



Collaboration, not division

SEE AT PAGE 5

PhilHealth pays P1-B in claims to 11 district hospitals in Pampanga

CITY OF SAN FERNANDO -- The Philippine Health Insurance Corp. has paid about P1.05 billion benefit claims to a total of 11 district hospitals in the province of Pampanga.

The amount covers health care services provided to members from January to December 2024, and will be used to support the non-medical and medical professionals in delivering excellent health care services to all patients who are Phil-

Health members and dependents.

Vice Gov. Lilia "Nanay" Pineda thanked PhilHealth for meeting the target of P1 billion collections on the health care services provided by the district hospitals.

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Hands-on health care from Vice Gov. Lilia "Nanay" Pineda. PHOTO: PAMPANGA PIO



DEVANADERA

CDC, TMC hail 10 years of partnership excellence

CLARK FREEPORT— "With pride, we can declare: 'We have The Medical City in Clark – an internationally accredited center of excellence.'"

Thus, Clark Development Corp. president and CEO Atty. Agnes VST Devanadera toasted The Medical City-Clark during the celebration of its 10th anniversary held at the hospital grounds here on Jan. 24.

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Mayor Pogi Lazatin and Rep. Jon Lazatin at the launch. Photos: CSCacal/CLMA-Pampanga



AC launches POGI 24/7 emergency app

HELP JUST A TAP AWAY

ANGELES CITY – The first-of-its-kind rescue mobile application in Central Luzon was launched in Barangay Pandan here Jan. 28, ensuring more efficient and effective response to community emergencies.

Angeleño Alerto! 24/7 Mobile App, also known as the Personal On-call Guard Interface (POGI), enables residents to report incidents and share their precise locations directly with the Angeles City Disaster Risk Reduc-

tion and Management Office (ACDRMO) thereby fast tracking its responders' adaptive action to the situation.

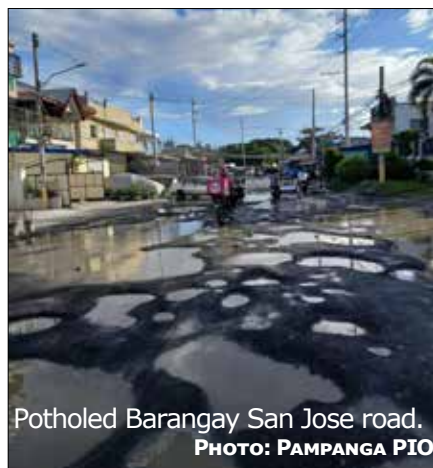
"The safety of every Angeleño is our priority. With this app, we can reduce response time, ensuring appropriate help arrives faster during critical moments," noted Mayor Carmelo "Pogi" Lazatin, Jr., stressing that minimizing emergency response time has been a key focus of his administration

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Delta acts to upgrade CSF roads



Groundbreaking rites with Gov. Delta Pineda, Vice Gov. Nanay Pineda, and former BM Mylyn Pineda-Cayabyab. PHOTO: PAMPANGA PIO



Potholed Barangay San Jose road. PHOTO: PAMPANGA PIO

CITY OF SAN FERNANDO – After laying the groundwork for the dredging of this city's heavily silted rivers and streams, the Pampanga provincial government has again taken upon itself the task of rehabilitating and upgrading city roads that are in varying degrees of disrepair.

Last Jan. 23, work commenced on the dilapidated road in Barangay San Jose

immediately after groundbreaking rites led by Gov. Dennis "Delta" Pineda, Vice Gov. Lilia "Nanay" Pineda, board member Ananias Canlas Jr., and former board member Mylyn Pineda Cayabyab.

Gov. Pineda allocated a total budget of P4.1 million to raise the roadbed by 50 cm concrete the 182-meter stretch to ensure resilience against heavy

rains and wear from heavy vehicles. The road rehabilitation is expected to be completed within 45 calendar days.

Similarly, on Jan. 25, the Capitol officials broke ground for the concreting of the road in Sitio Bulusan, Barangay San Nicolas to the great relief of the residents.

"At long last, maaayos at mapapaganda na ang daan namin dito sa San

PAGE 17 PLEASE



BCDA signs deals for land, asset dev't

CLARK FREEPORT – Ink flowed profusely at the Bases Conversion and Development Authority the past week with the signing of various agreements with a singular aim – the continuing development of its domain.

BCDA president and CEO Joshua M. Bingcang signed a deed of conveyance to transfer 1.7 hectares of prime land within Fort Bonifacio to the local government of Taguig City, represented by Mayor Maria Laarni L. Cayetano.

The property, which includes portions of Bonifacio Global City and

Bonifacio Capital District, will be utilized by the Taguig City government to build community facilities and other developments aimed at benefiting its residents.

Joining them at the signing were BCDA vice president for land and assets development Richard Brian Cepe and Taguig City business permit licensing office chief Atty. Maria Theresa Veloso.

A 50-year lease agreement for the development of a 100-hectare industrial park in New Clark City (NCC) has been signed by the BCDA with Science Park of the Philippines, Inc.

(SPPI). SPPI, a leader in private industrial estate development, is known for its innovative and sustainable industrial parks, operating six premier sites in Central and Southern Luzon, and Central Visayas for local and multinational enterprises.

“All this kind of development are all aligned to our programs to make NCC the best, smart, and sustainable new city for the country,” enthused Bingcang said during the signing ceremony.

Present during the signing ceremony were SPPI chairperson Guillermo D.

Luchangco, SPPI president-CEO Richard Albert I. Osmond, SPPI executive vice president Noel Neric, BCDA OIC senior VP for conversion and development group Mark P. Torres, BCDA VP for business development Mary Grace C. Perez, and BCDA VP for investment promotions and marketing department Erwin Kenneth R. Peralta.

To enhance digital connectivity across its key properties, including Bonifacio Global City, NCC, and Morong Discovery Park, the BCDA signed a memorandum of understanding with PhilTower MIDC, a

joint venture company of Miescor Infrastructure Development Corp. and Phil-Tower Consortium Inc.

The ceremonial signing was presided by PCEO Bingcang, PhilTower MIDC president-CEO Devid Gubiani, chief for external affairs and government relations Calvin Laurence Antonio B. Parpan, chief financial and risk officer Maida B. Bruce, and BCDA VPs Perez and Peralta.

A 25-year lease contract was signed by the BCDA with Danilo G. Lim for one of the prime ASEAN Villas in this freeport.

The 1,082-square-meter

ASEAN Villa houses four bedrooms, two dining rooms, a living area, foyer, veranda, sunroom, porch, a private office, den, security office and headquarters, three-car covered garage, and four open space parking slots.

This development forms part of BCDA's assets disposition program, which is carried out pursuant to RA 7227 (Bases Conversion and Development Act). The law mandates the BCDA to accelerate the sound and balanced conversion of former military reservations into alternative productive uses. **Punto News Team/BCDA Public Affairs**

Teenage pregnancy down by 9.7% in CL

CITY OF SAN FERNANDO — The cases of teenage pregnancy notably decreased by 9.73% from 17,107 cases in 2022 to 15,442 cases in 2023, according to the latest Civil Registry and Vital Statistics data from the Philippine Statistics Authority.

Commission on Population and Development (CPD) regional director Lourdes Nacionales attributed the decrease of cases in the region to the collective efforts of the national and local governments, stakeholders, and other civil society organizations in raising awareness and promoting adolescent sexual and reproductive health education.

However, while there is an overall decrease of cases for ages 10 to 19, CPD raises concern due to increasing pregnancy cases among young girls aged 14 and below, making Central Luzon the second region nationwide with the most cases.

Among the provinces in Central Luzon, Pampanga has the highest case of teen-

age pregnancy with 3,886; followed by Bulacan – 3,850; Nueva Ecija – 3,214; Tarlac – 1,594; Bataan – 1,284; Zambales – 1,207; and Aurora – 443 cases.

“This is alarming because getting pregnant at a very young age poses significant health risks to both the mother and the child. The young girls may also face profound social and economic consequences including limited educational and professional opportunities, perpetuating cycles of poverty and inequality,” she noted.

With this, Nacionales stressed the need to address underlying factors such as lack of access to age-appropriate comprehensive sexuality and reproductive health education, poverty, child abuse, and exploitation.

For its part, CPD continues to strengthen partnerships and develop more strategies, policies, and programs aimed at curtailing teenage pregnancy cases in the region, through the Special Committee on Population and Development.



DELTA STOPS QUARRYING IN ARAYAT

CITY OF SAN FERNANDO – An obviously outraged Gov. Dennis “Delta” Pineda on Jan. 27 ordered a stop to sand quarrying by the R.D. Policarpio & Co. Inc. near the very bridge it is constructing in Barangay San Agustin, Arayat, Pampanga. “Bawal po na mag-quarry isang kilometro bago at pagkatapos ng tulay, base sa [Department of Public Works and Highways] order,” noted the governor. “Nang puntahan po nila ako sa aking opisina ngayong Lunes, nag-warning po ako na maaari ko silang sampahan ng kaso kung hindi po sila titigil, manganganib ang tulay at mapapahamak ang mga motorista at pasahero.” On the governor's orders, the provincial quarry regulatory unit Kalam (Kapampangan a Lulugud at Matapat) on 22 impounded the dump truck and backhoe of the construction firm found only 100 meters away from the bridge. **PUNTO NEWS TEAM/PAMPANGA PIO**

Subic Freeport workforce up by 4.8% in 2024

By Malou Dungog

SUBIC BAY FREEPORT – The Subic Bay Metropolitan Authority has pegged its 2024 workforce at 164,400 showing a minimal but steady 4.8% increase.

SBMA chairman and administrator Eduardo Jose L. Aliño attributed the increase in the workforce to the number of orders in the manufacturing sector that drove the workforce from 2023's 156,811 workers to this year's 164,400.

He said that the manufacturing sector of the Subic economic zone

recorded 27,484 workers employed by 110 companies here in 2024, compared to 21,433 workers in 2023.

“And we are anticipating more employment opportunities in Subic Freeport because of President Ferdinand Marcos Jr.'s aggressive efforts to bring more foreign companies to invest in the country since it has been his administration's thrust to create more jobs for Filipinos through foreign direct investments,” he said.

The manufacturing sector has employed workers from Olongapo

City (13,738), Bataan (3,843), Zambales (8,154), Pampanga (188), National Capital Region (140), Tarlac (79), and other areas (1,342).

Aliño added that the services sector still has the biggest number of workers with 116,776 employees employed by 4,014 companies in 2024. It recorded an increase of 1,134 workers from 2023's 116,776 employees, compared to 2023's 115,642 employees.

The companies in the services sector employed workers from Olongapo City (46,857), Bataan (14,984), Zambales (17,999), Pam-

panga (4,419), National Capital Region (5,441), Tarlac (1,727), and other areas (25,349).

The shipbuilding/marine-related services with 153 companies recorded an increase of 309 workers for 2024's 6,187 employees compared to 2023's 5,878 employees.

The male-dominated sector recorded 5,512 male workers and 675 female workers. It employed workers from Olongapo City (2,742), Bataan (693), Zambales (1,543), Pampanga (59), National Capital Region (347), Tarlac (11), and other areas (792).



ALINO

ArenaPlus celebrates Filipino sports excellence at the annual PSA Awards



Displayed trophy for Carlos Yulo, recipient of the PSA 'Athlete of the Year' honor.



Filipino Olympians and Paralympians pose for a group photo on the PSA Awards stage after receiving their trophies.



President of the Gymnastics Association of the Philippines, Cynthia Carrion, enjoys premium treats from ArenaPlus during the PSA Awards.



Total GameZone Xtreme Incorporated President Rafael Jasper Vicencio, along with other executives from PSA Awards sponsors, presents the award for Executive of the Year to Abraham "Bambol" Tolentino during the PSA Awards.

ARENAPLUS, your 24/7 sports entertainment platform, joined the celebration of Pinoy pride as Filipino athletes and Olympians gathered for the annual San Miguel Corporation-Philippine Sports-writers Association (SMC-PSA) Awards Night on Monday, January 28, at the Centennial Hall of the Manila Hotel.

The Philippine Sportswriters Association is the oldest media organization in the Philippines, with membership consists of sports-writers and editors from various tabloids, newspapers, and sports websites in the country.

With the theme "Golden Year, Golden Centenary," the PSA Awards honored a total of 117 awardees from various sports. Filipino Olympians were present as the special guests of honor, recognizing their hard work and sacrifices in representing the country.

Among the notable names present were Philippine Sports Commission (PSC) Chairman

Richard "Dickie" Bachmann, Philippine Olympic Committee (POC) President Abraham "Bambol" Tolentino, and Senator Christopher "Bong" Go, Chairperson of the Senate Committee on Youth and Sports.

Total GameZone Xtreme Incorporated President Rafael Jasper Vicencio participated in the celebration, presenting awards to honorees such as the Gymnastics Association of the Philippines for National Sports Association of the Year, Abraham "Bambol" Tolentino for Executive of the Year, and Olympian boxers Nesthy Petecio and Aira Villegas for President's Award.

Highlighting the night was the recognition of ArenaPlus ambassador and double-gold Olympic gymnast Carlos Yulo, who was the deserving recipient of the highly coveted Athlete of the Year accolade for his historic achievement of winning the country's first-ever Olympic double gold during the Paris Games.



Total GameZone Xtreme Incorporated President Rafael Jasper Vicencio and ArenaPlus ambassador, double-gold Olympic gymnast Carlos Yulo, share a post-award smile after receiving the Athlete of the Year.



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To the Point

Connect everyone to clean energy

THIS YEAR, renewables are projected to become the world's largest source of electricity generation for the first time. Meanwhile, their prices keep plummeting.

On the International Day of Clean Energy, we celebrate this revolution. But we also recognise the challenges ahead.

The end of the fossil fuel age is certain. But governments must ensure that it comes swiftly and fairly. This is crucial to save us from the worst of the climate crisis, and to connect every person to clean energy – lifting millions out of poverty.

This year offers an unparalleled opportunity for countries to align their climate ambitions with their national energy and development strategies. All countries have committed to produce new national climate action plans aligned with limiting global temperature rise to 1.5 degrees Celsius. They must deliver with plans that cover all greenhouse gases and sectors; map a just fossil fuel phase-out; and contribute to the global goal to triple renewables capacity by 2030.

The G20 have the largest capacities and responsibilities – they must lead. All this must be achieved in line with the principle of common but differentiated responsibilities. But all countries must do more.

We also need action to get finance flowing to the renewables revolution in emerging markets and developing economies. That includes increasing the lending capacity of Multilateral Development Banks, tackling the high cost of capital, and taking effective action on debt.

On the International Day of Clean Energy, let's commit to an international era of clean energy with speed, justice, and collaboration at its core.

(UN Secretary General Antonio Guterres' message for the International Day of Clean Energy, 26 January 2025)

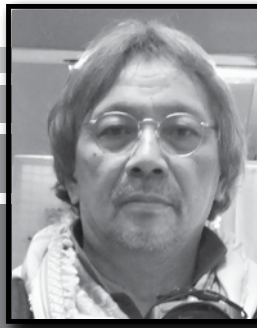
Maharlika gets stake in NGCP

MEANWHILE, THE state-run Maharlika Investment Corp. (MIC) just inked a binding term for a 20% stake in the National Grid Corp. of the Philippines (NGCP), the country's power grid operator.

"Congratulations, everyone. I know it wasn't easy. I think, in the end, we found a good solution to everyone's concern," enthused President Ferdinand R. Marcos Jr. during the signing of the agreement between MIC president-CEO Rafael D. Consing, Jr. and Synergy Grid and Development Philippines Inc. chairman Henry T. Sy, Jr. SGP holds a 40.2% effective ownership interest in NGCP.

"Once the acquisition is completed, we shall be entitled to two out of nine seats in the SGP board, after the total seats are increased from seven to nine. At NGCP, the government gains representation through two out of 15 board seats, following an increase in the total seats from 10 to 15," said Consing.

The maiden investment represents a vital opportunity for the government to regain greater influence over the nation's critical power infrastructure to ensure that every Filipino has access to reliable and affordable power. **PCO**



acaesar.blogspot.com

Zona Libre

Bong Z. Lacson

Opinion

TURBOPROPS MOVING TO CRK

Blast from the past impacting the present

SOME 30% of flights of turboprop planes will be moved from the Ninoy Aquino International Airport to the Clark International Airport or other secondary airports by March 30.

And by October 26, all turboprop operations of such scheduled domestic carriers at NAIA must have been completely transferred to other secondary airports.

So, it was announced this past week: the move-out-of-NAIA decision coming from the Manila Slot Coordination Committee composed of the Department of Transportation, Manila International Airport Authority, Civil Aviation Authority of the Philippines, Civil Aeronautics Board, and the New NAIA Infra Corp., the San Miguel Corp.-led operator of NAIA. This, to "efficiently and safely maximize the operations at the NAIA," it was reported.

"Considering the limited capacity of the airport, parang, currently we're running around 42 flights per hour po. So, you call it flight slots. Alam naman po natin, na pag turboprop po, mas maliit po yung passenger capacity ng eroplano," noted MIAA head executive assistant Atty. Manuel Jeffrey David.

With 60-pax capacity, a turboprop airplane can reach regional destinations in the Philippines like Camiguin, Calbayog, Siargao, Masbate, Surigao, Busuanga, and Naga – which can only accommodate smaller aircraft, David said.

"So, by moving 30% of the capacity we also expect naman po na yung airlines natin would replace that with bigger airplanes, so mga A320s po that can accommodate more passengers," he added. "So, by that, mas efficient po yung pagpapatakbo ng airport natin, mas marami po tayong maa-accommodate na pasahero."

