



AC tops revenue collection in CL



ANGELES CITY – The city government has secured the Top 1 post in the Highest Locally Sourced Collection in Central Luzon for the fifth consecutive year since 2019, asserting its dominance in local fiscal management.

This achievement highlights the consistent growth in the city's locally sourced revenues from 2019 up to present, which amounted to ₱1,635,704,929.07 in 2019, ₱1,604,635,856.24 in 2020, ₱1,524,077,468.82 in 2021, ₱1,493,675,155.97 in 2022, and ₱1,647,479,868.21 in 2023.

local government team for their collective efforts in achieving this feat, including the City Treasurer's Office headed by Arneil Escolanco; City Assessor's Office led by Michael Calaguas; and Business Permit and Licensing Division headed by Enrico Romero.

Mayor Carmelo "Pogi" Lazatin, Jr. expressed gratitude to the entire

"These recognitions are proof of our administration's dedication to ensuring fiscal

**SEE PAGE 4
AC TOPS**

AUF School of Law grad ranks 3rd in Bar

ANGELES CITY — The Angeles University Foundation (AUF) celebrates a historic achievement in the 2024 Bar Examinations, with one of its graduates ranking 3rd nationwide.

standards in legal education. The school's strong performance reflects the dedication of its students, faculty, and academic programs.

Gerald C. Roxas, a distinguished graduate of the AUF School of Law, earned an impressive passing rate of 84.3550%.

AUF School of Law Dean Atty. Arnold De Vera expressed pride in the accomplishments: "We are proud to see our efforts in nurturing legal minds bear fruit. Gerald's success and the school's recognition as a top-performing institution inspire us to continue fostering excellence and integrity in our students."

AUF was also recognized as the 4th Best Performing Law School in the Philippines, with an overall pass rate of 84.38%.

The university remains committed to producing competent, ethical, and socially responsible legal professionals dedicated to contributing meaningfully to the nation.

AUF also achieved remarkable success among first-time takers, securing the 5th spot nationwide, further underscoring the university's exceptional



STARS OF THE SEASON. (Above) The Angeles City held a Lubenas Ning Pasku procession, participated in by eight barangays. (Left, below) Lubenas from Magalang town made an appearance abroad for the first time in Italy, where they were showcased during the first Simbang Gabi for the year at the Basilica di Sto. Stefano Maggiore in Milan. (Below right) Participants in the recent Ligligan Parul in the City of San Fernando.

Pampanga lanterns 'Stars of the Season'

Pampanga, including Angeles City, has become the ultimate destination to celebrate the holidays not just because of its food, but also because of something really special – the parol or lantern.

The participating barangays each received a P100,000 cash incentive, and certificates of recognition from the city government, under the leadership of Mayor Carmelo "Pogi" Lazatin Jr.

With a kaleidoscope of colors, lanterns of all shapes and sizes can be seen adorning the highways, homes and streets during this time.

Lubenas in Milan
Meanwhile, the Lubenas of Pampanga have made their appearance abroad for the first time in Italy, where they were showcased during the first Simbang Gabi for the year at the Basilica di Sto. Stefano Maggiore in Milan.

In Angeles City, eight of its barangays participated in the Lubenas ning Pasku, which depicted the religious and cultural traditions of Angeleños. This has been a tradition in Angeles City that dates back to the 1800s when Spanish missionaries introduced the practice of making lanterns to Kapampangans.

The Consulate General of the Philippines and the Filipino Community in Northern Italy expressed their gratitude to Mayor Maria Lourdes Paras Lacson and the

Municipality and People of Magalang for their generous gesture that shared Filipino Christmas traditions back home with members of the diaspora in Europe.

Ligligan Parul
In the City of San Fernando, a major highlight of its yuletide festivities is the annual Giant Lantern Festival (GLF), featuring towering, kaleidoscopic lanterns that soar 20 feet high.

Locally known as "Ligligan Parul," the annual event features a dazzling display of craftsmanship. The lanterns are powered manually by rotors, with electricity running through steel cylinders. These cylinders are turned by hand, creating a harmonious blend of lights and sounds.



