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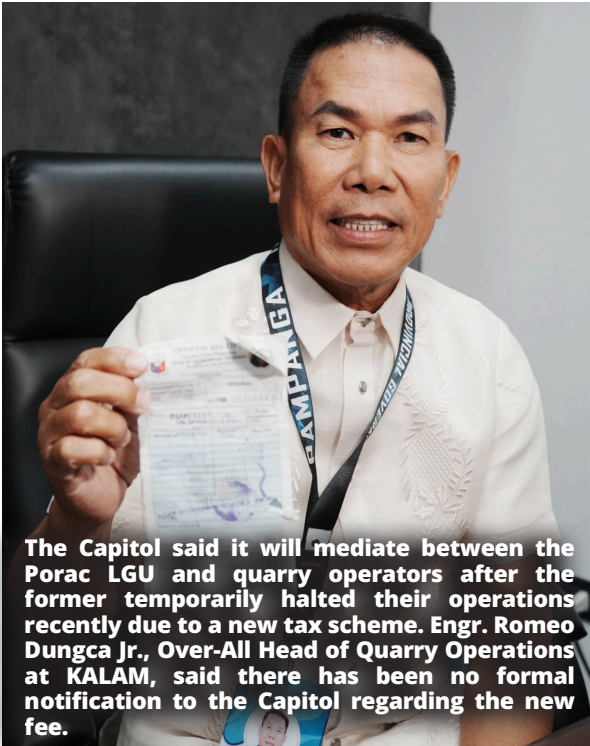
NEWSWEEKLY



Queen Emma: Homecoming Pride for Mabalacat City P6

# Capitol to mediate in Porac quarry row





The Capitol said it will mediate between the Porac LGU and quarry operators after the former temporarily halted their operations recently due to a new tax scheme. Engr. Romeo Dungca Jr., Over-All Head of Quarry Operations at KALAM, said there has been no formal notification to the Capitol regarding the new fee.

**CITY OF SAN FERNANDO** — The Provincial Government of Pampanga is moving to mediate a dispute between the Porac LGU and local sand and gravel haulers, after about 40 quarry operators and 850 haulers temporarily halted their operations recently.

The halt in operations was triggered by Porac’s new ecological tax scheme, which was increased from ₱100 per truck to ₱100 per 12-cubic-meter load, which has further affected larger trucks such as 16- and 18-wheelers.

According to Engr. Romeo Dungca Jr., Over-All Head of Quarry Operations

SEE PAGE 4  
CAPITOL

## BOC Clark seizes ₱807-K kush hidden in ‘Labubu’ toys

**CLARK** — The Bureau of Customs (BOC), through the Port of Clark, intercepted 538 grams of high-grade marijuana or “Kush” worth an estimated ₱807,000 after discovering the illegal substance concealed inside stuffed “Labubu” toys.

The parcel, declared as “keychains,” originated from Hong Kong and was bound for Biñan, Laguna.

Customs Commissioner Ariel F. Nepomuceno commended the alertness of Port of Clark personnel and partner agencies, noting that the successful seizure reflects the agency’s strong commitment to blocking illegal drugs at the country’s borders. The shipment arrived on November 15, 2025, and was flagged by the BOC’s X-ray Inspection Project after suspicious images were detected during scanning.

On November 19, a K-9 sniff test conducted by the Philippine Drug Enforcement Agency

(PDEA) produced positive results for narcotics. A physical examination later uncovered two boxes of “Labubu” keychains, each containing two sealed pouches filled with dried leaves and fruiting tops suspected to be Kush marijuana. Chemical analysis by PDEA confirmed the substance as tetrahydrocannabinol (THC), a dangerous drug under Republic Act No. 9165.

The BOC issued a Warrant of Seizure and Detention for violations of Sections 118(g), 119(d), and 1113 (f), (i), and (l) of the Customs Modernization and Tariff Act, in relation to R.A. 9165. District Collector Jairus S. Reyes lauded the vigilance and profiling skills of frontline officers, emphasizing that the Port of Clark continues to intensify its campaign against drug smuggling in line with President Ferdinand R. Marcos Jr.’s directive to strengthen border security and protect public welfare.