Not exact same words but all too similar a thesis already advanced almost exactly nine years ago – in February 2016 – by Alexander Sangalang Cauguiran, then in some sort of interregnum between immediate past EVP of the Clark International Airport Corp. and future CIAC president within that year.

Ex-CIAC exec: Transfer turboprop aircraft from Naia to Clark airport, headlined SunStar-Pampanga on Feb. 5, 2016. <https://www.sunstar.com.ph/more-articles/ex-ciac-exec-transfer-turboprop-aircraft-from-naia-to-clark-airport>

The lead paragraph quoting Cauguiran as saying "aircraft with turbo propeller (turboprop) engines will no longer be allowed to fly at the NAIA." The turboprops contributing "to congestion of NAIA runway system, aircraft stands and parking bays." Continued the story bylined John Kevin D. Pilapil:

"Turboprop aircraft, particularly those flying domestic routes, will enhance CRK's ability to attract international legacy carriers as it ensures presence of feeder traffic and connectivity to other Philippine regions, he said.

Cauguiran said that NAIA has a runway capacity of 40 aircraft movement per hour but at certain hours, the airport services 46 to 48 aircraft per hour.

Clark airport's runway capacity may easily be increased with the installation of additional aircraft stands and parking bays, according to Cauguiran.

There is also enough area inside the Clark aviation complex for a second runway that will allow simultaneous take-off and landing of aircraft, he added..."

The transfer of turboprops to the CRK is just one of the proposals embodied in the "Manifesto for the development of the CRK as major Philippine Gateway to Asia and the Pacific" by the Advocacy for Dual Airport Authority (Adapt) with Cauguiran as lead convener, thus:

"Transfer all turboprop aircraft to Clark. Use of TPs contributes to congestion of MNL's runway system, aircraft stands and parking bays while having lesser passenger bearing capacity. On the other hand, the transfer of TPs, particularly those plying domestic routes, will enhance CRK's ability to attract international legacy carriers as it ensures presence of 'feeder traffic' and connectivity to other Philippine regions."

The other proposals included: a) Legislate the NAIA-CRK Dual Airport System as a priority national policy and direct the Department of Transportation and Communications, Civil Aeronautics Board, and Civil Aviation Authority of the Philippines to establish and implement an Air Traffic Distribution Policy for Manila and Clark; b) Legislate the non-imposition (or moratorium on the collection) of travel tax in all airports of the Philippines except NAIA; c) Legislate exemption of Filipino airlines flying domestic routes (at all Philippine airports except NAIA) from payment of excise tax and value added tax on their aviation fuel; and d) Direct the Philippine Overseas Employment Administration, Overseas Workers Welfare Administration, Department of Health, and other government agencies to ensure that pre-employment procedures and services required of overseas Filipino workers are available near Clark airport (preferably under a One-Stop Government Center).

The Adapt manifesto was presented to then-as-now Senators Grace Poe and Chiz Escudero who were reported to have filed at the Senate a resolution expressing support to the development of the CRK along with the proposals from Cauguiran's group and urged appropriate committees of the Upper House "to look into the matter with the end view of enacting legislative measures to address the same."

Turboprops now moving to CRK, Alexander Cauguiran got the full affirmation of his steadfast seminal stand of nine years ago. This, even as it was during his watch as CIAC president-CEO that saw the blossoming of CRK, read: the coming of more flights, prior to its privatization.

Meanwhile, Noel Manankil, president and CEO of CRK operator LIPAD (Luzon International Premier Airport Development Corp.) is rolling out the red carpet: "CRK has the capacity to connect international travelers to our famed 'island destinations' with our transfer facility which is housed in the same terminal."

Good job. Mr. Cauguiran.



Cebu Pacific is proud to position our Clark hub as a premier gateway to the Philippines' most iconic destinations. With its growing network, Clark has become the ideal entry point for travelers seeking to explore the vibrant cities, breathtaking landscapes, and rich cultural heritage our country has to offer. We are committed to making travel more accessible, convenient, and memorable, ensuring every Juan can discover the unparalleled beauty of the Philippines.

Cebu Pacific president and chief commercial officer Xander Lao

Punto! Central Luzon
PANANAW NG MALAYANG PILIPINO!

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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
punto@trimedia.com or marketing@punto.com.ph
<http://www.punto.com.ph>



Ad Lib
Rey Yumang

Opinion

Collaboration, not division

THE NATIONAL debate surrounding the Anti-Teen Pregnancy Bill should not be a cause for division but rather a call for collaboration among our lawmakers, the Church, schools, parents and yes, the Filipino teens who are at the center of it all.

One look at recent statistics is all it takes to realize why back in 2019, the National Economic and Development Authority already considered teenage pregnancy to be a “national and social emergency.” In 2022, there was a 35.13% increase in the total number of adolescent girls aged 15 years old and below who gave birth, or from the 2,320 recorded in 2021 to 3,135 in 2022.

Although the number of registered live births by teenage mothers aged 19 and below decreased from 2017 to 2021 by an annual rate of 8.61%, the trend changed in 2022. The recorded live births in that same age group increased by 10.15% or from 136,3012 in 2021 to 150,138 in 2022. This means that at least 411 children were born to teenage mothers every day, corresponding to the highest teenage pregnancy rates in Southeast Asia. These numbers are truly alarming because they are not just figures; they represent young girls whose futures are often dramatically changed by early motherhood.

Beyond the immediate consequences of pregnancy, teen mothers are also at increased risk for maternal mortality and complications. According to the Philippine Statistics Authority, 2,478 women died of maternal causes in 2021, or a maternal mortality rate of 189.21 per 100,000 live births. This is of significant concern because young mothers are less equipped to handle the physical and emotional demands of childbirth.

According to the World Health Organization, teenage mothers face various health risks primarily because their bodies are not yet suitable or ready to carry a child in the womb. They face higher risks of eclampsia, puerperal endometritis, and systemic infections. Similarly, the babies of adolescent mothers face higher risks of low birth weight, preterm birth, and severe neonatal conditions. Aside from these physical consequences, pregnancy during adolescence may also result in mental or psychological health disturbances and social and financial problems that can seriously affect the wellbeing of the adolescent.

Critics of the bill who argue that sexuality education is the sole moral responsibility of parents should acknowledge one sad reality - in

many Filipino households, both parents work long hours to provide for their families. Gone are the days when mothers stayed at home, playing an active role in nurturing their children’s emotional and intellectual growth—particularly in conversations about sensitive topics like sexuality. Today, most teenagers grow up in environments where both parents are busy, and even if there is time for a conversation, many topics remain off-limits. Let us face it, in our culture, any discussion about sex and sexuality is often seen as taboo. This silence creates a void, one that is too often filled by misinformation or peer influence rather than informed, healthy guidance.

The role of sexuality education in schools is especially important. **The discussion should not be about restricting information but rather providing students with accurate, age-appropriate and culture-sensitive knowledge on reproductive health, consent, and the emotional and physical consequences of sexual activity.**

In this context, the Church, schools, and parents must take a proactive role in addressing these issues. Rather than demonizing the bill’s proponents, spreading wrong information about the supposed provision of the bill on masturbation and self-pleasure and downplaying the disturbing data on teen pregnancies and the growing cases of sexually transmitted diseases and HIV among the youth, all the stakeholders need to sit down, talk and work together to find solutions that will empower young people. It is vital that stakeholders reach a common ground on what sexuality education should entail, ensuring it is comprehensive, age-appropriate, respectful of cultural and religious values, and ultimately beneficial for the well-being of the youth.

The fight against teen pregnancy cannot be won in isolation. If the bill’s proponents, the Church, schools, and parents really want to address this national concern, what is preventing them from working together? If their collective efforts are driven by understanding, compassion, and collaboration, then they would surely be able to provide the youth with the tools they need to make informed decisions and build healthier futures.



Napag-uusapan Lang
Marvel V. Garcia

Death penalty hindi raw solusyon sa talamak na korapsyon

I Ang sabi kamakailan nitong HUMAN RIGHTS COMMISSION pagpataw ng DEATH PENALTY diumanoy di solusyon sa mga public officials na nasangkot sa KORAPSIYON at ibang KATIWALIANG talamak sa bansa ngayon paglilinaw ng CHR labag ito sa probisyon sa ilalim daw ng 1987 CONSTITUTION

II Anila ang death penalty di kailangang ipatupad kahit na ang pulitiko ay GUILTY sa pangongorap at maging sa ibat-ibang uri ng kriminalidad di raw dapat mahatulan ng parusang FIRING SQUAD repormang pampulitika lamang daw ang tanging lunas upang ang katiwalian ay hindi na lumaganap

III Anong political reform ang kanilang sinasabi? ito ba’y may kaugnayan sa political dynasty? o sa mga sari-saring mga political party na sa ating inang bayan patuloy na dumarami sa anyo ba ng gobyerno tulad ng parliamentary ng federal, monarkiya, republican at anarchy?

IV Kahit anong uri pa ng gobyerno mayroon tayo takbo ng pamahalaan ay hindi na magbabago hanggat di napapalitan yaong mga nakapwesto mga ganid sa tungkulin at tiwaling pulitiko kahit ano’ng ating gawin malabo ang pagbabago kung mali ang sistema sa pagpili ng kandidato

V Maraming di sang-ayon sa sinasabi ng CHR sa anilang di solusyon ang parusang kamatayan lalo na sa pulitikong tila walang KABUSUGAN sa PAGNANAKAW sa kaban nitong ating inang-bayan di hamak na masahol pa ang kanilang KABUKTUTAN sa gawain ng PIRATA at mga taong TULISAN

VI Dahil sa katiwalian walang habas na KORAPSIYON marami ang naghihirap at ang mga NAGUGUTOM tila ang CHR pa ang nagbibigay ng PROTEKSIYON sa mga taong kriminal at sa mga MANDARAMBONG hindi SAPAT na parusa na sila lang ay makulong dapat sila ay BITAYIN at sa lupa ay ibaon

VII Ang COMMISSION ON HUMAN RIGHTS ang dapat na PURSIGIDO sa DEATH PENALTY laban sa mga masamang tao paano ang karapatan ng maraming PILIPINO? na biktima ng tiwali nating mga PULITIKO dapat lipulin lahat ng isinugo ng DEMONYO na NAGHAGHASIK ng lagim sa ibabaw nitong mundo

A reflection on the San Fernando cityhood

By Atty. Oscar S. Rodriguez

I LOOK back on my years of service with deep gratitude and humility, marveling at how far San Fernando has come. Our city’s journey from a municipality to a dynamic component city—solidified by RA 8990—is as much a testament to good governance as it is to the indomitable spirit of the people who call this place home.

When I introduced the House bill that paved the way for the creation of the City of San Fernando (Pampanga), my guiding principle was clear: true progress can only flourish when local governments have both the autonomy and the capacity to sustain development. Since becoming the provincial capital in 1904, San Fernando had shown immense promise. By securing a city charter, we unlocked more robust fiscal powers, a larger Internal Revenue Allotment (IRA), and an institutional framework suited to our rapidly expanding population and economy.

Yet, we nearly faced a critical stumbling block in the legislative process. Senator Aquilino “Nene” Pimentel Jr.

sought to raise the bar for cityhood, not just in terms of income but also population and land area—changes that would have disqualified San Fernando. I appealed directly to him, emphasizing that although we might not meet an elevated land area threshold, we were eminently capable in terms of economic viability and governance potential.

Thankfully, Senator Pimentel honored our request, focusing instead on the income requirement in what eventually became RA 9009. This concession ensured that San Fernando—and other similarly positioned municipalities—would not be locked out due to mere geography.

On Feb. 4, 2001, our people spoke decisively through a plebiscite, ratifying cityhood by a wide margin. San Fernando thus entered a new chapter. Little did I know that just three years later, I would step into the office of City Mayor, where I would be called on to make the most of that fresh mandate.

Elected as mayor in 2004, I was determined to uphold the ideals of



transparency, participatory governance, and transformative leadership. Our city’s charter was not a mere certificate—it was a call to action. I often reminded our constituents: “Cityhood is a promise that must be fulfilled through genuine service thus the slogan MAGSILBI TAMU!”

We adopted a strategic roadmap, aligned with the Performance Governance System (PGS)—a local adaptation of the Balanced Scorecard—to set concrete targets for development, measure progress, and engage citizens

in policy-making. Regular multisectoral consultations and public fora became a staple, reflecting my belief that people’s voices are integral to crafting sound local policies.

Under our administration, San Fernando garnered numerous awards for innovative programs in education, environment, and social services. The Department of the Interior and Local Government (DILG) accorded us the Seal of Good Housekeeping, recognizing our commitment to transparency in financial transactions and adherence to best practices in local fiscal management. We received recognition as a “Most Business-Friendly City,” a testament to streamlined processes that encouraged entrepreneurs and fostered sustainable economic growth.

We prioritized infrastructure projects like road expansions, improved drainage systems, and upgraded public facilities. We partnered with private stakeholders to spur growth, attracting major investments in retail, manufacturing, and

PAGE 15 PLEASE



A Sweet Start for the Year of the Wood Snake: Krispy Kreme's Lucky Charm Doughnut!

[MANILA, PHILIPPINES] – Krispy Kreme is making this Lunar New Year extra special with the launch of its first-ever Lucky Charm Doughnut! Embrace the festive spirit and welcome prosperity with this exclusive treat available from January 24 to January 31, 2025.

Inspired by the widely celebrated Lunar New Year, the Lucky Charm Doughnut highlights the rich tradition of the round shape, considered a symbol of luck and prosperity in Chinese culture—a belief that has become part of Filipino celebrations as well.

Here's what makes the Lucky Charm Doughnut a must-try:

The NEW! Lucky Charm Doughnut, starting at P65 per piece
A ring doughnut dipped in a vibrant red

chocolate coating, symbolizing good fortune, and elegantly topped with golden glitz and sprinkles to complete the festive look.

Available Nationwide

The Lucky Charm Doughnut will be available in all Krispy Kreme stores nationwide, ensuring that everyone can join in on the festive fun. Whether you're treating yourself or sharing with loved ones, this limited-edition offering is the perfect way to make your celebrations even sweeter.

Don't Miss Out!

The Lucky Charm Doughnut is here for a limited time only—from January 24 to January 31, 2025. Celebrate this Lunar New Year the #SpotHappy way and make this holiday unforgettable. Grab yours now and let's make this year the luckiest one yet!



38 Nanay Partylist advocates Empowerment, Health for Angeles Market Vendors



CHEF FLORABEL YATCO and Atty. Ananias "Jun" Canlas, nominees of the Nanay Partylist (#38), recently met with officers of the Angeles City Public Market Vendors Federation to discuss their advocacy programs aimed at empowering mothers and supporting market vendors.

The meeting, held on January 22 at Remy's Garden in Villa Dolores, Sto. Domingo, Angeles City, was organized by federation vice president Remy Canlas and led by president Tess Maniacup. It served as a platform to engage stakeholders in preparation for the 2025 National and Local Elections (NLE).

During the dialogue, Yatco highlighted the partylist's mission to uplift Filipino mothers, stating, "With the Nanay Partylist, we can initiate livelihood programs and economic activities that address the immediate needs of mothers and families."

Canlas underscored the importance of health and wellness initiatives, particularly for mothers, saying, "We prioritize health and wellness for mothers because they play a critical role in strengthening families and communities."

The nominees expressed gratitude to Pampanga Governor Dennis "Delta" Pineda, Vice Governor Lilia "Nanay Baby" Pineda, and philanthropist Rodolfo "Tatay Bong" Pineda for their continued support.

Federation president Tess Maniacup thanked the Nanay Partylist for prioritizing market vendors, stating, "This dialogue gives us a voice. We appreciate the Nanay Partylist for reaching out and addressing our concerns."

Yatco and Canlas reaffirmed their commitment to improving the lives of public market vendors through practical and sustainable programs. As part of their health advocacy, the Nanay Partylist has been organizing anti-flu vaccination drives in areas such as Metro Manila, Porac, Mabalacat City, and Laguna, where Yatco personally led vaccine distributions.

The partylist also promotes fitness and wellness through Zumba events, hosting activities in Pampanga, Bulacan, and other locations to encourage healthy lifestyles among mothers and communities.

Through these initiatives, the Nanay Partylist continues to advance its mission of empowering mothers and fostering well-being in local communities.

Press release.

Biz 2025: Prospects and perspectives

By Rene Romero
Chairman, Pampanga Chamber of Commerce and Industry

Business and Media Partnership: A New Era

In the past, many businessmen were cautious about engaging with the media due to concerns about potential misrepresentation. This apprehension stemmed from a lack of trust and the perception that business perspectives might be inaccurately reported or taken out of context, posing risks to their reputation. Consequently, collaboration with the media was limited, leading to a gap in communication and mutual understanding.

However, this dynamic has evolved over time. Businesses have increasingly recognized the media's role as a valuable partner in conveying accurate and constructive narratives. This shift has brought about positive outcomes. Local businesses have thrived, thanks to the media's ability to amplify their presence. For instance, several restaurants and retail outlets in our community have reported significant success after being featured in local publications, showcasing how media coverage can directly impact economic growth.

This partnership between business and media goes beyond promoting enterprises—it bridges the gap between stakeholders and the public, fostering a sense of shared progress. The media serves as a powerful platform to inform, inspire, and unify communities, and its contributions surpass even what organizations like the Pampanga Chamber of Commerce and Industry, Inc. (PamCham) can achieve. As we look ahead, I encourage this partnership to deepen and expand, ensuring that businesses and media continue to work hand in hand to create an informed, engaged, and thriving community.