Ayta Ethnos Botanical Center eyed in NCC



PSAU Vice President for Planning and Resource Generation Dr. Lyndon G. Solis and BCDA President Engr. Joshua M. Bingcang join forces to establish the Ayta Ethnos Botanical Center in New Clark City.

TARLAC — The Pampanga State Agricultural University (PSAU) has joined forces with the Bases Conversion and Development Authority (BCDA) and the Department of Agriculture (DA) Central Luzon to establish the Ayta Ethnos Botanical Center in New Clark City, in Capas here.

The project is bolstered by a P4.8-million training fund from the DA, underscoring a shared commitment to empowering the Aeta community while preserving their rich agricultural heritage for future generations.

Representing the collaboration are PSAU's Vice President for Planning and Resource Generation, Dr. Lyndon G. Solis, and BCDA President Engr. Joshua M. Bingcang. Together, they aim to create a sustainable hub that celebrates indigenous farming practices while advancing opportunities for development within the region.

Spanning 10 hectares, this facility aims to serve as a center for promoting and enhancing indigenous agricultural practices.

Bus drivers get free eye care services from NLEX

A total of 100 bus drivers benefitted from an early Christmas gift from the NLEX Corporation as part of its "See Clearly, Drive Safely" program.

On its 8th leg, the program offered free eye consultations, vision tests, and screenings for eye diseases to drivers from the Nagkakaisang Samahan ng Nangangasiwa ng Panlalawigan Bus sa Pilipinas, Inc. (NSNPBPI).

The participating drivers, who represent companies like Baliwag Transit, Bataan Transit, Cisco Bus, Genesis Transport, Pangasinan Five Star, and Victory Liner, received free eye exams and, when needed, prescription eyeglasses to ensure their vision is optimal for safe driving.

NLEX Corporation's Assistant Vice President for Customer Experience and Marketing, Ms. Frances Ruth Dela Cruz, highlighted the program's significance: "The 'See Clearly, Drive Safely'

initiative, which we launched in 2017, aims to promote clear vision for drivers, supporting our commitment to road safety."

NSNPBPI Executive Director Alex Yague praised the program's impact, saying, "This initiative encourages drivers to pay attention to their eye health, especially since it's free. We thank NLEX for prioritizing driver wellness."

Bataan Transit driver Emmanuel M. Sapi-an expressed his gratitude for receiving new prescription glasses, saying, "It's a huge relief to get free glasses. Now, driving feels more comfortable and clearer."

Since its inception, the program has benefitted nearly 1,000 transport drivers, reinforcing NLEX's commitment to enhancing road safety through good eyesight.



Bus drivers from Baliwag Transit, Bataan Transit, Cisco Bus, Genesis Transport, Pangasinan Five Star, and Victory Liner get free eye care services from NLEX.



GOING GREEN. Solar panels have been installed at the Angeles City Hall as part of its efforts to save on energy.

Mayor Lazatin gives back to community thru cash aids, special awards

Mayor Carmelo "Pogi" Lazatin, Jr., to celebrate the achievements and contributions of Angeleños, gave back to his community through a series of initiatives, cash incentives, and special awards.

"This season, and always, our goal is to uplift and support our community," said Mayor Lazatin. "Whether it's

through sports, education, or personal achievements, we want every Angeleño to feel the love and care they deserve."

Among his many initiatives, Mayor Lazatin distributed basketball boards and shot clocks to 18 barangays, underscoring his

SEE PAGE 4
MAYOR LAZATIN



Mayor Carmelo "Pogi" Lazatin, Jr., celebrates the achievements and contributions of Angeleños, through a series of initiatives, cash incentives, and special awards.



WHEELS OVER. The Rotary Club of Angeles North, Inc. (D-3790) led by Pres. Elmer Liwanag and Rotary Club of Gimje, Korea, Pres. Jo Youil (D-3670) proudly partner with Mayor Malou Lacson and the Municipal Council of Magalang to support 'Wheels Over' in the town recently.



