NW, BY LOTS NOS. 308, 321, 322 AND CALLE DR. RIZAL BEGINNING AT A POINT MARKED "1" ON PLAN, BEING N 0 DEG. 08 E., 127.00 M. FROM BBM NO. 4 THENCE S. 38 DEG. 11 W. 20.18 M. TO POINT 2; THENCE S. 39 DEG. 42 W. 12.32 M. TO POINT 3; THENCE N. 60 DEG. 22 W., 25.00 M. TO POINT 4; THENCE N. 74 DEG. 44 W. 7.60 M. TO POINT 5; THENCE N. 75 DEG. 50 W. 7.44 M. TO POINT 6; THENCE N. 68 DEG 55 W., 7.49 M. TO POINT.T; THENCE N. 69 DEG. 26 W. 34.17 M. TO POINT 8; THENCE S. 28 DEG: 23 W. 16.27 M TO POINT + THENCE N. 61 DEG. 31 W. 10.59 M. TO POINT 10; THENCE N. 66 DEG. 58 W. 6.54 M. TO POINT 11; THENCE N. 65 DEG. 57 W. 10.16 M. TO POINT 12. THENCE N. 13 DEG: 12 E. 25.14 M. TO POINT 13; THENCE N. 11 DEG. 25 E. 10.54 M. TO POINT 14; THENCE N. 10 DEG. 26 E, 1938 MTO POINT 15; THENCE N. 55 DEG. 45 W., 48.33 M. TO POINT 16; THENCE N. 5 DEG. 14 E., 25.98 M. TO 17; THENCE N BE DEG. 43 E., 101.64 M. TO POINT 18; THENCE S. 32 DEG. 35 E., 28.42M TO POINT 10-THENCE S. 27 DEG. 13E., 01.09 M TO THE POINT OF BEGINNING: CONTAINING AN AREA OF TWELVE THOUSAND TWO HUNDRED AND THREE SQUARE METERS (12,209) MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN. BEARINGS TRUE: DECLINATION O DEG. 60E; DATE OF SURVEY APRIL 1915 TO MAY 1916."

Based on the evidence adduced by the plaintiffs, Lot 323 of Bacolor Cadastre, situated in Sta. Ines, Bacolor, Pampanga is already registered and covered under TCT No. 042-70337-R in the names of Vicenta Galang Vda. De Labung – 1/3 share; Domingo Galang – 1/3 share; Ignacia Licup – 1/6 share; and Isidoro Ayuyao married to Ana David – 1/6 share, since November 28, 1921.⁵⁹

Despite its existing registration, Lot 323 of Bacolor Cadastre was still subdivided by virtue of subdivision plan Csd-03-017129⁶⁰ that was approved on September 13, 2006, without the registered owners' knowledge and consent. This resulted in the subdivision of Lot 323 to Lots 323-A (Lot 4001), 323-B (Lot 4002), 323-C (Lot 4003), 323-D (Lot 4004) and 323-E (Lot 4005). On November 3, 2006, the Bureau of Lands again approved another subdivision plan Csd-03-017312⁶¹ without the registered owners' consent involving Lot 323-D (Lot 4004). Lot 4004 was further subdivided to Lot Nos. 4004-A to 4004-M.

It is clear from the evidence⁶² adduced that Katibayan ng Orihinal na Titulo Bilang 13145 (Patent Title No. 035404-06-2368) and Katibayan ng Orihinal na Titulo Bilang 13146 (Patent Title No. 035404-06-2442) are subdivided portions of Lot 323 of the Cadastral Survey of Bacolor, particularly Lot 323-E, Csd. 03-0147129 (=Lot 4005, Csd. 73, Bacolor Cadastre) and Lot 323-D (Lot 4004-A Csd 03-017312) =4006, Csd. 73, Bacolor Cad.), covering an area of two thousand three hundred seventy two (2,372) square meters and two thousand four hundred twenty five (2,425) square meters, more or less, thereof. These patent titles were registered in favor of defendant Garbes on October 16, 2006 and November 9, 2006.

The subdivision of Lot 323 of Bacolor Cadastre and the subsequent issuance of free patents pursuant to subdivision plans Csd-03-017129 and Csd-03-017312, notwithstanding the property's prior registration as private land under TCT No. 042-70337-R since November 28, 1921, effectively cast a cloud upon the plaintiffs' title to the property. Thus, an action for quieting of title is proper under the circumstances.

A free patent issued covering a private land is null and void.

Jurisprudence holds that a free patent covering private land is null and void.⁶³

In Agne v. Director of Lands,⁶⁴ the Supreme Court explained that:

"Under the provisions of Act 2874 pursuant to which the title of private respondents' predecessor-in-interest was issued, the President of the Philippines, or his alter ego, the Director of Lands, has no authority to grant a free patent for land that has ceased to be a public land and has passed to private ownership and a title so issued is null and void. The nullity arises, not from fraud or deceit, but from the fact that the land is not under the jurisdiction of the Bureau of Lands. The jurisdiction of the Director of Lands is limited only to public lands and does not cover lands publicly owned. The purpose of the Legislature in adopting the former Public Land Act, Act No. 2874, and was is to limit its application to lands of the public domain, and lands held in private ownership are not included therein and are not affected in any manner whatsoever thereby. Land held in freehold or fee title, or of private ownership, constitutes no part of the public domain, and cannot, visibly come within the purview of said act 2874, inasmuch as the 'subject' of such freehold or private land is not embraced in any manner in the title of the Act and the same is excluded from the provisions of the text thereof.

"We re

Art. 2208. In the absence of stipulation, attorney’s fees and expenses of litigation, other than judicial costs, cannot be recovered, except:

X X X

2. When the defendant’s act or omission has compelled the plaintiff to litigate with third persons or to incur expenses to protect his interest;

X X X

11. In any other case where the court deems it just and equitable that attorney’s fees and expenses of litigation should be recovered.

Such as in this case, the court is convinced that an award of attorney’s fees and costs of suit is proper since the plaintiffs were forced to litigate for the removal of the cloud over their title to the subject property. Were it not for the subdivision of Lot 323 which resulted to the issuance of Katibayan ng Orihinal na Titulo Bilang 13145 (Patent Title No. 035404-06-2368) and Katibayan ng Orihinal na Titulo Bilang 13146 (Patent Title No. 035404-06-2442), they will not be forced to litigate and assert their better right over the subject property.

In support of their claim for attorney’s fees, plaintiffs submitted in evidence a copy of their Contract for Legal Services dated February 19, 2025 with Endona Pama Mundo Colle & David Law Offices dated February 19, 2025⁹⁸ and Acknowledgment Receipt dated February 27, 2025 in the sum of ₱100,000.00⁹⁸.