Tourism as an Economic Pillar

Tourism continues to be a cornerstone of economic activity in the region. Clark recorded 1.2 million tourist arrivals in 2024, a figure that continues to rise due to enhanced connectivity and world-class facilities. In comparison, Subic Bay Metropolitan Authority (SBMA) saw 950,000 tourist arrivals during the same period. These numbers highlight Clark's growing prominence as a tourism and business hub, further solidifying its position as a key economic driver in Central Luzon.

Infrastructure Developments and Economic Impact

Business leaders in Pampanga, along with major investors from across the country, are optimistic about the coming year. This bullish sentiment stems from the anticipated completion of key infrastructure projects, particularly the North-South Commuter Railway (NSCR). The NSCR is expected to enhance connectivity, bringing a significant influx of people into the region. This population growth will not only increase demand for goods and services but also contribute to the progress of the local economy through expanded labor markets and enhanced business opportunities. Such developments reaffirm the pivotal role of infrastructure in driving sustained economic growth.

Strategic Urban Planning for Sustainable Growth

Unlike Metro Manila, we have the opportunity to rise without inheriting their challenges of over-congestion and severe traffic. To achieve this, we must prioritize strategic urban planning, enforce zoning regulations, and invest in efficient public transportation systems. Additionally, promoting mixed-use developments and integrating green spaces into urban designs can help us avoid the pitfalls of unplanned growth.

By proactively addressing these issues, we can ensure that our progress remains sustainable and livable for generations to come. However, this requires us to remain vigilant. We must ensure that while we embrace progress, we also address issues such as urban planning, sustainable development, and inclusivity. It is my fervent prayer that our local government officials and private sector leaders will continue their efforts to foster growth while safeguarding the quality of life that makes our region unique.

Clark Special Economic Zone: A Catalyst for Regional Prosperity

With the vibrant economic activities inside the Clark Special Economic Zone (SEZ), surrounding communities are experiencing robust economic benefits. The province of Pampanga is the first to benefit from the economic progress of Clark SEZ. The locators of Clark SEZ not only employ thousands of locals, but we can feel the spillovers of these investments inside Clark. From increased local businesses to infrastructure improvements, the vibrancy of Clark SEZ is shaping a more prosperous Pampanga.

Balancing Progress with Sustainability

As we celebrate this growth, let us also consider the importance of sustainable development. Economic progress must be paired with efforts to protect the environment, create equitable opportunities, and maintain the cultural heritage of our communities. This balance will ensure that our rise benefits everyone, leaving no one behind.

The Socio-Political Landscape: Navigating Challenges

It is undeniable that the socio-political landscape, both nationally and locally, is rife with challenges. Political infighting among high-ranking officials, as well as within local governments, creates uncertainty and instability. Despite these national concerns, Pampanga stands as a beacon of resilience and progress. We are fortunate to benefit from efficient governance and a business-friendly atmosphere, fostering confidence and optimism among local stakeholders. This stability allows us to prioritize sustainable growth and development, undistracted by political commotion.

As the mid-term elections approach, we find ourselves at a critical juncture. New technologies and evolving campaign strategies are reshaping the political landscape, with high stakes and decisions that will have long-term implications for the nation. In Pampanga, however, our efficient governance provides a strong foundation that shields us from much of the turbulence experienced at the national level. Our leaders' focus on collaboration, strategic planning, and transparency ensures that the province remains an attractive hub for investment and economic activity.

A stable economy is the backbone of our community, but it remains inherently fragile. A single misstep in governance or policy could lead to far-reaching consequences, potentially triggering an economic downturn. For instance, a poorly planned tax increase or an abrupt shift in infrastructure priorities could deter investors, cause businesses to withdraw, and result in widespread job losses. In Pampanga, our commitment to business-friendly policies, good governance, and infrastructure development creates an environment where businesses feel secure and supported.

This atmosphere of trust and cooperation has not only attracted private investments but also fostered public-private partnerships, amplifying



the impact of development initiatives. By maintaining open channels of communication between the government and the private sector, we have cultivated a culture of mutual support that drives innovation and progress.

It is crucial that we do not take this stability for granted. While Pampanga enjoys these advantages, we must remain vigilant and proactive in addressing potential challenges. Strategic planning, inclusive growth policies, and sustainability measures must remain at the forefront of our priorities to ensure continued success, even amidst national uncertainties.

At this pivotal moment, Pampanga serves as a model of how efficient governance and a business-friendly climate can create a resilient and thriving economy. It is a testament to what can be achieved when leaders and communities work together, united by a shared vision of progress and prosperity.

Collaboration for Good Governance and Economic Development

The path to sustained progress lies in collaboration. The partnership between the business and media sectors, alongside other key players in the community, is a powerful force for good governance and economic development. I urge our friends in media to remain vigilant, to continue holding public officials accountable, and to shine a light on the projects and initiatives that shape our future.

Another important area where media vigilance is crucial is the implementation of measures to mitigate the effects of climate change on our communities. The increasing frequency and severity

of unprepared situations, such as floods and other natural disasters, have strained local resources and depleted taxpayers' funds. This issue deserves greater attention and proactive action. By monitoring these efforts closely and reporting on their progress, the media can ensure that government initiatives are effective, well-implemented, and responsive to the needs of our people. Such collaboration will not only enhance accountability but also drive meaningful solutions to protect our communities and future generations.

Let us work hand in hand to ensure that government projects are well-managed and that our local leaders stay committed to their responsibilities. Together, we can build a better Pampanga, a stronger Central Luzon, and ultimately, a more prosperous Philippines. As I often say, "If you don't involve yourself in the development of your community, then you don't have the right to complain when things go wrong."

This statement rings especially true today. We all have a role to play, whether through advocacy, reporting, policymaking, or entrepreneurship. By embracing our individual and collective responsibilities, we can create a community that is not only prosperous but also equitable, resilient, and forward-thinking. Photo: Nelson Gonzales/CLMA-Pampanga

(Excerpted from the keynote address of Mr. Romero at the induction of the officers of the Central Luzon Media Association-Pampanga Chapter at the Widus Hotel, Jan. 23 where he received the association's recognition as distinguished icon of business and industry.)



Clark: Emerging venue for arts, culture events

CLARK FREEPORT – This premier freeport has become the premium choice for art exhibits. Last Jan. 25, Clark Development Corp. VP for Administration and Finance Jose Miguel Dela Rosa represented PCEO Atty. Agnes VST Devanadera

in opening the exhibition “Kalilukan Culiati: Pisamban Maragul” at Clark Museum sponsored by the Junior Chamber International (JCI) Angeles City Culiati in partnership with CDC. The exhibit featured the works of 27 Kapampangan visual artists,

including meticulously designed 3D models reimagining the Holy Rosary Parish Church. The event coincided with Angeles City’s 195th Foundation Day, 61st Cityhood Anniversary, and launch of National Arts Month.

CDC-PR



US envoy visits Clark Veterans Cemetery

CLARK FREEPORT – United States Ambassador to the Philippines MaryKay Carlson visited Clark Veterans Cemetery in this former US Air Force base, to pay tribute to American and Filipino service members interred there.

Once home to the US 13th Air Force, Clark Air Base was the largest U.S. military installation outside continental USA before its closure in 1991, following the termination of the US-Philippine Bases Agreement and the eruption of Mount Pinatubo. The site has since been transformed into the thriving economic hub with an international airport.

Carlson’s visit underscored the enduring ties between the United States and the Philippines. **US Embassy-PR**

MSMEs featured in SM’s Chinese New Year’s ‘Everything Red Fair’

SM City Olongapo Central invites shoppers to experience the festive spirit of Chinese New Year as they feature a variety of red-colored items, perfect for adding that touch of good fortune to your home, wardrobe, and life. From handmade crafts, red accessories, fashion items, to special gift sets, they’ve curated a collection that reflects the vibrance and significance of the Chinese New Year. Dubbed the ‘Every-

thing Red Fair,’ SM partnered with MSMEs to showcase their well-crafted, red-themed merchandise. Whether you’re looking for lucky charms, traditional red items, or unique gifts, MSME booth offers something special for everyone. They are located at the ground level of SM City Olongapo Central, from January 18 to 31. Immerse yourself in the colorful and meaningful celebration of Chinese New Year. **SM-PR**



First Things First, COFFEE!

CLARK FREEPORT – But First Coffee is now brewing at SM City Clark Sky Line. Whether your Team Hot or Iced Coffee, But First, Coffee has something for you.

Must-try drinks here are Spanish Latte, White Chocolate Mocha, Salted Caramel Latte, and Matcha Strawberry; and drip-based Vietnamese-style coffee.

For pastries, you wouldn’t want to miss their Blueberry and Strawberry Cheesecake, Croissant, Pan au Chocolait, Blueberry Danish, and Chocolate Chip Cookie. See you here at But First, Coffee at the Second Level of Sky Line from 9AM - 12MN. Come back this February because But, First Coffee is ready to serve you 24/7!

More coffee fix. There’s one more coffee station for you at the Skyline: Pick Up Coffee is also here for your caffeine push. For the latest updates and promotions, follow @smcityclark on social media. #EverythingHereAtSM

Nepo’s new face for 2025

ANGELES CITY -- JDN Realty introduces Allyson Hetland as the new face of Nepo during the Ms. Nepo 2025 ceremonial signing on Jan. 22 at Nepo Mart Angeles.

Hetland is the crowned Mutya Ning Angeles 2024 from Barangay Pandan.

JDN Realty president-CEO Aaron Montenegro shared that the new brand ambassador plays a vital role in strengthening the brand image as industry leader, as well as gaining more visibility not just for JDN Realty but all companies and tenants under the JDN group.

“Ms. Nepo will be joining CSR programs, major events and training and enhancement programs of the company. Also, this time we will involve our tenants to collaborate with us in many ways to further promote the brand and create an impact in the community,” enthused Montenegro. The event highlighted the MOA signing and inspiring messages from key speakers.

“Allyson is the brand ambassador not just for the company but for a legacy of values we hold dear that defines the Nepomuceno family”, JDN environment, health and safety manager Trixie N. Valdes shared.

The one-year contract of Glezette Garcia, Mutya ng Pilipinas-Pampanga 2024 grand winner, as Ms. Nepo 2024 was also extended, solidifying the effort for having a two faces of Nepo this 2025.

Punto Lifestyle Team.



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

OFFICE OF THE CLERK OF COURT AND EX-OFFICIO SHERIFF

BDO UNIBANK, INC., as
represented by KRISTALYN C.
GARCIA,
Mortgagee,

- versus -

**EXTRA JUDICIAL FORECLOSURE
CASE NO. 24-0430(M)**

SPOUSES MA. CAREY C.
QUILENDIRENO AND ARJEL
C. QUILENDIRENO,
Debtors/Mortgagors.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act. No. 3135, as amended by Act No. 4118, and Act No. 1508, as amended, filed by **BDO UNIBANK, INC., represented by KRISTALYN C. GARCIA**, with principal office address at 33/F BDO Corporate Center Ortigas, # 12 ADB Avenue, Mandaluyong City, against **SPOUSES MA. CAREY C. QUILENDIRENO AND ARJEL C. QUILENDIRENO**, registered owners of Transfer Certificate of Title No. 042-2021010565 and with postal address/es at: (1) Lot 17 Block 5 Phase 2, Camella Fiorenza, Paligui, Apalit, Pampanga, 2016; and (2) Block 16 Lot 73 Phase 2 Highview Hills Subd., Sampaloc, Apalit, Pampanga, 2016 to satisfy the mortgage indebtedness which as of November 27, 2024 amounts to **TWO MILLION ONE HUNDRED EIGHTY EIGHT THOUSAND NINE HUNDRED THIRTY FOUR PESOS AND THIRTY FOUR CENTAVOS (PhP2,188,934.34)**, Philippine Currency, including interest, penalty and other charges, the undersigned will sell at public auction on **February 24, 2025 at 10:00 in the morning, at the Office of the Clerk of Court, Regional Trial Court, Macabebe, Pampanga**, to the highest bidder, for cash or manager's check and in Philippine Currency, the following property with all its improvements, to wit:

Transfer Certificate of Title No. 042-2021010565

**LOT NO: 17 BLOCK NO: 5 PLAN NO: PCS-03-020561
PORTION OF: LOTS 767 & 768 (LRC) PSD-193001; 1 & 2 PSD-03-043461 (AR)
LOCATION: BARANGAY OF PALIGUI, MUNICIPALITY OF APALIT, PROVINCE OF PAMPANGA, ISLAND OF LUZON**

TECHNICAL DESCRIPTION

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	ROAD LOT 4, PCS-03-020561
2-3	SE	LOT 18, BLOCK 5, PCS-03-020561
3-4	SW	LOT 25, BLOCK 5, PCS-03-020561
4-5	SW	LOT 26, BLOCK 5, PCS-03-020561
5-1	NW	LOT 16, BLOCK 5, PCS-03-020561

TIE POINT: BBM-25, CAD. 260, SAN SIMON CADASTRE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 33° 06' E	1936.69 M.
1-2	S. 07° 21' E	6.00 M.
2-3	S. 82° 39' W	9.00 M.
3-4	N. 07° 21' W	2.64 M.
4-5	N. 07° 21' W	3.36 M.
5-1	N. 82° 39' E	9.00 M.

AREA: FIFTY FOUR SQUARE METERS (54), MORE OR LESS

DESCRIPTION OF CORNERS: ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15X40 CM.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: JAN. 1919-MARCH 1920 & SEPT. 18, 1936

DATE OF SUBD/CONS SURVEY: SEPT. 15-20, 2014

DATE OF APPROVED SURVEY: JANUARY 13, 2015

GEODETC ENGINEER: CARLOS P. DIZON

NOTES:

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

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

In the event the public auction should not take place on the said date, it shall be held on **March 10, 2025** at the said time and place without further notice.

Macabebe, Pampanga, December 20, 2024.

EMERSON S. LACAP
Sheriff IV

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

Copy Furnished:

BDO UNIBANK INC., as represented
By Kristalyn C. Garcia
Consumer Remedial Management
33rd Floor, BDO Corporate Center
#12 ADB Avenue, Mandaluyong City

Spouses Ma. Carey C. Quilendireno
and Arjel C. Quilendireno
Lot 17 Block 5 Phase 2 Camella Fiorenza Paligui,
Apalit, Pampanga 2016

Spouses Ma. Carey C. Quilendireno and
Arjel C. Quilendireno
Block 16, Lot 73 Phase 2, Highview Hills Subd.,
Sampaloc, Apalit, Pampanga 2016

Punto! Central Luzon: January 20, 27 & February 3, 2025

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
THIRD JUDICIAL REGION
CITY OF SAN FERNANDO (P)

**OFFICE OF THE CLERK OF COURT
& EX-OFFICIO SHERIFF**

**BDO UNIBANK, INC., represented by MARY
JANE B. MATILLANO,**

Petitioner-Mortgagee,

EJF No. 363-24

Punto Central Luzon

versus

**SPOUSES ANGELA SUNKISH GOZUM EMBIEN
and ANGELITO SUPAN EMBIEN,**

Respondents-Mortgagors.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135, as amended, filed by **BDO UNIBANK, INC.,** represented by **MARY JANE B. MATILLANO**, Mortgagee, with its office address at 33rd Floor, BDO Corporate Center Ortigas No. 12, ADB Avenue, Mandaluyong City against **SPOUSES ANGELA SUNKISH GOZUM EMBIEN and ANGELITO SUPAN EMBIEN**, Mortgagors, with residence and postal address at (1) 501 San Juan Nepo, Betis, Guagua, Pampanga; and (2) Lot 10, Block 21, Solana Casa Real, Jose Abad Santos Avenue, (Olongapo-Gapan Road), Brgy. Cabalantian, Bacolor, Pampanga, to satisfy the mortgage indebtedness which as of November 22, 2024 amounts to **TWO MILLION NINETY THOUSAND FIFTY FIVE & 07/100 (Php 2,090,055.07) PESOS** excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Ex-Officio Sheriff and/or her duly authorized Sheriff IV will sell at public auction on **MARCH 20, 2025** at 10:00am or soon thereafter (from 9:00 a.m. to 4:00 p.m.), at the main entrance of the RTC Bldg., City of San Fernando, Pampanga, to the highest bidder for CASH/or Manager's Check and in Philippine Currency, the following property/ies with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 042-
2019007521**

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY CABALANTIAN, MUNICIPALITY OF BACOLOR, PROVINCE OF PAMPANGA, ISLAND OF LUZON, bounded and described as follows:

**LOT NO: 10, BLOCK NO: 21, PLAN NO: PCS-03-022169
PORTION OF: Lots 3138-A, Psd-03-039181, 3099-B-2-A, Psd-166927, Lot 3138-B-2, Psd-03-217385, 3177-B, 3177-C, Psd-03-004418, 3177-D, Bsd-03-004418, (OLT), Lots 3142, 3207, 3178, 3206, 3139, 3098 Bacolor Cadastre
LOCATION: Barangay Cabalantian, Municipality of Bacolor, Province Pampanga, Island of Luzon.**

AREA: One Hundred Ten (110) Square Meters. More or less.

"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 **MARCH 27, 2025** without further notice."

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

City of San Fernando, Pampanga, January 2, 2025.

REMIGIO L. DICHOSO
Sheriff IV

Cc:

BDO UNIBANK, INC.
33rd Floor, BDO Corporate Center Ortigas, No. 12, ADB Avenue, Mandaluyong City
SPS. ANGELA SUNKISH GOZUM EMBIEN and ANGELITO SUPAN EMBIEN
501 San Juan Nepo, Betis, Guagua, Pampanga; and Lot 10, Blk. 21, Solana Casa Real, Jose Abad Santos Avenue, (Olongapo-Gapan Road), Brgy. Cabalantian, Bacolor, Pampanga
PUNTO CENTRAL LUZON

Punto! Central Luzon: January 20, 27 & February 3, 2025



DPWH completes P15.5-M school buildings rehab

CITY OF SAN FERNANDO -- The Department of Public Works and Highways has completed the rehabilitation of six elementary school buildings in the municipalities of Lubao and Floridablanca, Pampanga, which recent typhoons damaged.