KUWENTONG PEYUPS

ATTY. DENNIS GORECHO

*‘To teach law in the grand manner!’:
UP Law dominates 2024 bar exams*

“ **To teach law in the grand manner!** ”

a slogan that aptly describes the overall performance of the University of the Philippines College of Law (UP Law) as it dominated this year’s bar exams with six alumni making it on the top 20, including Rank One.

Kyle Christian Tutor placed first with a passing rate of 85.77%. along with John Philippe Chua (4th, 84.28%), Jet Ryan Nicolas (5th place, 84.2650%), Maria Lovelyn Joyce Quebrar (6th, 84.06%), Reland Cuevas (17th, 82.87%), and Charles Kenneth Lijauco (20th, 82.7950%).

Tutor, a cum laude graduate who has worked in the Office of the Solicitor General as a legal assistant, said he would like to become an “abogado para sa bayan (lawyer for the people).”

UP Law is recognized as the 2nd top performing law school with a 93.09% passing rate for first-time takers and an overall rate of 90.51% (with more than 100 candidates).

UP has the biggest number of passers with 229 (202 of which are first takers), followed by Ateneo de Manila University with 169, University of Sto. Tomas (UST) with 139, San Beda with 131, and University of San Carlos (USC) with 117.

With a passing rate of 37.84 percent, a total of 3,962 passed this year’s Bar exams after the justices decided to lower the passing score from 75 to 74 percent, higher than 2023’s tally of 3,812. Nearly 1,000 new lawyers were added to the list as a result of the adjusted passing grade.

The other placers include six from Ateneo: Maria Christina Aniceto (2nd), Kyle Isaguirre (7th), Paolo Antonio Gerpacio (11th), Marielle Macarilay (13th), Therese Garcia (15th), and Betlee-Kyle Barraquias (18th).

There are two topnotchers from UST: Andrea Ambray (12th) and Pierre Reque (20th).

Schools with one topnotcher each include Angeles University Foundation (3rd, Gerald Roxas), University of Mindanao (8th, Joji Macadine) Western Mindanao State University (9th, Gregorio Torres), San Beda (10th, Raya Villacorta), University of San Carlos (14th, John Daniel Hamoy), Jose Rizal Memorial State University (16th, Recel Elumba) and University of St. Lasalle (19th, Steve Barredo).

The 2024 Bar Exams were held on September 8, 11, and 15, 2024, in 13 local testing centers (LTCs) across the country, including six in Metro Manila, two in Luzon, three in the Visayas and two in Mindanao in a bid to reduce the logistical, financial and emotional burdens for examinees, particularly those from the provinces. A total of 10,490 out of 10,504 applicants completed all three days.

The subjects on the first day (September 8) were Political and Public International Law (15%) and Commercial and Taxation (20%). On the second day (September 11), the subjects were Civil (20%) and Labor Law and Social Legislations (10%), while on the third day (September 15), the subjects were Criminal (10%) and Remedial, Legal and Judicial Ethics with Practical Exercises (25%).

As freshies in 1992 at UP Law, the imposing words of Justice Oliver Wendell Holmes Jr. welcomed us to Malcolm Hall: “The business of a law school is not sufficiently described when you merely say that it is to teach law or make lawyers. It is to teach law in the grand manner, and to make great lawyers.”

UP Law was among the first seven colleges established after the foundation of UP on June 18, 1908 through Act No. 1870.

I entered UP Law in 1992 but I took the bar in 1998 since I opted to be shifted to the working student program as a reporter for a broadsheet and other international news agencies.

I made my coverage starting 9 AM until 4 PM, then would rush to UP for my evening classes. I read my cases while inside the moving bus on the way home to Las Piñas from Diliman under the strongest light source.

I was among the lucky 1,465 examinees who passed the 1998 bar exams held in DLSU, or 39.63 percent out of the 3,697 examinees with three UP batchmates landing in the top 10 (2nd, 3rd and, 5th).

I failed in my Political Law by three points but my final grade was pulled up by my score in Remedial law which was my highest. We celebrated our Silver (25th) Jubilee in 2023.

Former Solicitor General Florin Hilbay was my bar buddy, who topped the following year’s (1999) bar exam with one of the lowest passing rates of 16.59 percent, with three UP Law students again in the top 10.