IN VIEW OF THE FOREGOING, judgment is hereby rendered in favor of the plaintiffs as follows:

1. Katibayan ng Orihinal na Titulo Bilang 13145 (Patent Title No. 035404-06-2368) in the name of Cherryl Tuazon Garbes and Katibayan ng Orihinal na Titulo Bilang 13146 (Patent Title No. 035404-06-2442) in the name of Cherryl T. Garbes are hereby declared NULL and VOID;

2. Tax Declaration No. A-04019-1879-A in the name of Garbes, Cherryl Tuazon and Tax Declaration No. A-04019-1880-A in the name of Garbes, Cherryl T., both of Bacolor, Pampanga, are hereby declared NULL and VOID;

3. The Register of Deeds of Pampanga is directed to cancel Katibayan ng Orihinal na Titulo Bilang 13145 (Patent Title No. 035404-06-2368) in the name of Cherryl Tuazon Garbes and Katibayan ng Orihinal na Titulo Bilang 13146 (Patent Title No. 035404-06-2442) in the name of Cherryl T. Garbes;

4. The Office of the Municipal Assessor of Bacolor, Pampanga is hereby directed to cancel Tax Declaration No. A-04019-1879-A in the name of Garbes, Cherryl Tuazon and Tax Declaration No. A-04019-1880-A in the name of Garbes, Cherryl T.;

5. The DENR–Pampanga and the Bureau of Lands Regional Office III are hereby directed to cancel Subdivision plans Csd-03-017129 and Csd-03-017312, which were made the basis for the issuance of Katibayan ng Orihinal na Titulo Bilang 13145 (Patent Title No. 035404-06-2368) and Katibayan ng Orihinal na Titulo Bilang 13146 (Patent Title No. 035404-06-2442), pertinent to Lot 323-E, Csd. 03-017129 (Lot 4005, Cad. 73 Bacolor Cadastre) and Lot 323-D (Lot 4004-A, Csd. 03-017312 = Lot 4006, Cad. 73, Bacolor Cad.);

6. Defendant Garbes is directed to pay the plaintiffs the sum of ₱100,000.00 as attorney’s fees; and costs of suit amounting to ₱45,652.00.

Since service of Summons against defendant Garbes was effected through publication, plaintiffs are directed to cause the publication of this Decision in a newspaper of general circulation in the Philippines and in the province of Pampanga within three (3) consecutive weeks.

Furnish all parties with this Order through electronic mail, if feasible.

SO ORDERED.

Bacolor, Pampanga, August 24, 2026.

ROANNE MAY M. MANALO-SORIAO
Presiding Judge

Copy furnished:

ATTY. ROWENA S. CUNANAN-MUNDO
legal@endonalaw.com
attyuncunanmundo@yahoo.com

ATTY. PEBBLES E. EVASCO
legal.r3@denr.gov.ph

PEDRITO L. LUZUNG
ptrluz@yahoo.com

CHERRYL TUAZON GARBES
Cabetican, Bacolor, Pampanga

THE COMMUNITY ENVIRONMENT AND
NATURAL RESOURCES (CENRO)-PAMPANGA
c/o PENRO, San Antonio, Guagua, Pampanga

THE BUREAU OF LANDS – REGION III
Government Center, SACOP, Barangay Maimpis, CSFP

THE REGISTER OF DEEDS OF PAMPANGA
LRA Building, Registry of Deeds, Capitol Compound, CSFP

THE OFFICE OF THE ASSESSOR OF BACOLOR, PAMPANGA
Municipal Hall, Bacolor, Pampanga

Punto! Central Luzon: September 20, 27 & October 4, 2026

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
THIRD JUDICIAL REGION
BRANCH 56
E-mail Address: rtc1ang056@judiciary.gov.ph
Hotline No.: 0935-771-5255

IN THE MATTER OF PETITION FOR
CORRECTION OF ENTRIES IN THE
CERTIFICATE OF LIVE BIRTH OF
NATHAN ASHTON KHAMIS
MURPHY UNDER REGISTRY NO.
2022-2123 OF THE CIVIL
REGISTRAR OF THE CITY OF
ANGELES

SPEC. PROC. NO.
R-ANG-26-02494-SP

NATHAN ASHTON KHAMIS
MURPHY, represented by his parents,
HAMDA ATIQ MUBARAK ATIQ
KHAMIS and SHAUN KELVIN
ENRIQUEZ MURPHY

Petitioners,

-versus-

THE CIVIL REGISTRAR OF THE
CITY OF ANGELES, THE OFFICE OF
THE CIVIL REGISTRAR GENERAL,
THE PHILIPPINE STATISTICS
AUTHORITY, THE REPUBLIC OF
THE PHILIPPINES, represented
by the OFFICE OF THE SOLICITOR
GENERAL, and ALL PERSONS AND
ENTITIES WHO HAVE OR CLAIM
ANY INTEREST WHICH MAY BE
AFFECTED BY THIS PETITION

Respondents.

X ----- X

ORDER

Before this Court is a verified Petition filed by NATHAN ASHTON KHAMIS MURPHY, represented by his parents, HAMDA ATIQ MUBARAK ATIQ KHAMIS and SHAUN KELVIN ENRIQUEZ MURPHY, praying that after due notice and hearing an Order be issued directing the Local Civil Registrar of Angeles City, Pampanga to correct the erroneous entries in the Certificate of Live Birth of the Petitioner under Registry No. 2022-2123 specifically: (1) the first name of Petitioner from “Nathan” to “Nathan Ashton”; (2) the middle name of Petitioner from “Ashton” to “Khamis”; (3) the first name of Petitioner’s father from “Shaun” to “Shaun Kelvin”; (4) the middle name of Petitioner’s father from “Kelvin” to “Enriquez”; (5) the citizenship of Petitioner’s father from “British” to “Filipino”.

Finding the Petition to be sufficient in form and substance, the same is hereby set for hearing on November 9, 2026, at 8:30 o’clock in the morning. On the said date and time, all interested persons may appear and show cause, if any, why the petition should not be granted.

Let copies of this Order be published once a week for three (3) consecutive weeks in a newspaper of general circulation in the province of Pampanga and Angeles City at the expense of the petitioner.

Likewise, let copies of this Order and Petition be furnished the City Civil Registrar of Angeles City, Pampanga, Office of the Civil Registrar General, Philippine Statistics Authority, Quezon City and the Office of the Solicitor General.

SO ORDERED.

August 26, 2026, Angeles City, Philippines.