The initiative is expected to extend the lifespan of the facilities, accommodate the growing student population, and ensure continued access to quality education.

DPWH Pampanga 2nd District Engineer Gregorio Audea Jr. said the repairs, which included roof replacements and repainting, were completed at Remedios, San Miguel, Bancal Sinubli, and San Roque Arbol Elementary Schools in Lubao, as well as at Anon and Sto. Rosario Elementary Schools in Floridablanca.

These improvements were necessary to ensure that the structures remain usable, as their structural integrity has been preserved. The minor repairs now provide a safer and more conducive learning environment for the students and address the need for additional classrooms," Audea said.

The P15.5 million project was funded through the Quick Response Fund under the 2024 national budget for calamity-damaged school buildings. **Rick P. Quim-bao/PIA-3**

The P15.5 million project was funded through the Quick Response Fund under the 2024 national budget for calamity-damaged school buildings. **Rick P. Quim-bao/PIA-3**



CDC's Info Systems Strategic Plan secures endorsement from DICT

CLARK FREEPORT — Clark Development Corp. proudly announces the official endorsement of its Information Systems Strategic Plan (ISSP) for Fiscal Year 2023-2025 by the Department of Information and Communications Technology (DICT).

Among the key systems in the ISSP is the Online Business Registration Application (OBRA) System developed by the state-run firm's Information Technology Department (ITD).

In the pipeline is the launching of Clarky Artificial Intelligence (AI) Chatbot that will serve as a real-time virtual information desk for Clark's stakeholders.

The endorsement of the plan certifies CDC's commitment to leveraging technology in enhancing operational efficiency, security, and service delivery across the organization.

The ISSP was developed by the CDC - ITD, with officer-in-charge Kristine Lauren Pattau and information technology officer Nicole Andrei de Guzman serving as the primary authors. **CDC-PR**

THINK GREEN

NOTICE OF SELF-ADJUDICATION

Notice is hereby given that **TERESITA SAMSON FRANCISCO**, of legal age, widow, Filipino, and residing at Manibaug Libu7lad, Porac Pampanga and **IMELDA G. LACSINA** of legal age, Filipino citizen, single and resident in Block 3 Lot 3 Purok 3, Barangay Amisic, Angeles City; and heirs of **ARNEL FRANCISCO** who died on August 19, 2014 in Porac, Pampanga; executed an Affidavit of Self-Adjudication with Sale on his/her estate; and more particularly described as a parcel of land, (Lot 6-C-1 of the subd., plan Psd-035415-050993, being a portion of Lot 6-C, Psd-03-004038, L.R.C. Rec. No.) situated in the barrio of Manibaug-Pasig, Mun. of Porac, prov. of Pamp., Containing an area of One Hundred Twenty Three (123) Square meters; and covered by Transfer Certificate of Title No. 342952-R of the Registry of Deeds for Province of Pampanga; before Notary Public **Anthonie K. Langit**, as per Doc. No. 91, Page No. 27, Book No. LXII, Series of 2025.

Punto! Central Luzon: January 27, February 3 & 10, 2025

NOTICE OF SELF-ADJUDICATION

Notice is hereby given that **ELLEN E. PAULI**, of legal age, Filipino, widowed and a resident of 1168-A Sampaloc Compound Brgy. Sta Rita Olongapo City 2200 Zambales; and heirs of **HEINZ ANDREAS REINL** who died on October 5, 2023; executed an Affidavit of Self-Adjudication on his/her estate, and left his savings account deposit (PESO DOLLAR AND EURO ACCT) with the Metropolitan Bank and Trust Company – Angeles Ballbago Branch under Savings Account No. 374-3374402987 with account balance of PHP9,999.18, 3742374250900 with account balance of \$12,927.39 and 374-2374620015 with account balance of EURO675.64; before Notary Public **Nestor A. Tagulao Jr.**, as per Doc No. 339, Page No. 69, Book No. II, Series of 2025.

Punto! Central Luzon: January 27, February 3 & 10, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **GUILLERMA C. CELESTINO** who died on June 14, 2013 at Angeles University Foundation Medical Center, Angeles City, Pampanga, **ROMULO T. CELESTINO** who died on December 12, 1998 at 203 Quezon St., Dolores, Mabalacat City, Pampanga and **JAIME C. CELESTINO** who died on December 18, 2023 at 024 Tagumpay St., San Joaquin, Mabalacat City, Pampanga; executed an Affidavit of Extrajudicial Settlement with Unilateral Deed of Absolute Sale on his/her estate and more particularly described as a parcel of land (Lot 13, Block 2, of the subdivision plan (LRC) Psd-110295, being a portion of Blk. 40, Bsd-10196, LRC. Cad. Rec. No. 132), situated in the Barrio of San Joaquin, (Mamatitang), Mun. of Mabalacat, Province of Pampanga; Containing an area of Two Hundred and Twenty Two (222) Square meters; and covered by Transfer Certificate of Title No. 191428-R; before Notary Public **Karlo Joseph P. Supan**, as per Doc. No. 44, Page No. 97, Book No. I, Series of 2025.

Punto! Central Luzon: January 27, February 3 & 10, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **SHERILL DE LEON DE GUZMAN** who died on February 19, 2024 at Angeles University Foundation Medical Center, Mc Arthur Highway, Angeles City; executed an Affidavit of Extrajudicial Settlement on her estate and more particularly described as a parcel of land with improvement (Lot 26, Block 310) situated in the Brgy. of Capaya, City of Angeles; Containing an area of One Hundred Fifty (150) Square Meters; and covered by Transfer Certificate of Title No.190999; before Notary Public **Rowena S. Enriquez**, as per Doc. No. 186, Page No. 39, Book No. 32, Series of 2025.

Punto! Central Luzon: January 27, February 3 & 10, 2025

NOTICE OF SELF-ADJUDICATION

Notice is hereby given that **MARY ANN O. OBIACORO**, of legal age, Filipino, married, and a resident of 5-B Road A, Diamond Subd., Angeles City; and heirs of **SPOUSES RUDY S. OBIACORO** and **JOAN O. OBIACORO** who died without any last will and testament as evidence by their Death Certificate issued by the Philippine Statistics Office; executed an Affidavit of Self-Adjudication on his/her estate, and more particularly described as a parcel of land (Lot. 5, Block B, of the subdivision plan (LRC) Psd-44810 being a portion of Blocks 36 & 38 (LRC) Psd-18116, LRC Cad. Rec. No. 124), situated in the Barrio of Balibago and Pandan, Municipality of Angeles, Province of Pampanga, Island of Luzon; Containing an area of Five Hundred (500) Square meters more or less; and covered by Transfer Certificate of Title No. 110772; before Notary Public **Krizzy Gayle martinez-Lacsamana**, as per Doc No. 527, Page No. 71, Book No. X, Series of 2024.

Punto! Central Luzon: January 20, 27 & February 3, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **BENJAMIN S. GUTIERREZ** who died on October 16, 2023; executed an Affidavit of Extrajudicial Settlement with Waiver of Rights on his estate and more particularly described as a parcel of land (Lot 7-B of the subdivision plan Psd-03-011521, being a portion of Lot 7, Block A, (LRC) Psd-44810, L.R.C. Rec. No.) situated in the Barrio of Balibago & Pandan, City of Angeles, containing an area of Two Hundred Fifty (250) Square Meters; before Notary Public **Arvin M. Suller**, as per Doc. No. 500, Page No. 12, Book No. 120, Series of 2025.

Punto! Central Luzon: January 20, 27 & February 3, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **ROWENA C. FIGUEROA** who died on December 24, 2024 at Angeles City; executed an Affidavit of Extrajudicial Settlement on her estate and more particularly described as follows;

TRANSFER CERTIFICATE OF TITLE NO. (174106) 045-2023001758
Registry of Deeds for Angeles City

A parcel of land (Lot 1-A of the subdivision plan (LRC) Psd-317761, approved as a non-subdivision project, being a portion of Lot 1, Block 9, Psd-41259; LRC Cad. Record No. 124) situated in the Barrio of Lourdes, City of Angeles, Island of Luzon; containing an area of Two Hundred (200) Square Meters, more or less.

TRANSFER CERTIFICATE OF TITLE NO. (174126) 045-2023001760
Registry of Deeds for Angeles City

A parcel of land (Lot 1-C of the subdivision plan (LRC) Psd-317761, approved as a non-subdivision project, being a portion of Lot 1, Block A, (LRC) Psd-44810, L.R.C. Rec. No.) situated in the Barrio of Lourdes, City of Angeles, Island of Luzon; containing an area of One Hundred Ten (110) Square Meters, more or less.

TRANSFER CERTIFICATE OF TITLE NO. (174107) 045-2023001759
Registry of Deeds for Angeles City

A parcel of land (Lot 1-B of the subdivision plan (LRC) Psd-317761, approved as a non-subdivision project, being a portion of Lot 1, Block 9, Psd-41259; LRC Cad. Record No. 124) situated in the Barrio of Lourdes, City of Angeles, Island of Luzon; containing an area of One Hundred Forty (140) Square Meters, more or less.

before Notary Public **Arvin M. Suller**, as per Doc. No. 517, Page No. 15, Book No. 120, Series of 2025.

Punto! Central Luzon: January 20, 27 & February 3, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **HERMINIO G. BIE** who died on July 14, 2019 at Our Lady of Mt. Carmel Medical Center, Brgy. Saguin, City of San Fernando, Pampanga; executed an Affidavit of Extrajudicial Settlement on his estate and he left a Bank Account and more particularly described as follows;

Account Name: HERMINIO G. BIE
Savings Account Number: 005230014122
Bank: BDO Unibank, Inc.
Branch: Angeles Miranda
Amount: Php 305,567.34 plus interest accruing

before Notary Public **Kris Dyan P. Cayabyab**, as per Doc. No. 32, Page No. 81, Book No. 36, Series of 2025.

Punto! Central Luzon: January 13, 20 & 27, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **MARIA L. GUINTO** who died on June 24, 2021 at Magalang, Pampanga; executed an Affidavit of Extrajudicial Settlement with Unilateral Deed of Absolute Sale on her estate and more particularly described as a Lot B. Bsd-03-003573 (AR), Portion of Lot 2, Psd-03-012698 (OLT), Location San Idefonso, Magalang, Pampanga, Area of Twenty One Thousand Two Hundred Twelve (21,212 SQM) Square Meters; and covered by Transfer Certificate of Title No. 25488 (1282-MM) Registry of Deeds for the Province of Pampanga; before Notary Public **Jerome Asperin**, as per Doc. No. 19, Page No. 35, Book No. 2, Series of 2025.

Punto! Central Luzon: January 27, February 3 & 10, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **CLAUDIO C. NALUZ** who died on March 14, 1996 in the City of San Fernando, Pampanga and **CLARITA HEMENTERA NALUZ** who died on February 7, 2012 in the City of San Fernando, Pampanga; executed an Affidavit of Extrajudicial Settlement on his/her estate and more particularly described as a parcel of land, (Lot 3832-A-7 of the subd., plan Psd-03-180375 being a portion of Lot 3832-A, Psd-03-005979, L.R.C. Rec. No.) situated in the Bo. of Maimpis, Municipality of San Fernando, Province of Pampanga; Containing an area of Five Hundred Twenty Eight (528) Square meters; and covered by Transfer Certificate of Title No. 042-2010005389; before Notary Public **Ryann T. Rueda**, as per Doc. No. 331, Page No. 68, Book No. LXXV, Series of 2025.

Punto! Central Luzon: January 27, February 3 & 10, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **FELICITAS B. DALLO** and **JESUS A. DALO** who died on July 21, 2000 and December 2, 2024 both in Angeles City; executed an Affidavit of Extrajudicial Settlement on his/her estate and more particularly described as follows;

TRANSFER CERTIFICATE OF TITLE NO. 045-41543

A parcel of land situated in barrio of Santol, Angeles City, containing an area of Three Hundred Fifty (350) Square Meters;

TRANSFER CERTIFICATE OF TITLE NO. 42216

A parcel of land situated in barrio of Pampang, Angeles City, containing an area of Three Hundred (300) Square Meters;

TRANSFER CERTIFICATE OF TITLE NO. 37692

A parcel of land situated in barrio of Cutcut, Angeles City, containing an area of Four Hundred (400) Square Meters;

BANK ACCOUNT

DEVELOPMENT BANK OF THE PHILIPPINES savings account with account number 00-5-01222-580-3 to **JULLIET BAUTISTA DALLO-VALENZUELA**, married to **FEDERICO MANOY VALENZUELA, JR.**;

LAND BANK savings account with account number **1521-1209-55** to **JULLIET BAUTISTA DALLO-VALENZUELA**, married to **FEDERICO MANOY VALENZUELA, JR.**; and **LAND BANK ATM** with account number **1526-8010-47** to **JULLIET BAUTISTA DALLO-VALENZUELA**, married to **FEDERICO MANOY VALENZUELA, JR.**;

before Notary Public **Eldren Jay T. Bautista**, as per Doc. No. 296, Page No. 12, Book No. IV, Series of 2025.

Punto! Central Luzon: January 27, February 3 & 10, 2025

REPUBLIC OF THE PHILIPPINES
SUPREME COURT
REGIONAL TRIAL COURT
THIRD JUDICIAL REGION
City of San Fernando, Pampanga
(email address) rtc1stfpcc@judiciary.gov.ph (contact no.) +63906 855 5179

Office of the Clerk of Court & Ex-Officio Sheriff

HOME DEVELOPMENT
MUTUAL FUND,
Petitioner-Mortgagee,

- versus -

E.J.F. No. 331 - 24
Real Estate Mortgage under
Act 3135 as amended by Act 4118

VILMA V. BEDANIA represented by
JENNIFER CORTEZ as her **Atty.-in-fact,**
Respondent-Mortgagor.
x-----x

NOTICE OF EXTRA—JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135/1508 filed by Petitioner-Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against Respondent-Mortgagor, **VILMA V. BEDANIA**, with postal address at Aquino St., Maimpis, City of San Fernando, Pampanga, to satisfy the mortgage indebtedness which as of **October 31, 2024** amounts to **PESOS: SEVEN HUNDRED SIXTY SIX THOUSAND THREE HUNDRED THIRTEEN and 04/100 (Php 766,313.04)**, excluding penalties, attorney's fees and expenses of foreclosure, the undersigned duly authorized deputy sheriff will sell at public auction on **FEBRUARY 19, 2025 at 10:00 A.M.** or soon thereafter at the main entrance of the Regional Trial Court, Capitol Compound, City of San Fernando, Pampanga, to the highest bidder for **CASH** or **MANAGER'S CHECK** and in Philippine Currency, the following property with all improvements, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 042-20110015868

“ x x x A PARCEL OF LAND (LOT 22, BLK. 9 OF THE CONS.-SUBD. PLAN PCS-013709, BEING A PORTION OF LOTS 2203-W-1-B & 2203-W-1-C, PSD-03-098745, LRC CAD REC. NO. 127), SITUATED IN BRGY. OF SAN RAFAEL, MUN. OF MEXICO, PROV. OF PAMP., ISLAND OF LUZON. x x x CONTAINING AN AREA OF SEVENTY TWO (72) SQUARE METERS x x x “

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 February 26, 2025, without further notice. Prospective buyers and bidders are hereby enjoined to investigate for themselves the title to the property described above, and the encumbrance thereon, if any there be.

City of San Fernando, Pampanga, January 09, 2025.

Lyndon L. Isip
Sheriff / RTC-OCC, CSF(P)
(0923-617-7280)

Copy Furnished:
1.) HOME DEVT. MUTUAL FUND - THE PETRON MEGA PLAZA BUILDING, NO. 358 SEN. GIL PUYAT AVENUE, MAKATI CITY

2.) **VILMA V. BEDANIA** - AQUINO ST., BRGY. MAIMPIS, 2000 CITY OF SAN FERNANDO, PAMPANGA / LOT 22, BLK. 9, SUMMERFIELDS HOMES, BRGY. SAN RAFAEL, MEXICO, PAMPANGA / 436 BRGY. SAMYAGA, APALIT, PAMPANGA

3.) **JENNIFER CORTEZ** - 436 BRGY. SAMYAGA, APALIT, PAMPANGA

4.) **ENGR. DANILO P. CATOLOS** - RM 202 SUBURBIA COMMERCIAL CENTER, MAIMPIS, 2000 CITY OF SAN FERNANDO, PAMPANGA

5.) **ATTY. JULIUS VOLTAIRE ROMMEL C. CUBELO** -24K ACCOUNTS CONSULTANT, INC., RM. 202, TAGLE BUILDING, MAC ARTHUR HI-WAY, SAN AGUSTIN, CSF(P)
6.) **PUNTO CENTRAL LUZON**

Punto! Central Luzon: January 13,20 & 27, 2025

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

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

ARCHIE M. GONZALES
/Applicant

Case No.:2022-00467TNVS

NOTICE OF HEARING

Applicant is a grantee of a1 Certificate of Public Convenience to operate a **Transport Network Vehicle Service** within **REGION III** accessible to motor vehicle traffic and vice versa with the use of **ONE (1) unit/s**, which certificate is valid up to **January 19, 2025**. In the application filed on **December 27, 2024**. Applicant requests for the extension of validity of said certificate with the use of the same number of unit authorized.

NOTICE is hereby given that this Application will be heard by this Board on **February 06,2025** at **9:00 AM** at its office at the above address.