UP Law dean Atty. Darlene Berberabe stressed that the barristers’ “achievement is also UP Law’s pride and joy”.

“It is my hope that you will always remember to use our UP Law education to pursue truth and justice. Remember the idealism that you have now as a young person and carry it with you as you move to positions of responsibility and leadership. As you start your life as a lawyer, you will have the privilege and the challenge to give life and meaning to the values of Honor, Excellence and Service. Your UP Law family is rooting for you!” Berberabe said.

The results were released December 13, two days before the UP Fighting Maroons Men’s Basketball team won the December 15 Game 3 of the Finals of Season 87 of the University Athletic Association of the Philippines (UAAP).

Mabuhay ang pag-asa ng Bayan!

(Atty. Dennis R. Gorecho is the Junior partner who heads the seafarers’ division of the Sapalo Velez Bundang Bulilan law offices. For comments, e-mail info@sapalovelez.com, or call 09088665786.)

Mabalacat City to end 2024 with awards, achievements

MABALACAT CITY — This city is wrapping up 2024 with a series of prestigious awards and remarkable accomplishments.

Mayor Crisostomo Garbo shared his gratitude and optimism during the flag ceremony at City Hall, declaring, “God is good all the time. Despite the challenges from my political opponents, blessings continue to pour for our city.”

Mabalacat City reached a significant milestone this year by earning the coveted “Beyond Compliant” status at the 24th Gawad KALASAG Seal of Excellence, a testament to its commitment to disaster resilience and preparedness.

Mabalacat also celebrated the achievements of its exceptional citizens. Among them is Natalya Margaret Lindsay, who was crowned Mutya Ning Kapampangan, representing the grace, intelligence, and talent of the city’s youth. Additionally, two Mabalaqueños were honored with the ‘Most Outstanding Kapampangan Awards’: Gian Santos for Sports and Dr. Noelynna Ramos for Science and Technology.

On the cultural front, the Tabnuan Community Chorale showcased their talent by winning the grand prize in Pampanga’s Intertown Chorale Competition. Meanwhile, basketball star Justine Baltazar shone on the sports stage, earning the

Finals MVP title as he led his team to victory in the MPBL championship.

In the realm of pageantry, Mabalacat made waves with Raven Renz Lansangan, crowned Mister Pampanga 2024, and Daerein Gonzales, named Queen of the World Philippines 2024.

Athletics also took center stage as swimming prodigy FJ Catherine Cruz clinched a gold medal and set a new record at Batang Pinoy 2024, further highlighting the city’s rising sports stars.

Capping the year of triumphs, Mabalacat City earned its 8th Seal of Good Local Governance (SGLG) from the Department of the Interior and Local Government (DILG), reflecting its excellence in governance, transparency, and accountability. During the same ceremony, the PopGAD Office presented its ISO certification to Mayor Garbo, marking another milestone for the city.

“These achievements are the fruits of our collective hard work and heartfelt public service,” said Mayor Garbo. “To everyone who made this possible, I thank you and love you all!”

Mabalacat City’s accomplishments in 2024 serve as a shining example of what can be achieved through dedication, teamwork, and the unwavering commitment to excellence.



Mayor Crisostomo Garbo shared his gratitude and optimism during the flag ceremony at City Hall, for the city’s series of prestigious awards and remarkable accomplishments.

MVP sets sights on growth of Camp John Hay

Executives from the business conglomerate of Manuel V. Pangilinan (MVP) and officials of the Bases Conversion and Development Authority (BCDA) met recently to discuss potential investments aimed at fostering growth in Northern Luzon.

During their visit, the MVP group outlined their intentions to expand their presence in the region, particularly through investments in Camp John Hay and other strategic locations in Baguio and the Cordillera area.

MVP expressed deep admiration for the iconic destination, reflecting on its lasting appeal and his personal connection to the place. “Camp John Hay embodies the unique charm and character of Baguio.