IRIN ZENAIDA S. BUAN
Judge

Punto! Central Luzon: September 20, 27 & October 4, 2026

--Republic of the Philippines
Regional Trial Court
Third Judicial Region
OFFICE OF THE CLERK OF COURT
Hall of Justice Building
City Hall Compound, Angeles City
rtc1angoco@judiciary.gov.ph

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

-versus-

CHARITY FE EBARLE ARROYO,
**represented by KRONRYL HERBERT
EBARLE ARROYO,**
Debtor/Mortgagor,

X ----- X

NOTICE OF SHERIFF’S SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118, filed on April 10, 2025 by **BDO UNIBANK, INC. as represented by LEINE A. DE CASTRO**, Mortgagee, with office address at 33rd Floor, Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City, against **CHARITY FE EBARLE ARROYO, represented by KRONRYL HERBERT EBARLE ARROYO**, Debtor/Mortgagor, with postal addresses at (1) No. 912 1st Street, Guingona Subdivision, Butuan City; and (2) Lot 10 Block 71 SMDC Cheerful Homes, Brgy. Sta. Maria and Bundagul, Mabalacat City, Pampanga, to satisfy the mortgage indebtedness which as of August 6, 2025 amounts to **ONE MILLION ONE HUNDRED FIFTEEN THOUSAND FOUR HUNDRED EIGHTY-SIX PESOS AND SEVENTY-FIVE CENTAVOS (Php1,115,486.75)** Philippine Currency, inclusive of interests, penalties and other charges, pursuant to the terms and conditions of the Uniform Loan and Mortgage Agreement (Real Estate), notarized on July 29, 2020 and June 6, 2023, the undersigned Sheriff IV, Regional Trial Court, Angeles City, Pampanga, hereby gives notice and announces that on **November 4, 2026 at 10:00 o’clock in the morning in front of the Municipal Trial Court in Cities, Mabalacat City, Pampanga**, will sell at public auction to the highest bidder for cash and in Philippine Currency, the following property with all the improvements existing thereon, more particularly described as follows:

TCT NO. 045-2022011341

**“LOT NO: 10,
PORTION OF:**

BLOCK NO: 71, PLAN NO: PCS-03-021923

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

LOCATION:

STA. MARIA, MABALACAT, PAMPANGA,
LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NE	ROAD LOT 52 (6.50 M. WIDE), PCS-03-021923
2-3	SE	LOT 11, BLOCK 71, PCS-03-021923
3-4	SW	LOT 26, BLOCK 71, PCS-03-021923
4-5	SW	LOT 27, BLOCK 71, PCS-03-021923
5-1	NW	LOT 9, BLOCK 71, PCS-03-021923

XXX

XXX

AREA: FIFTY SQUARE METERS (50), MORE OR LESS

Prospective buyers/bidder may investigate for themselves the above-mentione parcel of land for their information and protection.

In the event that the scheduled public auction should not take place, the sam will be conducted on **December 3, 2026** at the same time and place without furthe notice.

Angeles City, July 10, 2026.

SALVADOR C. PUECA, JR.
Sheriff IV
Contact no. 09285246766

Copy furnished:

- BDO UNIBANK, INC. as represented by LEINE A. DE CASTRO
33rd Floor, Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City
- CHARITY FE EBARLE ARROYO, represented by KRONRYL HERBERT EBARLI ARROYO
(1) No. 912 1st Street, Guingona Subdivision, Butuan City; and
(2) Lot 10 Block 71 SMDC Cheerful Homes, Brgy. Sta. Maria and Bundagul, Mabalacat City, Pampanga

Punto! Central Luzon: September 27, October 4 & 11, 2026

NOTICE OF SELF-ADJUDICATION

Notice is hereby given that **ANTONIO RAZON**, of legal age, Filipino, widower, with residence address at San Nicolas, Magalang, Pampanga, Philippines; and heirs of **JOSEFINA BONDOC RAZON**, who died on October 6, 2011 at Magalang, Pampanga; executed an Affidavit of Self-Adjudication with Unilateral Deed of Sale on his/her estate, and more particularly described as follows;

TRANSFER CERTIFICATE OF TITLE NO. 045-2025003570
Registry of Deeds for Angeles City

LOT NO: 8 **PLAN NO:** PCS-03-026735
PORTION OF: LOT 17-H-7 & LOT 17-H-8 PSD-03-247551
LOCATION: Barangay of San Nicolas, Municipality of Magalang, Province of Pampanga, Island of Luzon
AREA: Eleven Thousand Two Hundred Eighty Nine (11,289) Square Meters, more or less

TRANSFER CERTIFICATE OF TITLE NO. 045-2025003571
Registry of Deeds for Angeles City

LOT NO: 9 **PLAN NO:** PCS-03-026735
PORTION OF: LOT 17-H-7 & LOT 17-H-8 PSD-03-247551
LOCATION: Barangay of San Nicolas, Municipality of Magalang, Province of Pampanga, Island of Luzon
AREA: Three Hundred Twenty Six (326) Square Meters, more or less

TRANSFER CERTIFICATE OF TITLE NO. 045-2025003569
Registry of Deeds for Angeles City

LOT NO: 7 **PLAN NO:** PCS-03-026735
PORTION OF: LOT 17-H-7 & LOT 17-H-8 PSD-03-247551
LOCATION: Barangay of San Nicolas, Municipality of Magalang, Province of Pampanga, Island of Luzon
AREA: Two Hundred Eight (208) Square Meters, more or less

TRANSFER CERTIFICATE OF TITLE NO. 045-2025003568
Registry of Deeds for Angeles City

LOT NO: 6 **PLAN NO:** PCS-03-026735
PORTION OF: LOT 17-H-7 & LOT 17-H-8 PSD-03-247551
LOCATION: Barangay of San Nicolas, Municipality of Magalang, Province of Pampanga, Island of Luzon
AREA: Two Hundred Three (203) Square Meters, more or less

TRANSFER CERTIFICATE OF TITLE NO. 045-2025003567
Registry of Deeds for Angeles City

LOT NO: 5 **PLAN NO:** PCS-03-026735
PORTION OF: LOT 17-H-7 & LOT 17-H-8 PSD-03-247551
LOCATION: Barangay of San Nicolas, Municipality of Magalang, Province of Pampanga, Island of Luzon
AREA: One Hundred Ninety Eight (198) Square Meters, more or less

TRANSFER CERTIFICATE OF TITLE NO. 045-2025003566
Registry of Deeds for Angeles City

LOT NO: 4 **PLAN NO:** PCS-03-026735
PORTION OF: LOT 17-H-7 & LOT 17-H-8 PSD-03-247551
LOCATION: Barangay of San Nicolas, Municipality of Magalang, Province of Pampanga, Island of Luzon
AREA: One Hundred Ninety Three (193) Square Meters, more or less

TRANSFER CERTIFICATE OF TITLE NO. 045-2025003565
Registry of Deeds for Angeles City

LOT NO: 3 **PLAN NO:** PCS-03-026735
PORTION OF: LOT 17-H-7 & LOT 17-H-8 PSD-03-247551
LOCATION: Barangay of San Nicolas, Municipality of Magalang, Province of Pampanga, Island of Luzon
AREA: Three Hundred Fifty (350) Square Meters, more or less

TRANSFER CERTIFICATE OF TITLE NO. 045-2025003564
Registry of Deeds for Angeles City

LOT NO: 2 **PLAN NO:** PCS-03-026735
PORTION OF: LOT 17-H-7 & LOT 17-H-8 PSD-03-247551
LOCATION: Barangay of San Nicolas, Municipality of Magalang, Province of Pampanga, Island of Luzon
AREA: Three Hundred Fifty (350) Square Meters, more or less

TRANSFER CERTIFICATE OF TITLE NO. 045-2025003563
Registry of Deeds for Angeles City

LOT NO: 1 **PLAN NO:** PCS-03-026735
PORTION OF: LOT 17-H-7 & LOT 17-H-8 PSD-03-247551
LOCATION: Barangay of San Nicolas, Municipality of Magalang, Province of Pampanga, Island of Luzon
AREA: Three Hundred Fifty (350) Square Meters, more or less

before Notary Public Atty. Leila Mae M. Estabillo, as per Doc. No. 104, Page No. 22, Book No. CXXVI, Series of 2026.