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

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

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

WITNESS the Honorable **AMINODEN D. CURO**, Regional Director, this **18th day of January 2025** in the City of San Fernando, Pampanga,

JUDE L. LAXA
Hearing Officer

/ctg
Copy Furnished:
- Applicant's: archiegonzales0604@gmail.com
- File
NOTE: **Please bring the original and photocopy of the required documents Kindly visit LTRFB website (ltrfb.gov.ph) for your reference.**

Punto! Central Luzon January 27, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **MARY ANN G. CORNELIO** who died on June 12, 2021; executed an Affidavit of Extrajudicial Settlement with sale on her estate and more particularly described as a parcel of land (Lot 28, Block 58 of the subdivision plan (LRC) Psd-66539 (sheet2), being a portion of Lot 702-b, described on plan (LRC) Psd-48796, LRC (GLRO) Cad. Rec. No. 124), situated in the Barrio of Pampang, City of Angeles; containing an area of Three Hundred (300) Square Meters; and covered by Transfer Certificate of Title (TCT) No. 045-2024007750, Registry of Deeds; before Notary Public **Belen Aldecoa Padayhag**, as per Doc. No. 50, Page No. 15, Book No. XXVII, Series of 2024.

Punto! Central Luzon: January 13, 20 & 27, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **EDGARDO RAMOS PAGUIO** who died on March 16, 2023 at Angeles University Foundation Medical Center, Angeles City; executed an Affidavit of Extrajudicial Settlement on his estate and more particularly described as follows;

MAKE : TOYOTA
BODY TYPE: SUV
ENGINE NO.: 2GDC809194
CHASIS NO.: MHFJBGS8K1573685
PLATE NO.: NFT5420
FILE NO.: 1380-1204264

before Notary Public **Mark Andrew M. Santiago**, as per Doc. No. 2435, Page No. 90, Book No. XLV, Series of 2024.

Punto! Central Luzon: January 13, 20 & 27, 2025

NOTICE OF SELF-ADJUDICATION

Notice is hereby given that **MARITES M. MANALO**, of legal age, married to Alex M. Manalo, Filipino, and a resident of 007 Old Anupul, Bamban Tarlac; and heirs of **ARIEL SIBAL MAGTANONG** who died on August 11, 2003, in Anupul, Bamban, Tarlac and **VALENTINA SIBAL MAGTANONG** who died on June 13, 2014 in Brgy. Anupul, Bamban, Tarlac; executed an Affidavit of Self-Adjudication by Sole Heir with Absolute Sale on his/her estate, and more particularly described as a parcel of land (lot 20 blk. 22 of the cons-subd. plan Pcs-035409-005501 being a portion of cons lot 142-B, Psd-035409-041949; lot 140-B-3, Psd-03-0141946, lot 14-A-1, Psd-035409-57498 & lot 140-A-2, Psd-035409-058146 L.R.C. Rec. No.), situated in the Bo. Of Mauaque & Sapang Biabas, Mun. of Mabalacat, Prov. of Pampanga; containing an area of Ninety Four (94) Square Meters; and covered by Transfer Certificate of Title No. 90439-M; before Notary Public **Crystaleen G. Antonio**, as per Doc No. 24, Page No. 17, Book No. III, Series of 2025.

Punto! Central Luzon: January 20, 27 & February 3, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **WILLY MESA DELA CRUZ** who died on June 15, 2023 in Arayat, Pampanga; executed an Affidavit of Extrajudicial Settlement with Undertaking on his estate; and he left an estate composing of **Thirty Five Thousand Two Hundred and Forty Two** as evidence by **Check No. 00613825** from **ALINMA BANK**; before Notary Public **Amado L. Santos**, as per Doc No. 158, Page No. 33, Book No. 290, Series of 2024.

Punto! Central Luzon: January 20, 27 & February 3, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **MA. ENGRACIA H. DAVID** who died on May 26, 1995 in Sto. Tomas University Hospital, Espana, Manila and **ANTONIO H. DAVID** who died on October 11, 2012 in Washington Hospital Center, USA; executed an Affidavit of Extrajudicial Settlement on her estate and more particularly described as a parcel of land (Lot 1222-E-1-D-24-A of the subdivision plan Psd-03-036177 being a portion of Lot 122-E-1-D-24, Psd-03-023469 LRC Rec. No.), situated in the Barrio of Pulong-Maragul, Municipality of Angeles, Pampanga; containing an area of Nine Thousand Nine Hundred Forty Eight (9,948) Square Meters; and covered by Transfer Certificate of Title No. 045-2024003775 Registry of Deeds for Angeles City; before Notary Public **Gener C. Endona**, as per Doc. No. 47, Page No. 11, Book No. 65, Series of 2024.

Punto! Central Luzon: January 13, 20 & 27, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **ROBERT ISIP SICAT** who died on December 01, 2021 in 15 Everlasting St., San Nicolas, Florida Blanca, Pampanga; executed an Affidavit of Extrajudicial Settlement with Donation and Waiver of Rights on his estate and more particularly described as follows;

MAKE : TOYOTA
SERIES: AVANZA 1.5 G A/T
BODY TYPE: WAGON
YEAR MODEL: 2009
PLATE NO.: RJS228
MV FILE NO.: 0380-00000094234
CHASIS NO.: MHFM1CF3F8K003053
DENOMINATION: UTILITY VEHICLE
ENGINE NO.: DBG2989
CERTIFICATE REGISTRTRION NO. 37783244-2

before Notary Public **Kim Cyrille Mei R. Basco**, as per Doc. No. 402, Page No. 106, Book No. II, Series of 2024.

Punto! Central Luzon: January 13, 20 & 27, 2025

Filigree Leads the Rise of golf-integrated luxury living with Golf Ridge Private Estate



AS THE FLAGSHIP brand behind the Philippines' most distinguished residential developments, Filigree continues to redefine upscale living. Known for its carefully curated portfolio of masterfully designed communities in Metro South and Metro Clark, Filigree is home to landmarks of luxury such as Botanika Nature Residences and The Enclave Alabang. Now, the brand raises the bar once more with Golf Ridge Private Estate, a community seamlessly blending leisure, nature, and exclusivity.

Golf Ridge Private Estate: At the Heart of a Growing Golf Tourism Hub

Clark has firmly positioned itself as a leading golf tourism destination, known for its strategic location, top-tier courses, and sustainable urban planning. Just a 2-hour drive from Metro Manila, it is home to some of the country's finest golf facilities. According to Leechiu Property Consultants, demand for real estate in leisure-centric communities is on the rise, with golf resorts and residences attracting high-net-worth individuals seeking exclusivity and long-term value.

Golf tourism is evolving from a niche sport into a coveted lifestyle, blending recreation, leisure, and exclusivity. Both local and interna-

tional enthusiasts are driving the demand for golf-integrated communities, where world-class courses meet premium living. Colliers Philippines highlights the growing preference for leisure-driven developments, particularly those centered around golf, which is reshaping the country's property market and fueling the demand for upscale communities.

Situated within the prestigious 201-hectare Filinvest Mimosa Plus township in Clark, Golf Ridge Private Estate is perfectly placed to meet this demand, offering residents unparalleled convenience. Just 8.8 kilometers from Clark International Airport and well-connected to major road networks like NLEX, SCTEX, and TPLEX, it provides easy access to Metro Manila and surrounding regions. The township's integration of business, retail, and leisure facilities, residents of Golf Ridge enjoy the convenience of an integrated lifestyle just moments away.

"Filigree has always catered to the refined tastes of its clientele, understanding their preference for active and dynamic lifestyles," said Daphne Sanchez, head of Filigree. "With Golf Ridge, we've created a vertical community that harmonizes luxury living with the vibrant world of golf, setting a new benchmark for residential excellence."



The Mimosa Plus Golf Course view at Golf Ridge Private Estate offers a serene backdrop while elevating property value, making it a sound investment

A Gold Standard in Country Club Living

As golf continues to experience a surge in popularity, particularly among

affluent locals and international tourists, communities like Golf Ridge are becoming the gold standard for ultimate country club living.

According to the 2025 Philippine Property Market Outlook Report from Colliers, there's been a marked increase in the demand for leisure-centered residential developments, particularly those centered around golf tourism. With over 100 golf courses across the country, the Philippines is well on its way to becoming a premier golfing destination, attracting players from around the world.

Golf Ridge Private Estate stands out not only for its location but also for its meticulously planned design. The 3.3-hectare development offers residents direct access to the award-winning Mimosa Plus Golf Course. This rare integration of golf and refined living offers residents

unparalleled access to fairways, expansive nature views, and a dynamic, wellness-oriented lifestyle.

It boasts low-density residences, where each unit thoughtfully integrates luxury with nature. The development features premium amenities, including an infinity pool, outdoor lounge, fully equipped gym, jogging paths, and landscaped gardens. The architecture itself embraces natural materials and expansive green spaces, ensuring a seamless connection between indoor and outdoor living. Floor-to-ceiling windows in each unit allow residents to take in breathtaking views of the surrounding greenery and golf course, while the interiors are designed to exude elegance and comfort. These thoughtful touches make Golf Ridge a haven for those seeking a balanced, wellness-centered lifestyle.



Tee off to breathtaking fairways

Experience Golf Ridge: Mock-Up Units Now Open for Viewing

As golf tourism and related developments continue to thrive, investing in Golf Ridge offers a unique opportunity to join an exclusive community in Clark's booming leisure district. This is now the perfect time to secure a place in this landmark development.

Potential buyers can now explore the mock-up units at Golf Ridge, offering a firsthand look at the

exquisite design and layout. With sweeping views of the Mimosa Plus Golf Course, the units showcase the seamless blend of luxury and leisure that defines the community.

Whether you're a golfer, an investor, or simply someone looking for a tranquil retreat, Golf Ridge Private Estate presents a unique opportunity to live or invest in one of the country's most sought-after locations. With limited units remaining, now

is the perfect time to explore the possibilities of owning a piece of this exclusive development.

Schedule a site visit at Golf Ridge Private Estate today to discover how you can experience the ultimate country club living.

To learn more scan this QR code

FILIGREE



Experience Golf Ridge Private Estate's exquisite outdoor leisure that is designed for your utmost enjoyment.



Pineda patriarch, CDC chief, PamCham chair, Hann Foundation, Delta, Lazatin siblings cited as 2024 newsmakers

CLARK FREEPORT
 – Renowned business-philanthropist Rodolfo “Tatay Bong” Pineda was hailed as the “Newsmaker of the Year” for his altruistic works of charity by the Central Luzon Media Association-Pampanga Chapter, hailed as “the premier media organization in Pampanga province and Central Luzon.”

Also receiving citations during the group’s induction of its officers for 2025-2026 at Widus Hotel Clark, on Jan. 23 were: Clark Development Corp. president-CEO Atty. Agnes VST Devanadera for Corporate Governance; Pampanga Chamber of Commerce and Industry chair Rene Romero for Business; Hann Foundation Inc. for Corporate Social Responsibility; Pampanga 1st District Rep. Carmelo “Jon” Lazatin II for Legislative Excellence; Angeles City Mayor Carmelo “Pogi” Lazatin Jr. for Local Governance; and Gov. Dennis “Delta” Pineda for Humanitarianism and separately for Sports as the precedent-setting twice Maharlika Philippine Basketball League “Coach of the Year” of the two-time champion Pampanga Giant Lanterns.

Romero also served as the guest speaker of the event where he cited business-media partnership as “it bridges the gap between stakeholders and the public, fostering a sense of shared progress.”

“The media serves as a powerful platform to inform, inspire, and unify communities, and its contributions surpass even what organizations like the PamCham can achieve,” he said.

For his part, the elder Pineda said the recognition will “impel” him to do much more for the less privileged sectors of society and take stronger advocacy role for “clean and honest governance.”

Congressman Lazatin served as the inducting officer for the officers of the CLMA regional umbrella organization composed of Diosdado “Deng” Pangilinan, president (Pampanga); Menchie Hernandez, EVP (Tarlac); Erick Silverio, VP for print (Bulacan); Paolo Gee Santos, VP for broadcast (Pampanga); Roel Tarayao, VP for online (Bataan); Eloisa Silverio, secretary (Bulacan); AP San Pedro, treasurer (Pampanga); and Aileen Sanchez, auditor (Olongapo City).

Pampanga Vice Gov. Lilia “Nanay” Pineda inducted into office the officers of CLMA-Pampanga led by led by Mark Allen Sison, President (iOrbitNews/Newsweek); Albert Lacanlale, EVP (DWRW 95.1/Sun Star Pampanga); Jhoedie Bhyjay Mercado, VP for broadcast (CLTV36); Princess Clea



Arcellaz, VP for print (Sun Star Pampanga); Joann Manabat, VP for online (Rappler); Chiqui Cacal, secretary (DWRW 95.1); Jenna Lumbang Parungao, treasurer (CLTV36); and Paulo Gee Santos, auditor (CLTV36).

The induction of both the regional and Pampanga chapters had as witness Punto editor Bong Lacson, the founding proponent of CLMA and chairman emeritus of CLMA-Pampanga.

Solidarity messages were

delivered by former board member Mylyn Pineda-Cayabyab who represented Gov. Pineda, and Dr. Hazel V. Tumang, aspirant for Pampanga’s 3rd congressional district.

Pineda Cayabyab and Tumang, along with the vice governor and Romero were handed framed Kulitan (traditional Kapampangan scripts) of their names and characteristics inscribed by noted Kapampangan artist Norman Tioitico.

The CLMA Pampanga roster of active members includes: Jaypee Manalang (CL BusinessWeek, Punto!) Larrica Angela Cunanan Dinio (iOrbitNews), Rowena Tinio (iOrbitNews), Gerald Gloton (Pampanga PIO, Punto!), Gracie Rutao (Pampanga PIO, ABS-CBN), Luisse Gabriel Rutao (GMA Regional TV), Archie Reyes (iOrbitNews), Joe Asuncion (CLTV36), Johnny Coronel (CLTV36), Nelson Gonzales (iOrbitNews), Christopher Espino (Newsline), Alvin Masangcay (Alvin Masangcay News Vlog), Jennifer Salenga (CLTV36), and Joanna Cordero (Punto!).

Initiatives undertaken by CLMA Pampanga included the regular “Balitaan at Talakayan” sessions that promote dialogue among media professionals and community leaders; the “Discuss Wid Us” quarterly forum at the eponymous hotel that covered current lifestyle and social issues, and the Campus Journalism Caravan engaging school publications and their staff in the various fields of media. A novel activity last year was the “Balitaan, Talakayan, Trip Lang!”, the first media forum held on a moving bus.

Punto News Team/CLMA photos





CITY GOVERNMENT OF SAN FERNANDO, PAMPANGA, IN PARTNERSHIP WITH THE OUTSTANDING FERNANDINO AWARDS EXECUTIVE COMMITTEE, CONGRATULATES THE

TOFA 2025 AWARDEES



DR. REYNALDO B. AQUINO

AWARDEE IN THE FIELD OF GOVERNMENT SERVICE



FIDES CUYUGAN ASENSIO

AWARDEE IN THE FIELD OF ARTS



PLTCOL. JOHN LOPEZ CLARK

AWARDEE IN THE FIELD OF LAW ENFORCEMENT



ENGR. EMER C. FELICIANO

AWARDEE IN THE FIELD OF COMMUNITY SERVICE



LEONARD VINCENT M. GARCIA

AWARDEE IN THE FIELD OF BUSINESS



GERALD G. GLOTON

AWARDEE IN THE FIELD OF NEW MEDIA



DAVID EDWARD G. JIMENEZ

AWARDEE IN THE FIELD OF YOUTH SERVICE



JOEL P. MALLARI

AWARDEE IN THE FIELD OF CULTURE



DR. RONNIE S. MALLARI

AWARDEE IN EDUCATION IN THE FIELD OF PUBLIC EDUCATION



RICLINA P. OCAMPO

AWARDEE IN THE FIELD OF ENTREPRENEURSHIP



CPT. KRISJUPER ANDREO J. PUNSALAN

AWARDEE IN THE FIELD OF MILITARY SERVICE



EDITA Q. SAGMIT

AWARDEE IN EDUCATION IN THE FIELD OF ADMINISTRATION

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**REPUBLIC OF THE PHILIPPINES
SUPREME COURT
REGIONAL TRIAL COURT
THIRD JUDICIAL REGION
City of San Fernando, Pampanga
(email address) rtc1sfpocc@judiciary.gov.ph
(contact no.) +63906 855 5179**

Office of the Clerk of Court & Ex-Officio Sheriff

**HOME DEVELOPMENT
MUTUAL FUND,**
Petitioner-Mortgagee,

- versus -

**E.J.F. No. 273 - 24
Real Estate Mortgage under
Act 3135 as amended by Act 4118**

DANIEL S. BLASCO,
Respondent-Mortgagor,
x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135/1508 filed by Petitioner-Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against Respondent-Mortgagor, **DANIEL S. BLASCO**, with postal address at Phase 2 0036 3rd Avenue, Casmor Subdivision, Mabalacat, Pampanga, to satisfy the mortgage indebtedness which as of September 30, 2024 amounts to PESOS: **TWO MILLION ONE HUNDRED FORTY THOUSAND NINETY SIX and 61/100 (Php 2,140,096.61)**, excluding penalties, attorney's fees and expenses of foreclosure, the undersigned duly authorized deputy sheriff will sell at public auction on **FEBRUARY 19, 2025 at 10:00 A.M. or soon thereafter** at the main entrance of the Regional Trial Court, Capitol Compound, City of San Fernando, Pampanga, to the highest bidder for **CASH or MANAGER'S CHECK** and in Philippine Currency, the following property with all improvements, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 650867-R

x x x A parcel of land (Lot 2 of the subd. plan Pcs-03-014795, being a portion of the cons. lots 10 to 15, blk. 4, Psd-03-131405, LRC Rec. No.), situated in the Bo. of Malino & Panipuan, Mun. of San Fdo., Prov. of Pomp. x x x containing an area of ONE HUNDRED TWENTY (120) SQUARE METERS, more or less. x x x "

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 February 26, 2025, without further notice. Prospective buyers and bidders are hereby enjoined to investigate for themselves the title to the property described above, and the encumbrance thereon, if any there be.