I have very fond memories here,”

**SEE 4
MVP SETS**



Officials from the Bases Conversion and Development Authority (BCDA), led by Chairperson Hilario B. Paredes (second from left) and President and CEO Joshua M. Bingcang (third from right), welcomed the MVP Group, headed by Chairman and CEO Manuel V. Pangilinan (third from left), during their visit to Camp John Hay on December 19, 2024. (BCDA photo)

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THE VOICE NEWSWEEKLY

AC TOPS... FROM PAGE 1

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For his part, Escolango attributed this success to the unwavering dedication of the treasury team and the strong leadership of Mayor Lazatin, Vice Mayor Vicky Vega-Cabigting, Chief Adviser IC Calaguas, and Executive Assistant IV Reina Manuel.

Escolango emphasized

that these accomplishments are a testament to the city's commitment to excellence in financial management.

"This milestone reflects not only the hard work of our treasury team but also the support and vision of Mayor Lazatin's administration, which prioritizes transparency, accountability, and efficient resource utilization," Escolango said.

Aside from maintaining the top spot in locally sourced revenue

collection, Angeles City also ranked Top 2 in Locally Sourced Revenues to Total Current Income in Central Luzon (2023) and Top 3 in Locally Sourced Revenues to Total Current Operating Income in Central Luzon (2022).

To recall, Angeles City is also one of the top 10 performing cities in the country in terms of collection efficiency of Locally Sourced Revenues, with 130.9% collection efficiency in 202

MAYOR LAZATIN... FROM PAGE 2

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MVP SETS... FROM PAGE 3

MVP shared, highlighting the special role the area holds in his heart.

As discussions about potential investments progressed, MVP assured the BCDA of his group's unwavering commitment to preserving and enhancing the legacy of Camp John Hay.

"In helping BCDA, we commit to the preservation and enhancement of Camp John Hay's legacy properties, and the care of their dedicated workforce. You are in good hands," he added.

This potential partnership is seen as a pivotal step toward furthering the region's development, with BCDA recognizing the invaluable contributions the MVP-led consortium could bring to both Camp John Hay and the city of Baguio.

"We are truly thankful to the MVP Group for their keen interest in investing in Camp John Hay. The trust and confidence shown by a business group as esteemed as MVP is a tremendous endorsement of BCDA's capabilities. With MVP's presence today, this partnership accelerates our efforts to turn Camp John Hay into a leading investment and tourism destination, further solidifying BCDA's position as a trusted partner for business success," BCDA President and CEO Joshua M. Bingcang said.

Bingcang emphasized that this collaboration is expected to generate new opportunities for local communities, with a focus on sustainable development and long-term prosperity.

By tapping into the resources and expertise of this esteemed partner, the BCDA is committed to cultivating a dynamic environment that drives economic progress and enhances the quality of life for residents.

This collaboration aligns perfectly with BCDA's mission to promote sustainable growth, create meaningful employment opportunities, and elevate Baguio's status as a leading destination for both investment and tourism.

Present during the meeting are BCDA Chairperson Hilario B. Paredes; BCDA President and CEO Joshua M. Bingcang; John Hay Management and Corp. President and CEO Marlo Ignacio V. Quadra; Chairman and CEO Manuel V. Pangilinan; Landco Pacific Corp. President and CEO Mr. Erickson Y. Manzano; and PLDT Chief Leadership Transition Officer Mr. Ricky Vargas.

**Republic of the Philippines
REGIONAL TRIAL COURT
THIRD JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
Angeles City**

<p>HOME DEVELOPMENT MUTUAL FUND,</p> <p style="text-align: center;"><i>Mortgagee,</i></p> <p style="text-align: center;">- versus -</p> <p>EDNA M. DAVID married to DAVID B. DAVID,</p> <p style="text-align: center;"><i>Mortgagors.</i></p>	<p>FC Case No. 2024-0112</p> <p>EXTRA JUDICIAL FORECLOSURE OF REAL ESTATE MORTGAGE UNDER ACT 3135, AS AMENDED</p>
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x-----x