Punto! Central Luzon: September 27, October 4 & 11, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **ALMA BULAUN CANLAS** who died on May 09, 2026 at Angeles City; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on her estate; and more particularly described as a parcel of land (Lot 443, Psd-76713, being a portion of Lot 15 (LRC) Psd-13652 of the Subd. Plan LRC Rec. No.) situated in the Barrio of Sto. Domingo, City of Angeles Island of Luzon; containing an area of One Hundred Nine (109) Square Meters; and covered by Transfer Certificate of Title No. 109865 Registry of Deeds for the Angeles City; before Notary Public Atty. Arvin M. Suller, as per Doc. No. 5046, Page No. 23, Book No. 143, Series of 2026.

Punto! Central Luzon: September 27, October 4 & 11, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **ROLANDO B. SANTOS** who died on March 29, 2024 resident of Sta. Lucia Matua, Masantol, Pampanga; executed an Affidavit of Extrajudicial Settlement on his estate; and more particularly described as a parcel of land (Lot 6, Blk. 18 of the Cons-Subd. Plan Pcs-031410-005320 being a portion of cons. of lots 3128, 3132, 3137, 3141, Malolos Cad. Lot 3146-A & B (LRC) Psd-300601, Lots 3131-A to 3131-B (LRC) Psd-175222, Lots 2 to 10 (LRC) Pcs-14934, Lot 3144 Malolos Cad. L.R.C. Rec. No.) situated in the Bo. of Longos, Mun. of Malolos, Prov. of Bul.; containing an area of Two Hundred Six (206) Sq. Mtrs. and covered by Transfer Certificate of Title No. (T-194197) 039-2022017997; before Notary Public Atty. Janice C. Tiglao, as per Doc. No. 8, Page No. 3, Book No. LXXV, Series of 2026.

Punto! Central Luzon: September 27, October 4 & 11, 2026

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **SANTIAGO G. DUCUT** and **VICTORIA FLORES DUCUT** who died on July 5, 2011 and November 30, 2002; executed an Affidavit of Extrajudicial Settlement with Sale on his/her estate; and more particularly described as a parcel of land (Lot 4, Block 2 of the subdivision plan (LRC) Psd-18116 (Sheet 1) being a portion of Lot 671 of the cadastral Survey of Angeles, LRC (GLRO) Cad. Record No. 124) situated in the Barrios of Balibago and Pandan, Municipality of Angeles, Province of Pampanga; containing an area of One Thousand (1,000) Square Meters; and covered by Transfer Certificate of Title No. 13325 Registry of Deeds for the City of Angeles; before Notary Public Atty. Arvin M. Suller, as per Doc. No. 1906, Page No. 45, Book No. LVIII, Series of 2018.

Punto! Central Luzon: September 27, October 4 & 11, 2026

NOTICE OF SELF-ADJUDICATION

Notice is hereby given that **JERRY G. SUING**, of legal age, Filipino, single, and resident of 319 Babo Sacan, Porac, Pampanga; and heirs of **CEZAR DELA CRUZ FAJARDO**, who died on April 13, 1996 at Floridablanca, Pampanga; executed an Affidavit of Self-Adjudication on his/her estate, and that during the lifetime of decedent is the registered owner of a parcel of land located at Fortuna, Floridablanca, Pampanga with an area of 2,832 square meters covered by Transfer Certificate of Title No. 15470; before Notary Public Atty. Mikee Andrea B. Guevarra, as per Doc. No. 120, Page No. 26, Book No. LXXIII, Series of 2026.

Punto! Central Luzon: September 27, October 4 & 11, 2026



NOTICE OF SELF-ADJUDICATION

Notice is hereby given that **ANTONIO RAZON**, of legal age, Filipino, widower, with residence address at San Nicolas, Magalang, Pampanga, Philippines; and heirs of **JOSEFINA BONDOC RAZON**, who died on October 6, 2011 at Magalang, Pampanga; executed an Affidavit of Self-Adjudication with Unilateral Deed of Sale on his/her estate, and more particularly described as follows;

TRANSFER CERTIFICATE OF TITLE NO. 045-2021004553
Registry of Deeds for Angeles City

LOT NO: 17-H-1 **PLAN NO:** PSD-03-247551
PORTION OF: LOT 17-H PSD-03-207429
LOCATION: Barangay of San Nicolas, Municipality of Magalang, Province of Pampanga, Island of Luzon
AREA: One Hundred Fifty Six (156) Square Meters, more or less

before Notary Public Atty. Leila Mae M. Estabillo, as per Doc. No. 105, Page No. 22, Book No. CXXVI, Series of 2026.

Punto! Central Luzon: September 27, October 4 & 11, 2026

REPUBLIC OF THE PHILIPPINES
THIRD JUDICIAL REGION
REGIONAL TRIAL COURT
BRANCH 52
GUAGUA, PAMPANGA
Contact No. 0930-4974458
Email: rtc1gga052@judiciary.gov.ph

IN RE: PETITION FOR THE CANCELLATION AND CORRECTION OF ENTRIES IN THE CERTIFICATE OF LIVE BIRTH OF EMIL SIBAL DE LEON UNDER REGISTRY NO. 2001-1265 IN THE CIVIL REGISTRY OF GUAGUA, PAMPANGA

MARLYN SIBAL DE LEON and EMIL DE LEON ROMAN, SP PROC. NO. G-26-2888
Petitioner,
-versus-

OFFICE OF THE CIVIL REGISTRAR OF GUAGUA, PAMPANGA, OFFICE OF THE SOLICITOR GENERAL, PHILIPPINE STATISTICS AUTHORITY,

Respondents.

x-----x

ORDER

The Petition alleges in essence: PETITION
PETITIONERS, MARLYN SIBAL DE LEON and EMIL DE LEON ROMAN, thru the undersigned counsel, by way of a Verified Petition, and unto this Honorable Court, most respectfully avers:
1. That PETITIONERS are mother and son, both of legal age, Filipinos, and a resident of No. 34, Purok 3 Maui, Pulungmasle, Guagua, Pampanga;
2. Respondents LOCAL CIVIL REGISTRY OF GUAGUA, PAMPANGA and the CIVIL REGISTRAR GENERAL are public offices in custody and possession of the records of birth subject of this case and could be served with processes at Municipal Hall of Guagua, Pampanga and PSA East Complex Avenue, Diliman, Quezon City, respectively;