City of San Fernando, Pampanga, January 09, 2025.

**Julio M. Cunanan
Sheriff IV / RTC-Br.45, CSF(P)**

Copy Furnished:
1.) HOME DEVT. MUTUAL FUND THE PETRON MEGA PLAZA BUILDING, NO. 358 SEN. GIL PUYAT AVENUE, MAKATI CITY
2.) DANIEL S. BLASCO - PHASE 2 0036 3rd AVENUE, CASMOR SUBDIVISION, MABALACAT, PAMPANGA / LOT 2, FORTUNEVILLE IV, MALINO & PANIPUAN, CSF(P)
3.) ENGR. DANILO P. CATOLOS - HDMF RM. 202, SUBURBIA COMM. CENTER, MAIMPIS, 2000 CSF(P)
4.) ATTY. JULIUS VOLTAIRE ROMMEL C. CU BELO -24K ACCOUNTS CONSULTANT, INC., RM. 202, TAGLE BUILDING, MAC ARTHUR HI-WAY, SAN AGUSTIN, CSF(P)
5.) PUNTO CENTRAL LUZON

Punto! Central Luzon: January 13,20 & 27, 2025

**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

**HOME DEVELOPMENT MUTUAL
FUND,**
Petitioner-Mortgagee,

-versus-

**E.J.F.No. 314-24
(PUNTO C.L.)
EXTRA-JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
NO. 314-24**

**MA. TERESA Q. DOBLE married to
JOEY T. DOBLE,**
Respondents-Mortgagors,
x-----x

NOTICE OF EXTRA—JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135/1508 filed by **HOME-DEVELOPMENT MUTUAL FUND**, Mortgagee, with its postal address at **The Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Ave., Makati City**, against **MA. TERESA Q. DOBLE** married to **JOEY T. DOBLE**, Mortgagors, with postal address at **#8 Kalinga St. Villa Gloria Subdivision, Angeles City and Lot 32 Blk. 6, Renzville Subdivision II Calulut, City of San Fernando, Pampanga** to satisfy the mortgage indebtedness which as of September 30, 2024 amounts to **FIVE HUNDRED TWENTY THREE THOUSAND SIX HUNDRED PESOS and 78/100 (Php523,600.78)** excluding penalties, attorney's fees and expenses of foreclosure, the undersigned duly authorized deputy sheriff will sell at public auction on **February 26, 2025 at 10:00 A.M.** or soon thereafter at the main entrance of the Regional Trial Court, Capitol-Compound, City of San Fernando, Pampanga, to the highest bidder for **CASH or MANAGER'S CHECK** and in Philippine Currency, the following property with all improvements, to wit

TRANSFER CERTIFICATE OF TITLE NO. 706261-R

"A PARCEL, OF LAND (LOT 32, BLK. 6 OF THE SUBD. PLAN PSD-03- 141093 BEING A PORTION OF LOT 3921, SAN FDO., CAD L.R.C. REC. NO.), SITUATED IN THE BRGY. OF CALULUT, MUN. OF SAN FERNANDO, PRO V. OF PAMPANGA. x x x CONTAINING AN AREA OF ONE HUNDRED TEN (110) SQUARE METERS x x x "

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

In the event the public auctions should not take place on the said date, it shall be held on March 5, 2025, without further notice.

City of San Fernando, Pampanga, January 3, 2025,

**RICHARD C. LOPEZ
Sheriff IV
RTC Br. 44 CSFP**

CC:
1.HOME DEVELOPMENT MUTUAL FUND
- Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Ave.. Makati City
2.MA. TERESA Q. DOBLE and JOEY T. DOBLE
-#8 Kalinga St., Villa Gloria Subdivision, Angeles City
- Lot 32. Blk. 6, Renzville Subdivision it, Calulut, City of San Fernando, Pampanga
3.ENGR. DANILO P. CATOLOS
-Bldg. 1. Suburbia Commercial Center. Mc Arthur Highway, Maimpis. City of Son Fernando. Pampanga
4.ATTY. JULIUS VOLTAIRE ROMMEL CUBELO. -24K Account Consultant Inc. Rm. 202. Tagle Bldg., Mc Arthur Hi-way San Agustin. City of San Fernando. Pampanga
5.PUNTO C.L.

Punto! Central Luzon: January 13,20 & 27, 2025

**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

**HOME DEVELOPMENT MUTUAL
FUND,**
Petitioner-Mortgagee,

-versus-

**E.J.F.No. 314-24
(PUNTO C.L.)
EXTRA-JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
NO. 314-24**

**MA. TERESA Q. DOBLE married to
JOEY T. DOBLE,**
Respondents-Mortgagors,
x-----x

NOTICE OF EXTRA—JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135/1508 filed by **HOME-DEVELOPMENT MUTUAL FUND**, Mortgagee, with its postal address at **The Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Ave., Makati City**, against **MA. TERESA Q. DOBLE** married to **JOEY T. DOBLE**, Mortgagors, with postal address at **#8 Kalinga St. Villa Gloria Subdivision, Angeles City and Lot 32 Blk. 6, Renzville Subdivision II Calulut, City of San Fernando, Pampanga** to satisfy the mortgage indebtedness which as of September 30, 2024 amounts to **FIVE HUNDRED TWENTY THREE THOUSAND SIX HUNDRED PESOS and 78/100 (Php523,600.78)** excluding penalties, attorney's fees and expenses of foreclosure, the undersigned duly authorized deputy sheriff will sell at public auction on **February 26, 2025 at 10:00 A.M.** or soon thereafter at the main entrance of the Regional Trial Court, Capitol-Compound, City of San Fernando, Pampanga, to the highest bidder for **CASH or MANAGER'S CHECK** and in Philippine Currency, the following property with all improvements, to wit

TRANSFER CERTIFICATE OF TITLE NO. 706261-R

"A PARCEL, OF LAND (LOT 32, BLK. 6 OF THE SUBD. PLAN PSD-03- 141093 BEING A PORTION OF LOT 3921, SAN FDO., CAD L.R.C. REC. NO.), SITUATED IN THE BRGY. OF CALULUT, MUN. OF SAN FERNANDO, PRO V. OF PAMPANGA. x x x CONTAINING AN AREA OF ONE HUNDRED TEN (110) SQUARE METERS x x x "

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

In the event the public auctions should not take place on the said date, it shall be held on March 5, 2025, without further notice.

City of San Fernando, Pampanga, January 3, 2025,

**RICHARD C. LOPEZ
Sheriff IV
RTC Br. 44 CSFP**

CC:
1.HOME DEVELOPMENT MUTUAL FUND
- Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Ave.. Makati City
2.MA. TERESA Q. DOBLE and JOEY T. DOBLE
-#8 Kalinga St., Villa Gloria Subdivision, Angeles City
- Lot 32. Blk. 6, Renzville Subdivision it, Calulut, City of San Fernando, Pampanga
3.ENGR. DANILO P. CATOLOS
-Bldg. 1. Suburbia Commercial Center. Mc Arthur Highway, Maimpis. City of Son Fernando. Pampanga
4.ATTY. JULIUS VOLTAIRE ROMMEL CUBELO. -24K Account Consultant Inc. Rm. 202. Tagle Bldg., Mc Arthur Hi-way San Agustin. City of San Fernando. Pampanga
5.PUNTO C.L.

Punto! Central Luzon: January 13,20 & 27, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **BERNADETTE SEVA BUHAYO** who died on November 13, 2021 in Mabalacat City, Pampanga: executed an Affidavit of Extrajudicial Settlement with Waiver and Renunciation of Rights on her estate; and leaving behind Money deposited in **COMPOSITE WING SAVINGS AND LOAN ASSOCIATION, CWSLAI** Building, Bayani Road Corner A. Luna Avenue, Fort Bonifacio, Taguig City, as Capital Contribution and Savings Deposit with Account No. 17297 in the amount of Two Hundred Twenty Three Thousand Six Hundred Sixty Five Pesos and 40/100 (Php 223,665.40), Philippine Currency; before Notary Public Rochelle V. Lorenzo, as per Doc. No. 68, Page No. 37, Book No. XVIII, Series of 2025.

Punto! Central Luzon: January 20, 27 & February 3, 2025

**REPUBLIC OF THE PHILIPPINES
SUPREME COURT
REGIONAL TRIAL COURT
THIRD JUDICIAL REGION
City of San Fernando, Pampanga
(email address) rtc1sfpocc@judiciary.gov.ph (contact no.)+63906 855 5179**

Office of the Clerk of Court & Ex-Officio Sheriff

**HOME DEVELOPMENT
MUTUAL FUND,**
Petitioner-Mortgagee,

- versus -

**E.J.F. No. 348 - 24
Real Estate Mortgage under
Act 3135 as amended by Act 4118**

APRIL JOY P. YU,
Respondent-Mortgagor,
x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135/1508 filed by Petitioner-Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against Respondent-Mortgagor, **APRIL JOY P. YU**, with postal address at Blk. 39, Lot 25, Phase 1, Northville Subd., Brgy. Calulut, City of San Fernando, Pampanga, to satisfy the mortgage indebtedness which as of **November 15, 2024** amounts to **PESOS: SEVEN HUNDRED TWENTY THREE THOUSAND THREE HUNDRED FIFTY FOUR and 52/100 (Php 723,354.52)**, excluding penalties, attorney's fees and expenses of foreclosure, the undersigned duly authorized deputy sheriff will sell at public auction on **FEBRUARY 19, 2025 at 10:00 A.M.** or soon thereafter at the main entrance of the Regional Trial Court, Capitol Compound, City of San Fernando, Pampanga, to the highest bidder for **CASH or MANAGER'S CHECK** and in Philippine Currency, the following property with all improvements, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 042-2017017602

**"xxx
LOT NO: 32 BLOCK: 78 PLAN NO: PCS-03-019634
PORTION OF: THE CONS. OF LOTS 2019 & 2036 ALL CADASTRAL SURVEY OF MEXICO & LOTS 31 - 33 ALL PSD-57197;
LOCATION: BARANGAY OF SABANILLA, MUNICIPALITY OF MEXICO, PROVINCE OF PAMPANGA, ISLAND OF LUZON
x x x
AREA: AREA: EIGHTY ONE (81) SQUARE METERS. x x x "**

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 February 26, 2025, without further notice. Prospective buyers and bidders are hereby enjoined to investigate for themselves the title to the property described above, and the encumbrance thereon, if any there be.

City of San Fernando, Pampanga, January 09, 2025.

**Julio M. Cunanan
Sheriff IV / RTC-Br.45, CSF(P)**

Copy Furnished:
1.) HOME DEVT. MUTUAL FUND - THE PETRON MEGA PLAZA BUILDING, NO. 358 SEN. GIL PUYAT AVENUE, MAKATI CITY
2.) APRIL JOY P. YU - BLK. 39, LOT 25, PHASE 1, NORTHVILLE SUBD., BRGY. CALULUT, 2000 CITY OF SAN FERNANDO, PAMPANGA / LOT 32. B1K. 78, FIESTA COMMUNITIES, BRGY. SABANILLA, MEXICO, PAMPANGA
3.) ENGR. DANILO P. CATOLOS — BLDG.1, SUBURBIA COMMERCIAL CENTER, MAIMPIS, 2000 CITY OF SAN FERNANDO, PAMPANGA
4.) JEFFREY A. RAMIENTAS — GREATSOURCE CORPORATION, 2546 A. BONIFACIO ST., BANGKAL., MAKATI CITY
5.) PUNTO CENTRAL LUZON

Punto! Central Luzon: January 13,20 & 27, 2025

**REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
THIRD JUDICIAL REGION
BRANCH 57, ANGELES CITY
2/F Chief Justice Jose Abad Santos Hall of Justice,
Angeles City Hall Compound, Pulung Maragul, Angeles City
Email: rtc1ang057@judiciary.gov.ph
Contact No. 0928-705-1691/0975-605-8890**

**RE: PETITION FOR ISSUANCE OF
LETTERS OF ADMINISTRATION FOR
THE INTESTATE OF MARCUS
MARCELLIUS ESTACIO SALTA**

R-ANG-24-02587-SP

For:

**BIG ORTIGAS CONSTRUCTION AND
ELECTRICAL SUPPLY CO. as
represented by HILSON J. AGUSTIN,
Petitioner.**
x-----x

ORDER

In its verified petition for Issuance of Letters of Administration, the petitioner, Big Ortigas Construction and Electrical Supply Co., as represented by Hilson J. Agustin, prayed that after due notice, publication, and hearing, a judgment be rendered as follows:

1. The petition for issuance of Letters of Administration of the decedent, Marcus Marcellius E. Salta, be granted in favor of the managing partner of the petitioner, Dr. Ruby G. Fugen; and,

2. The construction materials and supplies received by M.E.S. General Services or the decedent in an aggregate amount of Seven Million Three Hundred Sixty-Eight Thousand Seven Hundred Eighty-Eight and 4/100 Pesos (P7,368,788.04), be entered as a claim against the estate of the decedent Marcus and be paid therefrom. It appearing to be sufficient in form and substance, the petition is set for hearing on March 3, 2025, at 8:30 a.m. at the Session Hall of this Court, Chief Justice Jose Abad Santos Hall of Justice, Pulung Maragul, Angeles City. All persons concerned who may have interest in or may be affected by the petition are hereby directed to appear and to show cause why the aforementioned prayer should not be granted. In the event that said hearing date will not push through, the hearing shall proceed on April 7, 2025, at 8:30 a.m.

Let this Order be published once a week for three (3) consecutive weeks in a newspaper of general circulation in the province of Pampanga at the expense of the petitioner, who shall submit compliance within 5 days from the date of the publication. The petitioner is likewise directed to serve copy of the Petition and its annexes upon the known heir of the decedent, Hazel Marie Bartolome Salta.

Serve copy of this order to the petitioner and Hazel Marie Bartolome Salta.
SO ORDERED.

December 16, 2024, Angeles City, Philippines.

**OMAR T. VIOLA
Judge**

Punto Central Luzon: January 13, 20 & 27, 2025

**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

**HOME DEVELOPMENT MUTUAL
FUND,**
Petitioner-Mortgagee,

-versus-

**E.J.F.No. 314-24
(PUNTO C.L.)
EXTRA-JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
NO. 314-24**

**MA. TERESA Q. DOBLE married to
JOEY T. DOBLE,**
Respondents-Mortgagors,
x-----x

NOTICE OF EXTRA—JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135/1508 filed by **HOME-DEVELOPMENT MUTUAL FUND**, Mortgagee, with its postal address at **The Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Ave., Makati City**, against **MA. TERESA Q. DOBLE** married to **JOEY T. DOBLE**, Mortgagors, with postal address at **#8 Kalinga St. Villa Gloria Subdivision, Angeles City and Lot 32 Blk. 6, Renzville Subdivision II Calulut, City of San Fernando, Pampanga** to satisfy the mortgage indebtedness which as of September 30, 2024 amounts to **FIVE HUNDRED TWENTY THREE THOUSAND SIX HUNDRED PESOS and 78/100 (Php523,600.78)** excluding penalties, attorney's fees and expenses of foreclosure, the undersigned duly authorized deputy sheriff will sell at public auction on **February 26, 2025 at 10:00 A.M.** or soon thereafter at the main entrance of the Regional Trial Court, Capitol-Compound, City of San Fernando, Pampanga, to the highest bidder for **CASH or MANAGER'S CHECK** and in Philippine Currency, the following property with all improvements, to wit

TRANSFER CERTIFICATE OF TITLE NO. 706261-R

"A PARCEL, OF LAND (LOT 32, BLK. 6 OF THE SUBD. PLAN PSD-03- 141093 BEING A PORTION OF LOT 3921, SAN FDO., CAD L.R.C. REC. NO.), SITUATED IN THE BRGY. OF CALULUT, MUN. OF SAN FERNANDO, PRO V. OF PAMPANGA. x x x CONTAINING AN AREA OF ONE HUNDRED TEN (110) SQUARE METERS x x x "

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

In the event the public auctions should not take place on the said date, it shall be held on March 5, 2025, without further notice.

City of San Fernando, Pampanga, January 3, 2025,

**RICHARD C. LOPEZ
Sheriff IV
RTC Br. 44 CSFP**

CC:
1.HOME DEVELOPMENT MUTUAL FUND
- Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Ave.. Makati City
2.MA. TERESA Q. DOBLE and JOEY T. DOBLE
-#8 Kalinga St., Villa Gloria Subdivision, Angeles City
- Lot 32. Blk. 6, Renzville Subdivision it, Calulut, City of San Fernando, Pampanga
3.ENGR. DANILO P. CATOLOS
-Bldg. 1. Suburbia Commercial Center. Mc Arthur Highway, Maimpis. City of Son Fernando. Pampanga
4.ATTY. JULIUS VOLTAIRE ROMMEL CUBELO. -24K Account Consultant Inc. Rm. 202. Tagle Bldg., Mc Arthur Hi-way San Agustin. City of San Fernando. Pampanga
5.PUNTO C.L.