Aerial view of the Sapangbato Watershed. Passed during Lazatin’s time as City Mayor, the Angeles City Comprehensive Land Use Plan (CLUP) 2021-2030 designates the 546-hectare area in the Sapangbato Watershed as a protected agricultural land where construction of structures and buildings is prohibited.

## Cong Pogi: Trees before permits

**ANGELES CITY** — Congressman Carmelo “Pogi” Lazatin, Jr. wants to integrate a Tree Planting Plan (TPP) as an additional requirement for the issuance of building permits through his proposed House Bill No. 6325, filed on November 24, 2025.

To be known as the ‘Building Green Act’ if passed, HB 6325 mandates the inclusion of a TPP in the application for building permits, in addition to other permit requirements, covering new construction, additions, alterations, and major repairs under Presidential Decree No. 1096 or the National Building Code, with the exemption

of traditional indigenous family dwellings and projects exempted under the Code and its IRR.

“In recent months, our country has suffered the severe impacts of environmental degradation and climate change. Many lives have been lost, properties destroyed, and local economies disrupted,” Lazatin said.

“There is a pressing need to strengthen our reforestation efforts and environmental preservation to mitigate climate risks and reduce the negative impact of natural disasters,” he added.

SEE PAGE 4  
CONG POGI





Mayor Carmelo “Jon” Lazatin II delivers his State of the Children’s Address, highlighting the city’s ongoing commitment to child protection and development.

### AC’s New Police Station 1 inaugurated

**ANGELES CITY** — Police Regional Office 3 director PBGEN Ponce Rogelio I. Peñones Jr. led the inauguration and blessing of the newly constructed Standard Building of Police Station 1 in Brgy. Sto. Domingo, Angeles City. The new facility supports the PNP’s

Focused Agenda by enhancing police services, boosting operational efficiency, and providing a better working environment for personnel. It is expected to strengthen public safety and ensure more reliable, accessible services for the residents of Angeles City.



PRO3 director PBGEN Ponce Rogelio I. Peñones Jr. leads the inauguration and blessing of the new Standard Building of Police Station 1 in Brgy. Sto. Domingo, Angeles City.

### CIAC retains ISO 9001:2015 Certification

**CLARK FREEPORT** — The Clark International Airport Corporation (CIAC) has successfully retained its ISO 9001:2015 Certification after passing its external surveillance audit with zero non-conformities, reaffirming its commitment to quality service and operational excellence. During the audit conducted by TÜV Rheinland Inc. on November 21, 2025, CIAC received eight positive observations and only three opportunities for improvement—an outcome that indicates the organization’s quality management system is functioning efficiently and in full compliance with international standards. ISO 9001:2015 is one of the most globally recognized benchmarks for quality management, ensuring organizations deliver consistent, reliable, and customer-centered services. CIAC President and CEO Jojit Alcazar praised the entire CIAC workforce for the achievement, saying the successful audit once again demonstrated the agency’s

strict adherence to its Quality Management System and its commitment to providing high-quality services to stakeholders. The assessment covered CIAC’s estate management and lease processing operations, confirming their compliance with legal and contractual requirements and validating the organization’s continued progress toward its strategic goals. Auditors also highlighted several strengths within CIAC, including recent awards and recognitions, enhanced operational initiatives, active corporate social responsibility programs, and new lease and development agreements that underpin the company’s long-term growth. As the Bases Conversion and Development Authority’s (BCDA) lead aviation and land development arm, CIAC remains focused on transforming the Clark aviation complex into the Clark Aviation Capital, envisioned as the Philippines’ leading global aviation and logistics hub.