CAUSE OF ACTION

- Petitioner Emil was born on September 2, 1996 at Pampanga Provincial Hospital, Guagua, Pampanga to Emiliano Santos Roman and petitioner Marlyn Sibal De Leon. A copy of his Certificate of Live Birth is herein attached as Exhibit "A" to "A-1";
- When petitioner was born, his biological parents were not married, hence, he was registered initially as Emil Sibal De Leon;
- On June 4, 1999, petitioner Marlyn and his then partner, Emiliano Santos Roman, got married. Thereafter, they caused for the legitimation of petitioner which was now annotated in his Certificate of Live Birth. The copy of the Certificate of Marriage and is herein attached as Exhibit "B";
- Since then, petitioner Emil has been using the subject Certificate of Live Birth and the name Emil De Leon Roman in all his acts. The copies of petitioner Emil's Baptismal Certificate, Diploma, Official Transcript of Records, and Identification Cards are herein attached as Exhibits "D" to "J";
- When petitioner's sister, Marimel De Leon Roman, began working and was processing the application for the issuance of a UMID card before the SSS sometime in 2018, the SSS noticed that there was no annotation as to the change of name of petitioner's sister for which they asked her to correct her certificate of live birth;
- In line with this, petitioner and his sister checked both of their respective certificates of live birth and facilitated for the correction thereof;

- Petitioner's sister went to the Local Civil Registrar of Guagua, Pampanga to correct her birth certificate and thereafter was asked to wait for the Philippine Statistics Authority (PSA) main office's feedback with regard to the said correction. After some time, petitioner's sister claimed her PSA Feedback Form, they were surprised to learn that their mother has a previous marriage to another prior to her marriage to their father;
- They confronted their mother and was informed that indeed learned that she was married to one Cesar Solitario before her marriage to Emiliano Roman. A copy of the Marriage Contract of Cesar Solitario and Marlyn De Leon is herein attached as Exhibit "C";
- That the petitioner's mother explained that after a few months of being married, Marlyn Sibal and Cesar Solitario separated. Seven (7) years have passed and Marlyn Sibal met, had a romantic and live-in relationship with Emiliano Roman which brought petitioner and her brother. Even though Mr. Roman knew that Ms. Sibal was married to another man, and considering his wish to have the surnames of their children be Roman, he asked Ms. Sibal to marry him;
- Ms. Sibal followed Mr. Roman's instructions and has been dependent on him throughout their marriage until his untimely demise on June 11, 1999. A copy of the Certificate of Live Death of Emiliano Santos Roman is herein attached as Exhibit "K";
- Rule 108 of the Rules of Court provides that any person interested in any act, event, order or decree concerning the civil status of persons which has been recorded in the civil register may file a verified petition for the cancellation of any entry relating thereto, with the Court of First Instance of the province where the corresponding civil registry is located;
- Furthermore, Republic Act No. 9255 states that Article 176 of Executive Order No. 209, otherwise known as the Family Code of the Philippines, is hereby amended to read as follows:
"Article 176. Illegitimate children shall use the surname and shall be under the parental authority of their mother, and shall be entitled to support in conformity with this Code. However, illegitimate children may use the surname of their father if their filiation has been expressly recognized by the father through the record of birth appearing in the civil register, or when an admission in a public document or private handwritten instrument is made by the father. Provided, the father has the right to institute an action before the regular courts to prove non-filiation during his lifetime. The legitime of each illegitimate child shall consist of one-half of the legitime of a legitimate child."
- That to correctly settle the record of birth and the name of petitioner, as well as to avoid any confusion and misrepresentation, it is necessary that the entry of legitimation in the Certificate of Live Birth of Emil Sibal De Leon with local civil registry number 2001-1265 registered before the Local Registrar of Guagua, Pampanga be cancelled, and that the name of petitioner be annotated from EMIL SIBAL DE LEON to EMIL DE LEON ROMAN.

WITNESS TO BE PRESENTED

- In order to prove the allegations of their Petition, the following witness/es shall be presented:
a. **Emil D. Roman**
Summary of testimony: to prove the allegation in the Petition, to prove that he was born on September 2, 1996 to Emiliano Santos Roman and Marlyn Sibal De Leon; to prove that he was improperly legitimated considering that his mother contracted marriage to another man prior to her marriage to Emiliano S. Roman.
b. **Marlyn S. De Leon**
Summary of Testimony: to prove that she is the biological mother of Emil De Leon Roman; to prove that Emiliano Roman asked her to marry him despite knowing she was married to another man in order for their children to follow his surname.

DOCUMENTS TO BE PRESENTED

- To support the allegations in this Petition, the following documents will be presented:
a. **Certificate of Live Birth of Emil Sibal De Leon**
Purpose: To prove that the material allegations in the petition; to prove that he is a biological son of Emiliano Santos Roman and Marlyn Sibal De Leon.
b. **Marriage Contract of Cesar Solitario and Marlyn De Leon**

- Purpose: To prove that petitioner Marlyn Sibal De Leon, has an existing marriage prior to her marriage to petitioner's father.
c. **Certificate of Marriage of Emiliano Santos Roman and Marlyn Sibal De Leon**
Purpose: To prove that Marlyn Sibal De Leon contracted a second marriage on June 4, 1999;
d. **Baptismal Certificate issued by Iglesia Filipina Independiente dated July 6, 2024;**
e. **Diploma issued by Maui Elementary School, Guagua, Pampanga;**
f. **Official Transcript of Records issued by Don Honorio Ventura Technological State University;**
g. **Identification Card issued by Natividad High School, Guagua, Pampanga for the school year 2010-2011;**
h. **Identification Card issued by Maui Elem. School for the school year 2005-2006;**
i. **Identification Card No. 712 issued by Natividad High School;**
j. **Driver's License No. C10-18-011447**
Common Purpose: to prove that petitioner has been using the name Emil De Leon Roman in all his acts and school records
k. **Certificate of Death of Emiliano Santos Roman**
Purpose: to prove that Emiliano Santos Roman June 11, 1999.

PRAYER

WHEREFORE, it is most respectfully prayed for, that after due notice and hearing, judgment be rendered ordering the Local Civil Registrar of Guagua, Pampanga and the Philippine Statistics Authority to cancel annotation of legitimation in the Certificate of Live Birth of Emil Sibal De Leon under local civil registry number 2001-1265, and that the name of the petitioner be corrected as EMIL DE LEON ROMAN.

Other reliefs and remedies that are just and equitable under the premises be allowed.