Punto! Central Luzon: January 13,20 & 27, 2025

**Republic of the Philippines
REGIONAL ALTERNATIVE CHILD CARE OFFICE
Field Office III**

5th Floor, Primus Medicus Bldg., San Isidro, City of San Fernando, Pampanga
Email address: racc03@nacc.gov.ph
Contact No.: (045) 961-2143

**IN RE: PETITION FOR ADOPTION OF DOMESTIC ADMIN. ADOPTION
CASE NO: RACCOII-DA-2025-001**

LORRAINE RAMISCAL ANUNCIACION PAQUIT

**TO FIF KNOWN THFRFAFTFRAS
LORRAINE ANUNCIACION PAQUIT
MR. RANDY CARL MONTOYA PAQUIT
MRS. ARMENIA ANUNCIACION PAQUIT
Petitioners**

DATE: January 10,2025

x-----x

ORDER

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

Finding the said Petition to be sufficient in form and substance, let the same be set for Mandatory Appearance on **February 07, 2025, at 10:00 am** to be held at **RACCO III – 5th Floor, Primus Medicus Building, Mc Arthur High Way, San Isidro, City of San Fernando, Pampanga 2000**. Any interested party may appear and may file an opposite/complaint supported by evidence to the National Authority for Child Care (NACC), through the RACCO where the Petition was filed. The complaint will be subjected for verification and further investigation.

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

Copy Furnished:
National Authority for Child Care
2 Chicago St. corner, Ermin Garcia St.,
Brgy Pinagkaisahan, Cubao, Quezon City

Ms. Sheila Joy D. Velasco, RSW
Adoption Social Worker
CSWDO, Mabalacat Pampanga

Ms. Nenita T. Garcia
Local Civil Registrar of Angeles City

Petitioner: Mr. Randy Carl Montoya Paquit
Mrs. Armenia Anunciacion Paquit
Mabalcat City, Pampanga
Publication Company:
Date of Publication:

Punto Central Luzon: January 13, 20 & 27, 2025

NOTICE OF EXTRAJUDICIAL SETTLEMENT

Notice is hereby given that the heirs of **ARANXHA R. ALAMBRA** who died on July 31, 2023 at Jose B. Lingad Memorial General Hospital (JBLMGH) Dolores, City of San Fernando, Pampanga: executed an Affidavit of Extrajudicial Settlement on his/her estate; and left a Bank Account maintained with Angeles Nepo Mart branch BDO Unibank Inc. (Bank), Peso Savings Account No. 005780361526 in the amount of Sixteen Thousand Twenty Nine and 12/100 only (Php 16,029.12) plus interest accruing; before Notary Public Cyril Victor N. Bermudo, as per Doc. No. 5276, Page No. 98, Book No. CXIX, Series of 2024.

Punto! Central Luzon: January 20, 27 & February 3, 2025

**Republic of the Philippines
REGIONAL ALTERNATIVE CHILD CARE OFFICE
Field Office III**

5th Floor, Primus Medicus Bldg., San Isidro, City of San Fernando, Pampanga
Email address: racc03@nacc.gov.ph
Contact No.: (045) 961-2143

**IN RE: PETITION FOR ADOPTION OF DOMESTIC ADMIN, ADOPTION
CASE NO:
JOHN MATTHEW GALLARDO ENRIQUEZ RACC0111-DA-2024-0067-REL-043**

TO BE KNOWN THEREAFTER AS

JOHN MATTHEW GALLARDO OCAMPO

DATE: January 08, 2025

**MR. HONY DUBLADA OCAMPO
MRS. RUENA PAULLETE GALLARDO OCAMPO
Petitioners**
x-----x

ORDER

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

Finding the said Petition to be sufficient in form and substance, let the same be set for Mandatory Appearance on **February 04, 2025, at 2:00 pm to be held at RACCO III - 5th Floor, Primus Medicus Building, Mc Arthur High Way, San Isidro, City of San Fernando, Pampanga 2000**. Any interested party may appear and may file an opposite/complaint supported by evidence to the National Authority for Child Care (NACC), through the RACCO where the Petition was filed. The complaint will be subjected for verification and further investigation.

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

**FAHAD M. CANAYAO
Alternate OIC-RACCO III
Pursuant to 5.0 No.429 series of 2024**

Copy furnished:
National Authority for Child Care
Chicago St. corner, Erman Garcia St.,
Brgy. Pinagkaisatian, Cuba*, Quezon City

Aricjeta Janet O. Nicdao, RSW
Adoption Social Worker
RACCO III

Ms. Maria Josefa Encarnacion A. Ocampo
Local Civil Registrar of Manila

Petitioners: Mr. Hony Dublada Ocampo and
Mrs. Ruelia Paullete Gallardo Ocampo
Mabalacat City, Pampanga

**Publication Company:
Date of Publication:**

Punto Central Luzon: January 13, 20 & 27, 2025

**Republic of the Philippines
REGIONAL ALTERNATIVE CHILD CARE OFFICE
Field Office III**

5th Floor, Primus Medicus Bldg., San Isidro, City of San Fernando, Pampanga
Email address: racc03@nacc.gov.ph
Contact No.: (045) 961-2143

**IN RE: PETITION FOR ADOPTION OF DOMESTIC ADMIN. ADOPTION
CASE NO: RACCOII-DA-2025-001**

LORRAINE RAMISCAL ANUNCIACION PAQUIT

**TO FIF KNOWN THFRFAFTFRAS
LORRAINE ANUNCIACION PAQUIT
MR. RANDY CARL MONTOYA PAQUIT
MRS. ARMENIA ANUNCIACION PAQUIT
Petitioners**

DATE: January 10,2025

x-----x

ORDER

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

Finding the said Petition to be sufficient in form and substance, let the same be set for Mandatory Appearance on **February 07, 2025, at 10:00 am** to be held at **RACCO III – 5th Floor, Primus Medicus Building, Mc Arthur High Way, San Isidro, City of San Fernando, Pampanga 2000**. Any interested party may appear and may file an opposite/complaint supported by evidence to the National Authority for Child Care (NACC), through the RACCO where the Petition was filed. The complaint will be subjected for verification and further investigation.

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

Copy Furnished:
National Authority for Child Care
2 Chicago St. corner, Ermin Garcia St.,
Brgy Pinagkaisahan, Cubao, Quezon City

Ms. Sheila Joy D. Velasco, RSW
Adoption Social Worker
CSWDO, Mabalacat Pampanga

Ms. Nenita T. Garcia
Local Civil Registrar of Angeles City

Petitioner: Mr. Randy Carl Montoya Paquit
Mrs. Armenia Anunciacion Paquit
Mabalcat City, Pampanga
Publication Company:
Date of Publication:

Punto Central Luzon: January 13, 20 & 27, 2025

**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

**HOME DEVELOPMENT MUTUAL
FUND,**
Petitioner-Mortgagee,

-versus-

**E.J.F.No. 314-24
(PUNTO C.L.)
EXTRA-JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
NO. 314-24**

**MA. TERESA Q. DOBLE married to
JOEY T. DOBLE,**
Respondents-Mortgagors,
x-----x

NOTICE OF EXTRA—JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135/1508 filed by **HOME-DEVELOPMENT MUTUAL FUND**, Mortgagee, with its postal address at **The Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Ave., Makati City**, against **MA. TERESA Q. DOBLE** married to **JOEY T. DOBLE**, Mortgagors, with postal address at **#8 Kalinga St. Villa Gloria Subdivision, Angeles City and Lot 32 Blk. 6, Renzville Subdivision II Calulut, City of San Fernando, Pampanga** to satisfy the mortgage indebtedness which as of September 30, 2024 amounts to **FIVE HUNDRED TWENTY THREE THOUSAND SIX HUNDRED PESOS and 78/100 (Php523,600.78)** excluding penalties, attorney's fees and expenses of foreclosure, the undersigned duly authorized deputy sheriff will sell at public auction on **February 26, 2025 at 10:00 A.M.** or soon thereafter at the main entrance of the Regional Trial Court, Capitol-Compound, City of San Fernando, Pampanga, to the highest bidder for **CASH or MANAGER'S CHECK** and in Philippine Currency, the following property with all improvements, to wit

TRANSFER CERTIFICATE OF TITLE NO. 706261-R

"A PARCEL, OF LAND (LOT 32, BLK. 6 OF THE SUBD. PLAN PSD-03- 141093 BEING A PORTION OF LOT 3921, SAN FDO., CAD L.R.C. REC. NO.), SITUATED IN THE BRGY. OF CALULUT, MUN. OF SAN FERNANDO, PRO V. OF PAMPANGA. x x x CONTAINING AN AREA OF ONE HUNDRED TEN (110) SQUARE METERS x x x "

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

In the event the public auctions should not take place on the said date, it shall be held on March 5, 2025, without further notice.

City of San Fernando, Pampanga, January 3, 2025,

**RICHARD C. LOPEZ
Sheriff IV
RTC Br. 44 CSFP**

CC:
1.HOME DEVELOPMENT MUTUAL FUND
- Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Ave.. Makati City
2.MA. TERESA Q. DOBLE and JOEY T. DOBLE
-#8 Kalinga St., Villa Gloria Subdivision, Angeles City
- Lot 32. Blk. 6, Renzville Subdivision it, Calulut, City of San Fernando, Pampanga
3.ENGR. DANILO P. CATOLOS
-Bldg. 1. Suburbia Commercial Center. Mc Arthur Highway, Maimpis. City of Son Fernando. Pampanga
4.ATTY. JULIUS VOLTAIRE ROMMEL CUBELO. -24K Account Consultant Inc. Rm. 202. Tagle Bldg., Mc Arthur Hi-way San Agustin. City of San Fernando. Pampanga
5.PUNTO C.L.

Punto! Central Luzon: January 13,20 & 27, 2025

A reflection...

FROM PAGE 5

tourism. This propelled San Fernando to become one of Central Luzon's leading commercial hubs.

Believing that true progress is rooted in an educated citizenry, we strengthened our public schools, bolstered scholarship programs, and built additional classrooms to reduce overcrowding. We expanded healthcare services, focusing on maternal health, nutrition, and community-based clinics—ensuring that quality services reached even marginalized sectors.

Cognizant of our vulnerability to floods and other calamities, we implemented disaster risk reduction strategies, earning Gawad KALASAG citations for effective local disaster preparedness. We launched environmental initiatives, including tree-planting drives, river clean-ups, and strict enforcement of waste management regulations to protect our shared natural resources.

A hallmark of Fernandino pride is the parol (Christmas lantern) tradition. We promoted festivals and local craftsmanship, ensuring our cultural identity remained vibrant and recognized nationwide and even globally. Efforts to preserve heritage sites and champion the Kapampangan language

reflected our deep-rooted commitment to honoring the past while embracing the future.

By the end of my tenure in 2013, San Fernando had evolved from a fledgling city into a robust urban center hailed for its accountability in governance, business-friendly environment, and culturally vibrant community life. Looking back, the vision we espoused—of a city that marries prosperity with inclusivity—could only be realized through collective effort.

The legislative groundwork laid by RA 8990 and the wise, if sometimes challenging, debates around RA 9009 represent just one facet of the city's story. The real fuel behind San Fernando's transformation was the Fernandino spirit: our citizens' unceasing resolve to uplift themselves and their neighbors. From the countless dialogues in barangays to the broad alliances forged with civic groups, I witnessed how participatory governance unifies public officials and ordinary citizens under a shared banner of progress. The city's achievements—be they local awards or national accolades—are but symbols of a more profound truth: when leaders trust their people, and people hold their leaders accountable, entire communities flourish.

Cityhood, after all, is not the final destination; it is merely a framework that can open doors to growth if wielded responsibly.

I trust that the leaders succeeding me and future generations of Fernandinos will safeguard the ethos of transparency, inclusivity, and resilience that guided us through those transformative years. As I reflect on this journey—our behind-the-scenes negotiations in Congress, our relentless pursuit of good governance, and our shared victories—I am filled with hope.

May the story of San Fernando inspire other localities to champion local autonomy, uphold the public trust, and embrace cultural heritage as the compass for sustainable development. In unity and service, we find the key to unlocking every community's potential—one city at a time.

(The author served as Pampanga 3rd District representative in 1995-2004 and 2013-2016, as well as mayor of the City of San Fernando in 2004-2013)





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Androbotics Clark Inc.
Clark Freeport Zone, Pampanga

**REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
THIRD JUDICIAL REGION
MACABEBE, PAMPANGA
(rtc1mbboccc@judiciary.gov.ph)**

**OFFICE OF THE CLERK OF COURT
AND EX-OFFICIO SHERIFF**

BDO UNIBANK, INC., as
represented by MARY JANE B.
MATILLANO,

Mortgagee,

-versus-

EXTRA-JUDICIAL FORECLOSURE
CASE NO. 24-0431M)

Spouses RYAN D. MALLARI and
JENNIFER T. MALLARI,
Debtors-Mortgagors.

x ----- x

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act No. 3135, as amended, filed by **BDO UNIBANK, INC., as represented by MARY JANE B. MATILLANO**, with office address at 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Madaluyong City, against **Ryan D. Mallari, for himself and Attorney-in-Fact of his wife Jennifer T. Mallari**, registered owners of **Transfer Certificates of Title Nos. 042-2019025476 and 042-2019025475**, with postal address/es at: (1) Purok 4, Sampaloc, Apalit, Pampanga and (2) Lots 13 & 14, Blk. 20, Road Lot 9, Dreamland Subd., Phase 2, Colgante, Apalit, Pampanga, to satisfy the mortgage indebtedness which as of December 12, 2024 amounts to **Four Million Three Hundred Forty Three Thousand Three Hundred Forty Five and 46/100 (PhP4,343,345.46)**, Philippine Currency, inclusive of interest, penalty and other charges the undersigned will sell at public auction on **February 24, 2025 at 10:00 in the morning, at the Office of the Clerk of Court, Regional Trial Court of Macabebe, Pampanga**, to the highest bidder, for cash or manager's check and in Philippine Currency, the following property with all its improvements, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 042-2019025476

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

A PARCEL OF LAND (LOT 13 BLOCK 20 OF THE CONSOLIDATION & SUBDIVISION PCS-03-017578, BEING A PORTION OF THE CONSOLIDATED LOTS 1 & 2, PCS-03-014772 L. R. C. REC. NO.), SITUATED IN THE BARRIO OF COLGANTE, MUN. OF APALIT, PROVINCE OF PAMPANGA. BOUNDED ON THE NE., ALONG LINE 1-2 BY ROAD LOT 9; ON THE SE., ALONG LINE 2-3 BY LOT 12, BLK. 20, BOTH OF THE CONS. & SUBD. PLAN; ON THE SW., ALONG LINE 3-4 BY LOT 1214-B-3, (LRC) PSD-268291; ON THE NW., ALONG LINES 4-5-6 BY LOT 1213, APALIT CAD.; ON THE NE., ALONG LINE 6-1 BY LOT 14 OF THE CONS. & SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 40 DEG. 29' E., 526. 19 M. FROM M.B.M. 2, APALIT CAD.; THENCE S. 42 DEG. 52' E., 3.00 M. TO POINT 2; THENCE S. 47 DEG. 08' W., 6.70 M. TO POINT 3; THENCE N. 36 DEG. 15' W., 13.37 M. TO POINT 4; THENCE N. 54 DEG. 02' E., 2.30 M. TO POINT 5; THENCE N. 47 DEG. 08' E. 2.88 M. TO POINT 6; THENCE W. 42 DEG. 52' E., 10.00 M. TO THE POINT OF BEGINNING; CONTAINING AN AREA OF SEVENTY EIGHT (78) SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PTS. 4, 5 BY OLD P.S. CYL. CONC. MONS. 15 CMS. IN DIA. AND THE REST BY P.S. CYL. CONC. MONS. 15X40CM. BEARINGS TRUE; DATE OF ORIGINAL SURVEY FEB. 1919-MAR. 1920 AND THAT OF THE CONSOLIDATION & SUBDIVISION SURVEY NOV. 15-30 AND WAS APPROVED ON FEB. 18, 2010.

TRANSFER CERTIFICATE OF TITLE NO. 042-2019025475

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

A PARCEL OF LAND (LOT 14 BLOCK 20 OF THE CONSOLIDATION & SUBDIVISION PCS-03-017578, BEING A PORTION OF THE CONSOLIDATED LOTS 1 & 2, PCS-03-014772 L.R.C. REC. NO.), SITUATED IN THE BARRIO OF COLGANTE, MUN. OF APALIT, PROVINCE OF PAMPANGA. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 13, BLK. 20 OF THE CONS. & SUBD. PLAN; ON THE NW., ALONG LINE 2-3 BY LOT 1213, APALIT CAD.; ON THE NE., ALONG LINE 3-4 BY LOT 15, BLK. 20; ON THE SE., ALONG LINE 4-1 BY ROAD LOT 9, BOTH OF THE CONS. & SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 40 DEG. 29' E., 526.19 M. FROM

M.B.M. 2, APALIT CAD.; THENCE N. 42 DEG. 52' W., 10.00 M. TO POINT 2; THENCE N. 47 DEG. 08' E., 6.00 M. TO THE POINT OF BEGINNING; CONTAINING AN AREA OF SIXTY (60) SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15X40CM. BEARINGS TRUE; DATE OF ORIGINAL SURVEY FEB. 1919-MAR. 1920 AND THAT OF THE CONSOLIDATION & SUBDIVISION SURVEY NOV. 15- 30, 2010 AND WAS APPROVED ON FEB. 18, 2010.

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

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

In the event the public auction should not take place on the said date, it shall be held on March 10, 2025 at the said time and place without further notice.

Macabebe, Pampanga, January 8, 2025.