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended filed by the Mortgagee, **HOME DEVELOPMENT MUTUAL FUND** with principal office at **The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City** and their Branch Office at **Suburbia Commercial Center, Pag-ibig Fund, Maimpis, San Fernando City, Pampanga** against the Mortgagors, **EDNA M. DAVID married to DAVID B. DAVID**, with residence and postal address at **Lot 16, Blk. 21 Savannah Green Plains, Phase 3, Brgy. Cuayan, Angeles City or Purok 5, Calantas, Floridablanca, Pampanga** in order to satisfy the outstanding mortgage debt which as of **September 15, 2024** amounts to **SEVEN HUNDRED SIXTY SEVEN THOUSAND NINE HUNDRED TWELVE PESOS AND FORTY EIGHT CENTAVOS (Php 767,912.48)**, Philippine Currency, principal inclusive of interest and penalty charges but excluding the attorney's fees, foreclosure expenses and other charges allowed by law, the undersigned Sheriff IV hereby gives notice and announces that on **January 8, 2025 at 10:00 o'clock in the morning**, at the **Office of the Clerk Court, Regional Trial Court, Angeles City** located at the **Ground Floor of the Chief Justice Jose Abad Santos Bldg., Hall of Justice, Brgy. Pulung Maragul, Angeles City** will sell at public auction for cash and in Philippine Currency, the following parcel of land with all existing and future improvements thereon, to wit:

TCT NO. 042-2014009657


A PARCEL OF LAND (LOT 16, BLOCK 21, OF THE CONSOLIDATION SUBDIVISION PLAN PCS-3-017159, BEING A PORTION OF THE CONSOLIDATED LOTS 1 TO 20, BLCK 1; LOTS 1 TO 10, BLCK 2; LOTS 1 TO 23, BLOCK 3; LOTS 1 TO 18, BLOCK 4; LOTS 1 TO 14, BLOCK 5, BLOCK 6; LOTS 1 TO 14, BLOCK 7; LOTS 1 TO 5, BLOCK 8; LOTS 1 TO 7, BLOCK 9; LOTS 1 TO 11, BLOCK 11; LOTS 1 TO 21, BLOCK 21, LOTS 21 TO 40, BLOCK 22 & ROADS 1 TO 10, ALL OF PSD-03-019431, L.R.C. CAD. RECORD NO. 11732), SITUATED IN THE BARANGAY OF STA. CATALINA (NOW CUAYAN) CITY OF ANGELES, ISLAND OF LUZON, BOUNDED ON THE NW., ALONG LINE 1-2 BY ROAD LOT 22 (10.00 M. WIDE); ON THE NE., ALONG LINE 2-3 BY LOT 17, BLK. 21, BOTH OF THE CONS. SUBD. PLAN; ON THE SE., ALONG LINE 3-4 BY PROPERTY OF MARIANO HENSON (LOT 701, ANGELES CADASTRE); AND ON THE SW., ALONG LINE 4-1 BY LOT 15, BLK. 21, ON THE CONS. SUBD. PLAN.. x x x CONTAINING AN AREA OF FIFTY (50) SQUARE METERS. x x x

Prospective buyers/bidders may investigate for themselves the above-mentioned parcel/s of land for their information and protection.

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 11, 2025 at the same time and place** without further notice.

Angeles City, October 8, 2024.


CARLO ROBERTO C. MEDINA
Sheriff IV

Copy Furnished:
ATTY. SIMEON P. MADRID
Attorney-in-fact, S.P. MADRID & ASSOCIATES
17th Flr. Chatham House Condominium, 116 Valero St., cor. V. A. Rufino St., Makati City

ENGR. DANILO P. CATOLOS
Department Manager III
LMRD-San Fernando Housing Hub
HOME DEVELOPMENT MUTUAL FUND
Suburbia Commercial Complex,
Mc Arthur Highway, Maimpis,
City of San Fernando, Pampanga

EDNA M. DAVID married to DAVID B. DAVID
Lot 16, Blk. 21 Savannah Green Plains,
Phase 3, Brgy. Cuayan, Angeles City
or Purok 5, Calantas, Floridablanca, Pampanga

THE VOICE NEWSWEEKLY December 22,29, 2024, January 5, 2025

**Republic of the Philippines
THIRD JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
Angeles City**
rts.langssc@judiciary.gov.ph/ 0931 938 2192