Respectfully submitted. Guagua, Pampanga, July 10, 2026.

Finding said petition to be sufficient in form and substance, the same is hereby sc hearing on October 14, 2026 at 1:30 in the afternoon.

Let this Order be published once a week for three (3) consecutive weeks in a news; of general circulation in the province of Pampanga.

Let copies of this order and the petition be furnished the Office of the Solicitor Ger the Office of the Provincial Prosecutor of Pampanga, City of San Fernando, Pampanga; the Registrar General, Philippine Statistics Authority, Quezon City; and the Local Civil Registr Guagua, Pampanga.

The Civil Registrars concerned and any person having or claiming any interest unde entries where corrections are sought may, within fifteen (15) days from notice of the petitc from the last date of publication, file their opposition thereto, and appear on said date and and show cause why this petition should not be granted.

SO ORDERED.

Guagua, Pampanga August 11, 2026.

JACQUELINE REYES SUIN
Presiding Judge

- Copy Furnished:
- Office of the Solicitor General
 - Office of the Provincial Prosecutor of Pampanga, City of San Fernando, Pampanga
 - Civil Registrar General, Philippine Statistics Authority, Quezon City
 - Local Civil Registrar of Guagua, Pampanga
 - Atty. Chastinne Mae M. Limson / 0925-495-9270 / 0956-872-9156
 - Emil De Leon Roman
 - Marlyn Sibal De Leon

Punto! Central Luzon: September 20, 27 & October 4, 2026



These five (5) smart habits made our busy family week feel lighter

By NING V. CORDERO

SMALL SHIFTS in routine, spending, connectivity, and family time can make a surprisingly big difference.

As a working parent, I have learned that the busiest moments are rarely the biggest ones. They are the small daily overlaps that happen when work deadlines, school requirements, household responsibilities, and family time all compete for attention. On most days, it is not a single major challenge that creates stress, but the accumulation

of small interruptions: a school requirement that needs to be uploaded before a deadline, a work presentation that requires full attention, a video call happening in the next room, or a household task that suddenly becomes urgent.

Individually, these moments seem manageable. Together, they can make an ordinary week feel far more complicated than it needs to be.

For a long time, I approached these challenges the same way many parents do: I simply dealt with each one as it came. The

problem was not that any single task was overwhelming. Rather, it was the constant need to switch between responsibilities, solve small problems, and respond to interruptions throughout the day. Eventually, I realized that making family life easier was not about finding a perfect system. It was about identifying the small sources of friction that kept recurring and finding practical ways to reduce them.

Here are five small habits that helped make our week feel lighter, more manageable, and less reactive.

1. Build a family rhythm, not a rigid timetable

One of the most effective changes we made was creating a simple daily rhythm. Instead of trying to schedule every hour, we focused on giving everyone a shared understanding of what the day would look like. Work meetings, school deadlines, household errands, and family activities were discussed in advance, helping everyone prepare for what was ahead.

What surprised me most was how much this reduced mental clutter. The children became more proactive about preparing their school requirements, while I spent less time reminding everyone what needed to be done. We were not necessarily doing fewer things, but we were spending less energy managing them. The result was a household that felt calmer, more organized, and better able to handle unexpected changes.



2. Treat home internet as shared family infrastructure

In our home, internet access supports far more than entertainment. It underpins work presentations, school submissions, research, video calls, family communication, and the small digital tasks that quietly fill the day. While connection speed is often the focus of conversations about internet service, what has mattered more to our family is the ability to move seamlessly from one responsibility to another without constantly adjusting plans around connectivity.

There are fewer moments when someone has to wait for a file to upload, postpone a school submission, or ask everyone else to pause what they are doing just to finish one task. Over time, avoiding these interruptions creates something equally valuable: a calmer, more productive household where everyone can focus on what needs to get done.



3. Give digital spending the same attention as other household expenses

Like many households, we carefully monitor groceries, utilities, and other major expenses, while digital subscriptions often receive far less attention. Streaming services, mobile data plans, cloud storage subscriptions, and various apps can quietly accumulate in the background, particularly when payments are automated.

A simple monthly review helped us become more intentional about these expenses. We started asking whether each service still served a purpose, whether multiple subscriptions were providing similar benefits, and whether there was a simpler way to manage the essentials we actually used. The exercise was not about cutting costs indiscriminately. It was about making sure our spending aligned with our family's actual needs and priorities.



4. Protect family downtime as intentionally as work and school time

In many households, family time is often treated as whatever remains after work, school, chores, and errands have been completed. The reality is that there is always another email to answer, another task to finish, or another reason to stay busy.

We found it helpful to deliberately make room for shared experiences. Whether it was watching a favorite show together, catching up with relatives through video calls, playing online games, or simply spending time browsing for something everyone could enjoy, these moments became an important way to reconnect after a busy day.

The activity itself mattered less than the opportunity to be present with one another. In a week filled with competing responsibilities, that sense of connection became one of the most valuable habits we developed.



5. Choose convenience that genuinely simplifies life

As the person who usually keeps track of household services and recurring payments, I have come to appreciate convenience that removes complexity rather than adding to it. The most helpful solutions are often the ones that reduce the number of bills, subscriptions, and separate services that need ongoing attention.

Looking back, the changes that

made the biggest difference were not necessarily the biggest investments or the most complicated solutions. They were the choices that reduced recurring friction, simplified daily routines, and allowed us to spend less time managing responsibilities and more time focusing on the people around us. When everyday essentials work together more efficiently, the entire household can run more smoothly.

This is where PLDT Home Fiber



Sometimes, the smartest changes are the smallest ones.

The biggest lesson I have taken from all of this is that a smoother family week rarely comes from doing more. More often, it comes from eliminating the small sources of friction that quietly consume time and attention. Whether it is creating a simple family rhythm, reviewing recurring expenses, protecting time for meaningful connection, or finding practical ways to simplify everyday digital needs, each small adjustment helps create a household that feels

less reactive and more intentional.

The week may still be busy. Deadlines will still appear, schedules will still change, and unexpected demands will always be part of family life. But it becomes easier to navigate those challenges when the essentials work the way they should.

For me, that has been the biggest realization: the smartest choices are not always about adding more to life. Sometimes they are about removing complexity, making everyday essentials work harder, and creating more space for the moments that matter most.

P371.8-M disaster...

FROM PAGE 1

The LDRRMF is a mandatory allocation of at least 5% of the estimated revenue from regular sources for local government units under Section 21 of RA 10121 (Philippine Disaster Risk Reduction and Management Act of 2010).

The fund was approved during the 3rd Quarter meeting of the PDRRMC presided by Vice Gov. Dennis “Delta” Pineda with various national government agencies and local government units in attendance at the Kingsborough International Convention Center here on Sept. 29.