### AC marks National Children’s Month with State of the Children’s Address

**ANGELES CITY** — Angeles City marked the celebration of National Children’s Month with the State of the Children’s Address held at the Angeles City Library on November 27, 2025, led by Mayor Carmelo “Jon” Lazatin II. The event gathered Vice Mayor B. Rivera, Councilors Atty. Jeselle Dayrit, Niknok Bañola, Aaron Pineda, and Maricel Morales, along with educators, parents, community leaders, and young learners to highlight the city’s ongoing commitment to child protection and development. The program opened with an invocation by Camia Day Care Center and a special performance by the Baby Huey Day Care Center, winner of the City Children’s Month Cheerdance Competition and 3rd

Runner-Up in the Regional celebration. Representatives from Bahay Pag-Asa Angeles City also performed a song that underscored the city’s inclusive support for children in need of care and guidance. During his address, Mayor Lazatin recognized Angeles City’s distinction as a national finalist for the Presidential Award for Child-Friendly Municipalities and Cities under the Highly Urbanized Cities category. He outlined the city’s accomplishments and future plans for child welfare, citing programs on expanded health services, strengthened child protection mechanisms, enhanced early childhood education, and livelihood assistance for

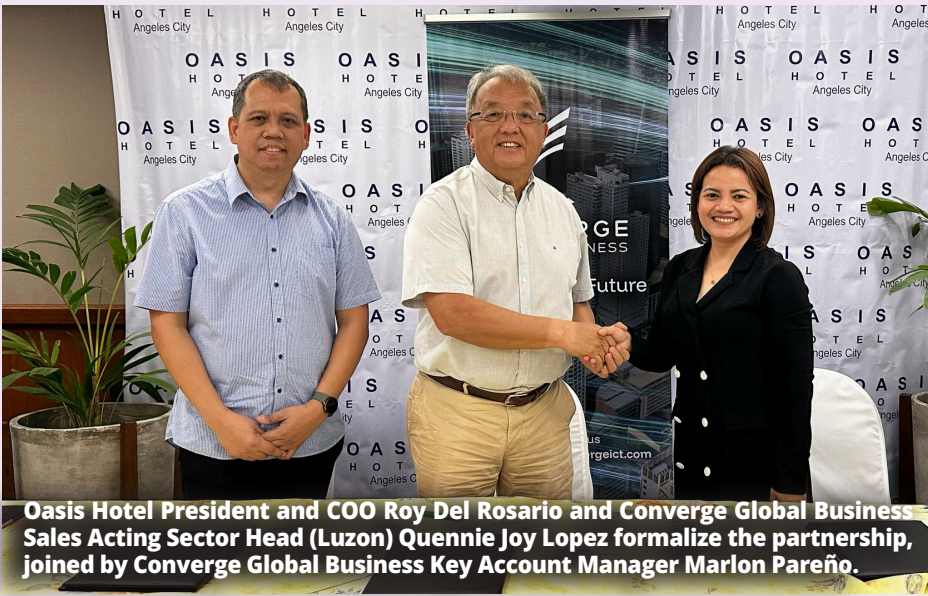
SEE PAGE 4  
AC

### Converge, Oasis Hotel forge alliance to elevate Digital Hospitality in AC

**ANGELES CITY** — Oasis Hotel, one of Angeles City’s longstanding hospitality landmarks, has partnered with Converge Global Business, the enterprise arm of Converge ICT Solutions Inc., to upgrade its digital infrastructure and enhance its in-room guest experience through high-speed connectivity and the Content Plus hospitality solution. The partnership was formalized on November 25, 2025, with Oasis Hotel President and COO Roy Del Rosario and Converge Global Business Sales Acting Sector Head (Luzon) Quennie Joy Lopez leading the ceremonial handshake, joined by Converge Global Business Key Account Manager Marlon Pareño. Established in 1966, Oasis Hotel has been known as a home away from home for both local and international visitors, offering a relaxing haven matched with warm hospitality. The collaboration with Converge marks a major step in modernizing its amenities to meet the lifestyle expectations of today’s travelers, who demand seamless connectivity and high-quality entertainment during their stay. “Our legacy is built on a tradition of