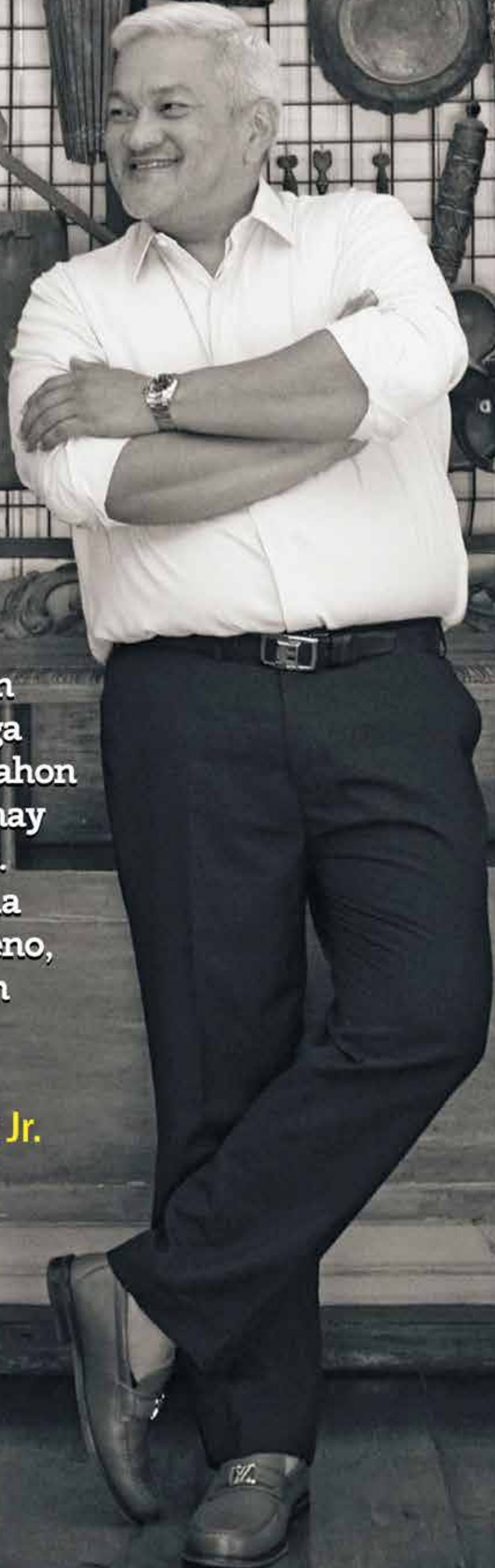
EDGAR JOSEPH C. DAVID
Sheriff IV

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

Copy furnished:
BDO Unibank, Inc. as
represented by Mary Jane B. Matillano
33/F BDO Corporate Center Ortigas,
#12 ADB Avenue, Madaluyong City
Ryan D. Mallari
Purok 4, Sampaloc, Apalit, Pampanga and
Lot 13 and 14 Block 20 corner Road Lot 9
Dreamland Subdivision, Phase 2
Colgante, Apalit, Pampanga

Jennifer T. Mallari
Purok 4, Sampaloc, Apalit, Pampanga and
Lot 13 and 14 Block 20 corner Road Lot 9
Dreamland Subdivision, Phase 2
Colgante, Apalit, Pampanga

Punto! Central Luzon: January 20, 27, February 3, 2025



"Importanteng matulungan nating makabangon ang mga kababayan natin, ngayong panahon ng pandemya, lalo na yung may mga maliliit na businesses. Gusto rin nating maipakilala sa lahat yung Gawang Angeleno, na kayang makipagsabayan sa buong mundo."

Mayor Carmelo 'Pogi' Lazatin Jr.

ANGELES CITY GOVERNMENT

PhilHealth pays...

FROM PAGE 1

“Our hospitals were compliant to the zero-billing policy where admitted patients (PhilHealth members) availed themselves of health care services needed without out-of-pocket payment,” she said. Pineda also lauded the agency on the newly released 95% increase in PhilHealth benefits this year, saying this will sustain the “No Balance Billing” policy in government hospitals, and will decrease the out-of-pocket expenses of patients in the private hospitals. The payee hospitals include the Diosdado P.

Macapagal Memorial Hospital in Guagua, Domingo B. Flores District Hospital in Macabebe, Dr. Andres J. Luciano District Hospital in Magalang, Dr. Emigdio C. Cruz Sr. Memorial Hospital in Arayat, Escolastica Romero District Hospital in Lubao, Jose Songco Lapid District Hospital in Porac, Mabalacat District Hospital, Ricardo P. Rodriguez Memorial Hospital and Ricardo P. Rodriguez Memorial Hospital (Annex Specialty Hospital) in the City of San Fernando, Romana Pangan District Hospital in Floridablanca, and San Luis District Hospital.

In a statement, PhilHealth assured the public that it is committed to the continuous expansion and improvement of benefits for all Filipinos. The state-owned firm provides direct assistance and coordination with the government and private health care facilities to continuously deliver services to the public. Patients who are not yet registered in PhilHealth can register or update their records in the hospitals where they are currently admitted or confined so that they can immediately use their benefits. **Marie Joy S. Carbungco/PIA-3**

AC launches...

FROM PAGE 1

as “every second counts in saving lives.” Lazatin’s chief adviser IC Calaguas, who oversaw the app’s development alongside Executive Assistant IV Reina Manuel and information communication and technology division chief Mike Lising, detailed some of its features during the launch that included a simulation exercise that showcased how the emergency response app operates. “This technology empowers Angeleños to take control of their safety. No matter where you are, help is now just a tap away,” Calaguas said, citing POGI’s

location-sharing function that allows emergency responders to accurately locate incidents, even when users are unable to communicate directly. Lising added that the app is free to download and easy to install. Users will go through a registration process, after which responders from the ACDRRMO, Bureau of Fire Protection-Angeles City, and the Angeles City Traffic and Management Enforcement Unit can be dispatched efficiently. Calaguas also announced that a step-by-step guide on how to register and utilize the app

will be shared on the Angeles City Information Office’s Facebook page. Pampanga 1st District Rep. Carmelo “Jon” Lazatin II also graced the event to impact community safety as a premium in local governance which he has long held as core value in his years as public servant. Angeleño Alert! POGI Emergency App is part of the Lazatin administration’s commitment to improving disaster preparedness and emergency response, ensuring the safety and well-being of its residents. **Punto News Team/Photos: CSCacal-CLMA Pampanga**

Delta takes...

FROM PAGE 1



accumulation of stagnant water, a common cause of flooding in the area during the rainy season. Target date of completion is set he noted. The upgrading of the city roads is part of Gov. Pineda’s ongoing efforts to uplift the lives of Kapampangans through improved infrastructure and disaster resilience. Last Jan. 13, the governor ordered the dredging of 5,570 meters of the different creeks and streams around the Capitol area to mitigate severe flooding in the city. This, after undertaking a massive clearing of canals along the flood-prone Jose Abad Santos Avenue and Lazatin Blvd., both major thoroughfares last year. The heavily-silted waterways to be dredged flow through barangays Magliman, San Juan, San Felipe, San Nicolas, and Del Pilar. For the operations, Pineda said the province will deploy six backhoes, and allocate diesel funding while barangay leaders will assist in identifying spoil sites for excavated debris. Three pumping stations will also be installed in strategic areas along the waterways. **Punto News Team/Pampanga PIO**

the sentiments of her community and gratefulness to the Capitol. A total of ₱3,980,566.14 has been allocated for the project that will include road elevation by an average of 60 centimeters covering a length of 204.7 linear meters and the rehabilitation of the drainage system to improve water flow and prevent the

this May. The governor emphasized that infrastructure projects like these play a vital role in fostering progress in the barangay, the city, and the entire province of Pampanga. “This is not just about improving roads; it’s about paving the way for development and enhancing the lives of our people,”

CDC, TMC ...


FROM PAGE 1

Speaking on client partnership during the program’s segment “Honoring Excellence,” Devanadera hailed TMC-Clark’s crucial role in the freeport’s comprehensive development, enhancing its attractiveness as an investment destination. “For us at CDC, when we invite investors, we can confidently say that the ecosystem here is complete [with TMC-Clark]. We don’t just take care of invest-


ments; we also take care of our investors,” she said. Situated in the heart of this freeport, TMC Clark has served as a premier referral center in Northern and Central Luzon since its opening on Jan. 16, 2015. Last Dec. 13, 2024, TMC-Clark was granted the prestigious Joint Commission International (JCI) Gold Seal of Approval, widely recognized as the benchmark for patient care and safety.

“The JCI Gold Seal is not just a symbol; it represents the highest standards of quality and safety in healthcare. To our doctors, nurses, allied health professionals, administrative staff, and support teams: this accomplishment is yours, it’s ours!” enthused TMC-Clark president and CEO Dr. Noelito M. Lacsamana at the unveiling of the JCI seal. **Punto News Team/CDC-PR**

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



NOTICE OF PUBLIC HEARING

On the Environmental Performance Report and Management Plan of the proposed expansion of the Poultry Farm project of **ELPHYMA’S POULTRY FARM** located in Brgy. Mitla Proper, Porac, Pampanga.

Notice is hereby given to all parties who wish to give their opinion regarding the implementation of the proposed expansion of the poultry farm project. Please refer to the following details:

DATE	TIME	VENUE
January 30, 2025 <i>(Thursday)</i>	10:00 AM <i>(Registration starts at 9:30 AM)</i>	Barangay Hall of Mitla Proper, Porac, Pampanga

The Public Hearing is being conducted as part of the review of the EPRMP, which is being conducted by the DENR-Environmental Management Bureau (EMB).


The Project Information is provided below:

Project Name	Elphyma’s Poultry Farm Expansion Project
Project Location	Brgy. Mitla Proper, Porac, Pampanga
Project Type	Poultry Farm Project
Project Area/ Capacity	Area= 18,839 square meters Stocking Population= 250,000 birds
Project Rationale	Based on the EPRMP, the project objectives are: <ul style="list-style-type: none"> • Economic Benefit- Increase in Employment and Local Economic Development • Social Benefit- Food Security and Community Development • Regional and National Context- Boost of agricultural productivity and agricultural modernization
Project Components	Three (3) Poultry Buildings Feed Storage Mortality Pit Septic Tank Staff House Office Generator Set Materials Recovery Facility
Proponent	Elphyma’s Poultry Farm

All interested and concerned parties who want to participate in the Public Hearing are encouraged to confirm their attendance by sending an e-mail to records3@emb.gov.ph. Parties may also send their position paper or comments to records3@emb.gov.ph at least three days before the Public Hearing schedule. Those who will not be able to register or submit written comments or position papers may be given opportunity to be heard during the Public Hearing.

The EIA Study is posted at the EMB Region 3 website (<https://r3.emb.gov.ph/>) and copies will be available at the Barangay Hall of Mitla Proper and at the Municipal Hall of Porac, Pampanga.

For further details, please contact the Clearance and Permitting Division at (045) 963-3623 local 114 or 0907-721-5572.



Page 1 of 1





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Basic knowledge of HTML, CSS or other web development tools is a plus.
Teamwork and collaboration skills especially in multicultural settings.
Atleast 2-5 years of experience in e-commerce.

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You may contact us:
Globe line: 09673841515
Look for Ms Alice

CEB's CRK hub to expand with turboprop transfer



CLARK FREEPORT – The Philippines' leading airline Cebu Pacific will expand its Clark International Airport hub in the wake of government order to transfer turboprop flights out of the Ninoy Aquino International Airport.

Earlier, CEB said it will transfer all its Masbate and Siargao flights from Manila to CRK starting March 30, in line with the resolution of the Manila Slot Coordination Committee.

The budget carrier will be operating these flights to Masbate and Siargao:

- DG 6759/6760: Clark–Siargao–Clark
 - DG 6761/6762: Clark–Siargao–Clark
- New flights from CRK to El Nido and Coron in Palawan will also commence, it added. CEB president and CCO

Xander Lao said the airline will eventually transfer all its turboprop flights out of NAIA in the coming months. While some turboprop flights will be upgraded to a bigger aircraft. "The other turboprop operations na-upgrade namin to a jet. For example, Manila to San Jose,

magiging jet na siya by March."

This is also the outcome eyed by the Manila International Airport Authority, said MIAA head executive assistant Jeff David, citing that NAIA only has 42 landing and takeoff slots per hour, so changing a turboprop aircraft to the bigger jet plane can benefit more passengers.

"Malaki talaga difference. An A320 [Airbus jet] would accommodate around 300 passengers, a turboprop aircraft would have 60," David said. "[NAIA] is an airport that can no longer expand its facilities... This is one way for us to increase capacity without having to add infrastructure."

CEB said it has contacted 19,000 affected passenger with the move to Clark. Refund and free rebooking are available to the passengers who already bought tickets to affected flights.

"Go to the website. You can check your flight status and it will also indicate the terminal... We also, as a matter of practice, send flight reminders," said CEB chief marketing and customer experience chief Candice Iyog.

The airline meanwhile is seeing double digit growth in terms of passenger count this year. Aside from expanding Clark and NAIA, it is also seeing growth in provincial airports. The airline is also set to add new routes this year.

"We expect to grow our passenger number by roughly in the mid 20%... This year, we're taking in seven aircraft. That should help drive some of the growth," Lao said.

CRK ready

Luzon International Premiere Airport Development (LIPAD) Corp. announced its readiness to accommodate all turboprop flights to be moved out of NAIA.

"...Clark patiently waits for and will graciously welcome these flights, as it will allow us to serve more passengers," enthused LIPAD president and CEO Noel Manankil.

This, even as he asked travelers to consider the advantages of flying out of CRK to reach international destinations as far as the Middle East. Several of the foreign airlines operating in the airport also offer connecting flights, particularly to the United States.

Manankil said CRK can transport inbound visitors to island destinations reached by turboprops. "Clark also has the capacity to connect international travelers to our famed island destinations, as our transfer facility is housed in the same terminal." **Punto News Team with media reports**



KAGANAPAN 2025 / 24th Cityhood Anniversary Celebration

"Fernandino Ka, Kasanmetung Ka, King Kaganapan ning Syudad Kayabe Ka."



CALENDAR OF ACTIVITIES		
DATE & TIME	ACTIVITY	VENUE
January 27, 2025 8:00 am	Kaganapan 2025 Launching and Press Conference	Heroes Hall
January 31, 2025 6:00 am onwards	Citywide Clean-up day	Barangays, Business Establishments & CENRO
February 1, 2025 6:30 am onwards	Motorcade	Major thoroughfares & barangay roads in the city
February 3, 2025 8:00 am	Tribute to Cityhood Heroes	3F Executive Building, Heroes Hall
February 3, 2025 8:00 am	Launching of AKBAY (ASLAG para kareng KAKOSA ban kanita BUMIE LA at YUMABUNG PA)	Mini Convention Center, Heroes Hall
February 3, 2025 2:00 pm	Tribute to Teacher Heroes	Mini Convention Center, Heroes Hall
February 4, 2025 8:00 am	Thanksgiving Mass	Metropolitan Cathedral
February 4, 2025 2:00 pm	The Outstanding Fernandino Awards 2025	Mini Convention Center, Heroes Hall
February 4-7, 2025 10:00 am	KAGANAPAN Diskwento Caravan and Trade Fair	Infront of City Hall
February 5, 2025 9:00 am	CDRRMO Book Launching : San Fernando City, Maging Disaster Ready	Mini Convention Center, Heroes Hall
February 7-9, 2025	KAGANAPAN Trade and Food Fair	Robinsons Starmills Pampanga
February 10, 2025 10:30 am	Unveiling of the City marker of St. Scholastica's Academy	St. Scholastica's Academy
February 11, 2025 8:00 am - 3:00 pm	Kaganapan Job Fair	WalterMart
February 12, 2025 6:00 am	Farmer's Day - Harvest Festival	Brgy. Del Carmen
February 13-14, 2025	Date Mu Ku, Date Da Ka, Date Kata (Aldo Lugud da reng Fernandino : A Valentines Trade Fair)	Infront of City Hall
February 14, 2025 8:00 am & 1:00 pm	Kasalang Balen	Mini Convention Center, Heroes Hall
February 14-16, 2025 10:00 am	Kaganapan Trade & Food Fair	WalterMart
February 17, 2025 8:00 am	"KAYABE MAKIAGUM KING PANYULUNG NING KOMUNIDAD" <small>Partnership with City College and DMVSO Social Work Department on their Community Extension Services and Outreach to CSFP Communities through Community Organization and Development</small>	Mini Convention Center, Heroes Hall
February 18, 2024 8:00 am	Ngiting Fernandino / Oral Health Activity	Mini Convention Center, Heroes Hall
February 20, 2025 7:00 am - 12:00 nn	LAKBAY BULILIT (KALESA TOUR) cum Kwentuhang Bulilit for Selected ECCD Learners	Heroes Hall Grounds to Lazatin House, City Hall and BFP Office
February 20, 2025 2:00 pm	Refill Revolution	City Market Plaza, Brgy. Sto. Rosario
February 22, 2025 2:00 pm	National Arts Month : An Art Exhibit featuring the Works of Alvaro Jimenez	Megaworld Capital Town Pampanga
February 23, 2025 8:00 am	Pet Mo, Show Mo	WalterMart
February 28, 2025 6:00 pm	National Arts Month 2025 : CSFP Cultural Concert	Megaworld Capital Town
February 28, 2025 9:00 am - 9:00 pm	E-Sports / ML Tournament	SM City Pampanga

HON. BJ "TIGER" LAGMAN
CITY VICE MAYOR

HON. VILMA B. CALUAG
CITY MAYOR

SANGGUNIANG PANLUNGSOD



@itsmorefuninsanfernando
td.ctipo@cityofsanfernando.gov.ph
https://cityofsanfernando.gov.ph