Among the specific programs covered are: animal health and management, installation

of garbage interception floaters, and debris hauling and water-cleaning services under Disaster Prevention and Mitigation; acquisition of additional land for evacuation centers, construction and improvement ng DRRM facilities and flood-mitigation infrastructure, procurement of emergency response and rescue vehicles, heavy equipment, and generator sets, and provision for relief goods, food and non-food items, disaster medical supplies, and first-aid kits under Disaster Preparedness; emergency and core shelter assistance, food- and cash-for-work program, financial, medical and burial assistance, and other interventions to address

immediate needs of families affected by calamities under Disaster Response and Early Recovery; and post-disaster interventions for rehabilitation and recovery of affected communities.

PDRRM Office chief Janica Yambao said the programs are anchored on “lessons learned from the recent spate of calamities induced by the enhanced southwest monsoon that hit the province.”

PDRRMC data show 408 barangays of 20 LGUs were flooded, affecting 375,093 families or 1,218,442 individuals; and losses in agriculture and aquaculture reaching P1.48 billion affecting 40,167 farmers and fisherfolk.

Pampanga PIO/Photo: Daniel Ombina

Nature-based...

FROM PAGE 1

Development Bank.

Dizon said the proposed earth dike could incorporate bamboo cribs and mangrove planting as part of a nature-based approach to flood protection. “Hindi laging ang solusyon sa problema eh semento, project, hindi laging ganun.”

“Minsan, simpleng earth dike lang, simpleng bamboo crib lang, pagtatanim lang ng mangrove, malaking bagay na yun,” he explained.

The proposed inland dike

could affect some fishpond areas and require right-of-way considerations that would have to be assessed with affected communities.

Dizon said these interventions could be pursued without waiting for the longer implementation period required for major coastal defense infrastructure. “These are solutions that we can implement now, we don’t have to wait five years, 10 years for that.”

He emphasized that the strategy should cover

interconnected communities because flooding and water movement do not follow municipal boundaries.

The broader area of consideration includes communities in Paombong, Hagonoy, and Calumpit in Bulacan, and Sasmuan in Pampanga.

Dizon said properly managed water could also potentially support irrigation, fishponds and communities instead of being treated only as floodwater that needs to be removed.

PIA-3

One moon, one humanity...

FROM PAGE 2

the president and CEO Ma. Zoraida Camello and assistant vice president Atty. Bonifacio Tarenio. Tourism Promotions

Division manager Elenita Lorenzo, Communications Division manager Astrud Aguinaldo, and Construction Management Division manager Engr. Erwin

Bognot and Lourdes Tanhueco-Nepomuceno, director of the University of the Philippines Confucius Institute likewise joined the celebration.

CDC-PR

Defend The Pioneer...

FROM PAGE 5

We call on Angeles University Foundation to respect and uphold the autonomy of student institutions and cease the abuse of power regarding

the rights to express and organize. Citing the Supreme Court ruling in Malabanan v. Ramento, the court declared that students “do not shed their constitutional rights

to freedom of speech or expression at the schoolhouse gate.” These rights must be uncompromisingly upheld, and no university guideline should trample upon this

PARK INN BY RADISSON CLARK WELCOMES THE SEASON WITH SIP, SAMPLE & CELEBRATE

As the holiday season draws near, Park Inn by Radisson Clark sets the mood for festive celebrations with Sip, Sample & Celebrate, an exclusive evening curated for its valued corporate partners. The intimate gathering offers guests an enticing preview of the season ahead, featuring festive tastings, a first glimpse of the hotel’s holiday offerings, and an exciting opportunity to take home an overnight stay through the evening’s raffle. On September 25, Park Inn by Radisson Clark, bringing together the warmth of the holidays, thoughtful hospitality, and meaningful connections. More than a preview, Sip, Sample & Celebrate is an invitation to savor the season—and discover the festive experiences Park Inn by Radisson Clark has prepared for the months ahead.

PUNTO LIFESTYLE TEAM.

Vilma benchmarks...

FROM PAGE 1

of medical expenses incurred by qualified patients in public hospitals; the Alagang Nanay Preventive Healthcare Program focused on early consultation and detection of ailments through screening, laboratory services, and early medical interventions; the Pampanga floating hospital, the country’s first, that serves coastal and riverine barangays; and the Pampanga mobile pharmacy that dispenses prescription medicines

to residents in far-flung barangays, with special focus on the elderly for their maintenance medicines.

The Batangas delegation made on-site visits at the Clark Multi-Specialty Medical Clinic and the Pampanga Provincial Hospital-Clark to observe the facilities, systems, and services.

The benchmarking sessions also discussed Pampanga’s best practices in infrastructure, education, agriculture and the management of quarry operations and revenues

accruing to the provincial fiscal resources that ensure continuous funding to the Capitol’s programs and projects.

Towards stronger collaboration and enhancement of relationship between the two provinces for the greater good of their constituents, Santos-Recto and Pineda signed a sisterhood agreement between Batangas and Pampanga at the end of the benchmarking activity.

With Pampanga PIO/Photos: Daniel Ombina

Commentary

FROM PAGE 4

Nobyembre angga keng a-beinti otso, iya pu talaga ing festival proper idalan taya ing misyun ayini kareng kekatamung kayabe malls at venues.

Mag-umpisa ya ing festival 2026 king masaya at maragul a programa at ribbon-cutting da ring festival booths, itaglus taya king drum and lyre competition.

Deng kekatamung entabladu, maging masigla la at kumabye king Sinukwan Street Dance competition at Sinukwan Interpretative Dance competition, nung nukarin deng kekatamung gaganap ipakit da ing kasalesayan at tradisyun Kapampangan kapamilitan na ning indak at terak.

Koronahan taya ing Lakan at Lakambini ning Sinukwan, deng kekatamung ambassadors of beauty, culture at advocacy. Kasabe na nini, ing Santungan ning Kulturang Kapampangan m a g l a t a g y a n g miyayaliwang heritage-

building activities — kayabe ya ing Patenakan Quiz Bee, Kurang-Kurangan, Spoken Word Competition, among Dance Workshops — makadisenyu para mas midagdagan ing pamanintindi at pamag paulaga da ring kekatamung kayanakan nung ninu talaga ikatamu bilang lahing Kapampangan.

Ing partnership signing ceremony tamu ngeni, ing pundasyon para maging dalan para ing egana ganang kaganapan na ning festival malyari.

Ing Foundation for Lingap Kapampangan kambe naning Sinukwan Festival 2026 Executive Committee ampo deng kekatamung official festival partners, ali tamu mu pipirma king metung a dokumento — nune mibubuklat at gagawa tamung metung a pamangako o shared commitment: aliya taya papalyaryang mawala ing kulturang Kapampangan, na aliya makalingwan ing kekatamung minananng dangalan, at ing susunud a

henerasyon Kapampangan, dagul lang balu da talaga nukarin la menibatan.

Kekayu pung kaluguran king media — salamat pu king saup yu para ing istorya tamu mapabalu ya at miras ya kareng balang Kapampangan, nukarin la man suluk ning yatu.