hospitality and a commitment to our guests’ comfort,” Del Rosario said. “This partnership with Converge allows us to stay true to our roots while embracing the future of hospitality. Integrating their Content Plus solution enables us to deliver a superior digital experience that makes our guests feel even more at home.” Content Plus is a specialized in-room entertainment and hotel management solution powered by Converge’s 100% fiber network. It offers HD channel packages, seamless integration with a hotel’s property management system, and in-room e-commerce that allows guests to order food and services directly from their screens, with charges automatically credited to their room folio. Guests may also access their preferred streaming subscriptions, creating a personalized and intuitive digital experience. The technology is expected to boost both guest satisfaction and operational efficiency, positioning Oasis Hotel as a leader in digitally enhanced hospitality in Angeles City. With tourism in the region continuing to grow, uninterrupted connectivity and premium

SEE PAGE 4  
CONVERGE



Oasis Hotel President and COO Roy Del Rosario and Converge Global Business Sales Acting Sector Head (Luzon) Quennie Joy Lopez formalize the partnership, joined by Converge Global Business Key Account Manager Marlon Pareño.



**NEW HOSPITAL IN PORAC.** A groundbreaking ceremony was held for the Mount Dorst Medical Center in Barangay Jalung, Porac, marking the start of construction for a new private hospital that will expand access to essential medical services in the community. The event was attended by Second District Board Member Fritzie David Dizon, Porac officials led by Mayor Jing Capil, and officers and staff of the medical center.





## SECOND OPINION

BY ARVIN FERDINAND M. CABALU

**SENATOR** Imee Marcos shocked the more than 650,000 Iglesia Ni Cristo crowd that gathered at the Quirino Grandstand on November 17 when Manang Imee accused her younger brother President Ferdinand “BongBong” Marcos Jr. of being hooked on drugs.

Imee, who has been a critic of his brother since he broke his ties with Vice President Sara Duterte, pleaded BongBong to seek immediate treatment and

repeatedly urged him to prioritize his health and step down from office. She likewise accused her sister-in-law, First Lady Liza and their children, most especially House of Representatives majority floor leader Sandro, of being drug users.

She said, “I won’t be able to bear it if something happens to you, so I’m asking you to come home and rest, for the sake of your health.”

The utterances of Imee was a great shock to all of us... a great shock to the entire world as this is probably the first time in the history of mankind that a sibling of a sitting president did this.

Indeed, what Imee executed was un-Filipino like. You see, we Filipinos do not wash our dirty linens in public... if we have a spat within our family, we keep it among ourselves, we keep silent and we solve our problems

among ourselves.

But Imee seems to be different – her state of mind is out of this world. Imee is aligned with the Sara Duterte and the rest of the Duterte clan – the same Sara Duterte who said on live television that she will exhume the remains of Marcos Sr. at the Libingan ng mga Bayani and scatter it all over the West Philippine Sea. The same Dutertes that vowed to topple the administration of his brother and the same Dutertes who has cursed the entire family and the same Duterte who accused the younger brother of being hooked on cocaine and other illegal substances.

BongBong, the First Lady and Sandro all addressed the tirades of Imee.

“I do not like, we do not like to show our dirty linen in public. But so, I’ll just say this much. For a while now, we’ve been very

worried about my sister. When I say we, I’m talking about friends and family... and the reason that is because the lady that you see talking on TV is not my sister. And that view is shared by cousins, our friends, hindi siya ‘yan... among... hindi siya ‘yan, so that’s why we worry. We are very worried about that. I hope she [gets]... I hope she feels better soon,” said the president.

Liza countered Imee by saying, “I won’t argue with you anymore, because after all, you’re my husband’s sister and I respect mommy (Imelda). Pero ‘yang mga statements mo fake, kasing fake ng mukha mong retokada.”