<p>HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund),</p> <p style="text-align: center;"><i>Mortgagee,</i></p> <p style="text-align: center;">-versus-</p> <p>JR S. REGALA,</p> <p style="text-align: center;">Mortgagor.</p>	<p>FC CASE NO. 2024-0095</p> <p>Extrajudicial Foreclosure of Real Estate Mortgage under Act 3135, as Amended by Act No. 4118</p>
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x-----x

NOTICE OF SHERIFF'S SALE

Upon extrajudicial petition for sale under Act 3135 as amended, filed by the above-named Mortgagee against the Mortgagor **JR S. REGALA** with postal address at **Blk. 112 Lot 9 22 St., PH II, Madapdap Resettlement, Mabalacat, Pampanga 2010** and **Lot 31 Blk. 38 Fiesta-Dapdap, Mabalacat, Pampanga 2010**, to satisfy the mortgage indebtedness which as of August 31, 2024, amounts to **SIX HUNDRED FIFTY-TWO THOUSAND NINE HUNDRED FORTY-THREE PESOS AND SIXTY-SIX THOUSAND PESOS (P 652,943.66)**, Philippine Currency, inclusive of interest and other charges thereto, the undersigned Sheriff IV, will sell at public auction on **January 22, 2025 at 10:00 o'clock in the morning** at the **Municipal Trial Court in Cities (MTCC), Branch I, Mabalacat City [located at Bldg. 2, Unit 32-35, Great Mall of Central Luzon, Xevera Tahun, Mabalacat City, Pampanga]** to the highest bidder, for cash or manager's check and in Philippine currency, the following parcel of land with all its improvements, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 042-2010000996

LOT NO: 31 **BLOCK NO.** 38 **PLAN NO:** PSD-03-223839
PORTION OF: LOT 1, BLOCK 58, PSD-03-217084
LOCATION: BARANGAY OF DAPDAP, CITY OF MABALACAT, PROVINCE OF PAMPANGA, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NE	LOT 30, BLOCK 38, PSD--03223839
2-3	SE	LOT 33, BLOCK 38, PSD--03223839
3-4	SW	ROAD LOT 41, PSD--03223839
4-1	NW	LOT 29, BLOCK 38, PSD--03223839
xxx		

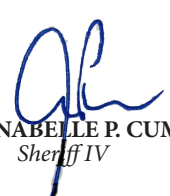
AREA: FORTY FIVE SQUARE METERS (45), MORE OR LESS

Prospective buyers may investigate for themselves the above-described properties 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 action should not take place on the said date, it shall be held on **February 26, 2025 at 10:00 o'clock in the morning** without further notice.

Angeles City, October 31, 2024.


MARY ANNABELLE P. CUMAGUN
Sheriff IV

Copy furnished
JR S. REGALA
Blk. 112 Lot 9 22 St., PH II, Madapdap Resettlement, Mabalacat, Pampanga 2010, Lot 31 Blk. 38 Fiesta-Dapdap Mabalacat Pampanga 2010

ENGR. DANILO P. CATOLOS
Department Manager III-LMRD, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)** San Fernando Housing Hub, City of San Fernando, Pampanga

ATTY. SIMEON P. MADRID
Attorney-In-Fact, S.P. MADRID & ASSOCIATES
17th Flr, Chairman House Condominium, 116 Valero St., cor V.A. Rufino St., Makati City

THE VOICE NEWSWEEKLY December 15,22,29 2024

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BBQ Chicken now at SM City Clark

Global Korean fried chicken brand BBQ Chicken – known for its crispy, flavorful chicken cooked in olive oil – has officially opened at SM City Clark.

BBQ Chicken offers a unique dining experience and its signature flavors to the heart of Pampanga, while highlighting Korean culinary excellence.

Senatoriable Luis Chavit Singson said the SM City Clark branch is the 3rd in Pampanga, and the 14th in the Philippines. He added that the BBQ

Brand, which is made even more famous by its presence in numerous popular KDramas, is found in 53 countries all over the world.