Kareng kekatamung kayabe at sponsors, dakal a dakal salamat king pamaniwala yu at saup king pamanyulung ning kekatamung kulturang Kapampangan para king kabyasan da reng kekatamung kayanakan.

Isulung tamu pu at sesen at palagwan ing makapagpasaya at makapagmaragul a kulturang Kapampangan.

Luid ya eng Pampanga. Masayang Sinukwan Festival 2026 kekatamu ngan.

(From Ms. Romero’s message at the media launch of Sinukwan Festival 2026, at the Santungan ning Kulturang Kapampangan, City of San Fernando, 29 Sewpt. 2026)

NOTICE TO THE PUBLIC

In compliance with the provisions of Republic Act No. 11698 otherwise known as the “Vintage Vehicle Registration Act” and its Implementing Rules and Regulations, notice is hereby made to inform the public that **Mr. Leonardo M. David** has applied for the registration of the vehicle which photo attached and details appear below:

Make and Series	:	Land Rover Series IIA
Year Model/Manufactured	:	1964
Engine	:	19L 16469A
Chassis	:	255000194
Color	:	Black

In support of his application, the above-named applicant has submitted a Notarized Affidavit to the LTO stating that;

1. He is the owner, and is in possession of the subject vehicle.
2. He acquired the vehicle from GRB Food & Beverages & Management Consultant and have been restoring it since the purchased several years ago. However, through the passage of time, the documents relating to the vehicle were lost and, despite diligent efforts, he has not been able to locate them.
3. He shall solely assume legal responsibility for valid claims, whether criminal, civil or administrative in nature, arising from his acts or omissions in relation to the importation, acquisition, possession, registration, and ownership of the vehicle.

Any objections to the intended registration or claims to the vehicle may be sent to the New Registration Unit – Central Office through ltoco.mvirs@lto.gov.ph. In the event that no adverse claim will be received by the LTO after three (3) months from this publication, said office shall commence registration of the vehicle consistent with the provisions of RA 11698 and its IRR.

ATTY. GERALD CESAR G. CHAVEZ
Chief, New Registration Unit – Central Office

Punto! Central Luzon: September 20, 27 & October 4, 2026



AcroCity Finds Its Rhythm:

A new destination for staying, dining, playing, meeting and celebrating in Bulacan

BY NING V. CORDERO • PHOTOS: NELSON GONZALES



GUIGUINTO, BULACAN — What began three years ago here as an ambitious commercial, industrial and lifestyle development is steadily taking on a new identity. AcroCity is growing beyond its original vision of a business-oriented destination. Today, it is shaping itself into an emerging hub where people can stay for the night, enjoy a meal, work out, attend an event, play a game, relax, or simply spend time with family and friends—all within one

connected destination. “Launched in 2023 on more than 20 hectares, our company Czark Mark Group unveiled AcroCity. We envisioned a place where business and everyday lifestyle experiences could exist side by side. And as its establishments continue to grow, so does the range of reasons for people to visit,” Czark Mak, executive vice president, and director Angelo Wongchuking shared during a press conference on Sept. 24.

A place for every appetite

Food, naturally, has become an important part of the AcroCity experience. Established dining destinations such as Mt. Fuji Restaurant, Mighty King Restaurant, Café de Margaux and Flavors from Home give visitors a range of Japanese, Chinese and Filipino-inspired choices. The idea is simple: visitors who come for one purpose can discover several others while they are there. That same philosophy is becoming increasingly evident in Acro City’s growing sports and recreation cluster.



Entertainment joins the mix

AcroCity’s evolution is not limited to hospitality, wellness and sports. Entertainment is becoming another important piece of the destination’s identity with the presence of Dragon Royale, adding another dimension to its existing mix of dining, events, leisure

and hospitality. For AcroCity, the continuing growth of its individual establishments reflects a larger strategy: creating an ecosystem where different businesses and experiences complement one another.

Building a destination, not just a location

The bigger ambition is perhaps best captured in AcroCity’s emerging philosophy of giving people more reasons to visit Bulacan. As the development continues to expand, it sees opportunities to draw visitors from across Bulacan and nearby areas of Metro Manila while supporting local tourism, business activity, employment and community engagement. Rather than operating as isolated establishments, the businesses within AcroCity are increasingly being

positioned as parts of one larger destination experience. “When someone comes to AcroCity for an event, a meal, a game, or an overnight stay, we want them to discover something else while they are here,” said Wongchuking. “That is the opportunity we see in building AcroCity—not simply as a location, but as a destination where different experiences connect.” Moving forward, AcroCity plans to further strengthen its hospitality, dining, sports, events and entertainment

portfolio while developing partnerships, activities and visitor experiences designed to increase engagement across the development. From a commercial and industrial project introduced in 2023, AcroCity is gradually becoming something broader—a destination designed around experiences and the way people spend their time. And its invitation is straightforward: Stay. Dine. Play. Meet. Celebrate. — all in one place.

More than a place to stay

At the heart of the development is Acro Residences, a business and leisure hotel that has expanded to 80 rooms and now features an outdoor swimming pool. The property has also evolved into a wellness and lifestyle hub, housing DX3 Fitness Gym, Kore Klub Yoga, and RVP Medical & Aesthetic Clinic. Its growing mix of accommodations, wellness and fitness services allows Acro Residences to cater not only to business travelers but also to families, groups and staycation guests. Nearby, NDW Plaza has likewise developed into an operating community and town center. An important component of the property dedicated to family matriarch, Nelia D. Wongchuking. “This is a place to pay tribute to my grandmother, a place defining her strong personality of looking after others, caring for her loved

ones and workers, and her full support to health and wellness in the community,” said Angelo Wongchuking. Officially opened in 2023 as a wellness-oriented development, the plaza now brings together healthcare, wellness, banking, personal-care and events services. Its offerings include a dialysis center, banking services, massage and wellness facilities, salon and grooming services, aesthetics and Pilates. Its event spaces can accommodate functions for approximately 250 guests, adding another layer to AcroCity’s growing role as a venue for celebrations, corporate gatherings and community activities. For outdoor celebrations, Ang Hardin extends the destination’s events offering, providing a setting for families, social gatherings and corporate functions.



From fitness to the playing court

At Mighty Sports Center, recreation is taking center stage. The facility currently offers five courts for pickleball and badminton players, while preparing for another major expansion: two additional courts designed for basketball and volleyball are scheduled to officially open on Sept. 27. The sports cluster has also attracted new investment, including Xreme Hustle Fitness, a fitness-

performance concept involving PBA standout Scottie Thompson and former boxing champion Gerry Peñalosa. Together, these developments reinforce AcroCity’s growing emphasis on fitness, recreation and sports communities. The development’s portfolio also includes the 15-hectare T12 Polo Land Industrial Estates, anchoring its commercial and business component.