The restaurant boasts a diverse menu, including crowd favorites like Golden Olive Chicken, Gangnam Style Spicy Chicken, and the cheesy Volcano Chicken.

With its inviting ambiance and vibrant flavors, BBQ Chicken promises to be a hotspot for fried chicken lovers and Korean food enthusiasts alike.



Senatoriable Luis Chavit Singson, children Rep. Richelle Singson, Vanessa Singson, Stephanie Singson, Angeles City Councilor Marino 'NikNok' Bañola and SM Clark Assistant Mall Manager Grace Gavino lead the ribbon cutting ceremonies, signaling the opening of BBQ Chicken at SM City Clark.



Republic of the Philippines
THIRD JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
Angeles City

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

Mortgagee,

- versus -

NAPOLEON V. DA JOSE,

Debtor/Mortgagor.

EXTRAJUDICIAL
FORECLOSURE
OF REAL ESTATE
MORTGAGE
UNDER ACT NO. 3135 AS
AMENDED
F.C. CASE NO. 2024-0148

x-----x

NOTICE OF SHERIFF'S SALE

Upon extrajudicial application for sale under Act 3135, as amended filed by the Mortgagee, BDO UNIBANK, INC., represented by MARY JANE B. MATILLANO with office address 33rd Floor BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City, against the Debtor/Mortgagor, NAPOLEON V. DA JOSE, with postal address at No. 19-8 Banahaw St., Diamond Subdivision, Brgy. Balibago, Angeles City, Pampanga and Lot 53, Blk. 24, Phase 1, Mansfield Residences, Fil-Am Friendship Highway, Sto. Domingo, Angeles City, Pampanga. In order to satisfy the mortgage debts which as of October 28, 2024 amounting to FOUR MILLION SEVEN HUNDRED SIXTY-ONE THOUSAND EIGHTY-THREE PESOS AND FIFTY-SIX CENTAVOS (4,761,083.56), Philippine Currency, principal balance including interest, penalties and other legal charges allowed by law, the undersigned Sheriff IV hereby gives notice and announces that on **March 12, 2025 at 10:00 o'clock in the morning at the Office of the Clerk of Court, Regional Trial Court, Chief Justice Jose Abad Santos, Hall of Justice Building, Pulung Maragul, Angeles City, Pampanga** will sell all public auction for CASH and in Philippine Currency, the following parcel of lands with all the existing and future improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 045-2021000866

"A PARCEL OF LAND (LOT 53, BLK 24 OF THE SUBDIVISION PLAN PSD- 03-191646, BEING A PORTION OF LOT 787-A-5 PSD-03-167023 (L.R.C) REC. NO.) SITUATED IN THE BARANGAY OF STO. DOMINGO, MUNICIPALITY OF ANGELES, PROVINCE OF PAMPANGA, ISLAND OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY ROAD LOT 21 (8.00 M.WIDE); ON THE SW., ALONG LINE 2-3 BY LOT 52, BLK 24 OF THE SUBDIVISION PLAN.; ON THE NW., ALONG LINE 3-4 BY EXISTING ROAD AND ON THE NE., ALONG LINE 4-1 BY LOT 54, BLK 24 OF THE SUBDIVISION PLAN. xxx CONTAINING AN AREA OF SEVENTY (70) SQUARE METERS, MORE OR LESS. xxx"

AREA: FORTY FIVE SQUARE METERS (45), MORE OR LESS

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

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 April 16, 2025 at the same place without further notice.

Angeles City, November 18, 2024.

Danica C. Dionicio
DANICA C. DIONICIO
Sheriff IV

Copy Furnished:

MARY JANE B. MATILLANO
BDO UNIBANK, INC.

Mortgagee

33rd Floor, BDO Corporate Center Ortigas,
#12 ADB Avenue, Mandaluyong City

NAPOLEON V. DA JOSE

Debtor/Mortgagor

No. 19-8 Banahaw St., Diamond Subdivision,
Brgy. Balibago, Angeles City, Pampanga AND
Lot 53, Blk. 24, Phase 1, Mansfield Residences,
Fil-Am Friendship Highway, Sto. Domingo,
Angeles City, Pampanga

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