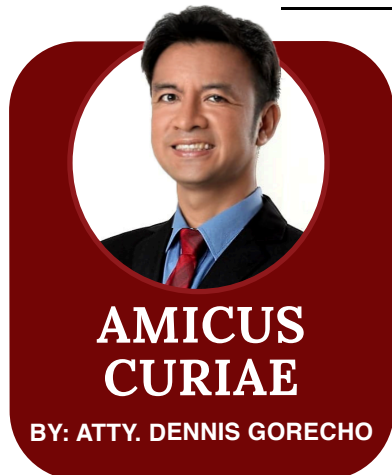
Sandro for his part said, “To further repeat an accusation against President Bongbong Marcos and the First Lady (and for the first time even myself) that is not only false, but dangerously irresponsible”.

Was Imee pressured by the DDS to finally hit, adding below-the-belt?

The September 21 Trillion Peso March aimed to topple BBM was a dud, the Orly Guteza revelation at the Senate Blue Ribbon Committee was a failure, the coming out of Zaldy Co implicating BBM did not gain much ground... so Imee to the rescue?

For many Filipinos, what Imee did was a betrayal of the legacy of her family. A betrayal of the Filipino trust on how the Filipino family should function properly.

Unless Guteza, Co, Imee, Sara, even Harry Roque affirm their allegations by bringing their stories to the proper courts in the country, all they are saying against PBBM’s drug use and billion-peso kick-backs are all but blatant lies.



## AMICUS CURIAE

BY: ATTY. DENNIS GORECHO

**VICTIMS** of trafficking face profound suffering that may last their lifetime, the incalculable injustice perpetrated by people who make a living out of deceiving unsuspecting victims, taking advantage of their vulnerability. They must be penalized.

Thus declared the Supreme Court, through Senior Associate Justice Marvic Leonen, in the case of People vs. Valencia (G.R. No. 234013, June 16, 2021) that involved minor girls being offered to foreigners for sexual services.

Human trafficking is a significant violation of fundamental human rights, also dubbed as “modern-day slavery”.

The main law against human trafficking in the Philippines is R.A. 9208 (Anti-Trafficking in Persons Act of 2003), which makes it a crime to traffic in persons for purposes like sexual exploitation, forced labor, or organ removal. Other relevant laws include RA 7610 (protection of children), RA 6955 (anti-mail order bride), and RA 8042 (migrant workers).

The elements of trafficking in persons under R.A. No. 9208 based on the act, means and purpose are:

(1) The ACT of “recruitment, transportation, transfer or harboring, or receipt of persons with or without the victim’s consent or knowledge, within or across national borders.”

(2) The MEANS used which include “threat

## Human trafficking as modern-day slavery

or use of force, or other forms of coercion, abduction, fraud, deception, abuse of power or of position, taking advantage of the vulnerability of the person, or, the giving or receiving of payments or benefits to achieve the consent of a person having control over another; and

(3) The PURPOSE of trafficking is exploitation which includes “exploitation or the prostitution of others or other forms of sexual exploitation, forced labor or services, slavery, servitude or the removal or sale of organs.”

In People vs Casio (G.R. No. 211465, December 3, 2014), Leonen said that trafficking in persons is a deplorable crime. It is committed even though the person knew about or consented to the act of trafficking.

“Human trafficking indicts the society that tolerates the kind of poverty and its accompanying desperation that compels the victims to endure indignities. It reflects the weaknesses of that society even as it convicts those who deviantly thrive in such hopelessness.”

“We should continue to strive for the best of our world, where our choices of human intimacies are real choices, and not the last resort taken just to survive. Human intimacies enhance our best and closest relationships. It serves as a foundation for two human beings to face life’s joys and challenges while continually growing together with many shared experiences. The quality of our human relationships defines the world that we create also for others.”

“We express the hope that our people and our government unite against everything inhuman. We contribute to a commitment to finally stamp out slavery and human trafficking.

Leonen added, “There are more victims out there. They, too, deserve to be rescued. They, too, need to be shown that in spite of what their lives have been, there is still much good in our world.”

A 2024 paper by the US Department of State noted that traffickers exploit women and children from rural communities, conflict- and disaster-affected areas, and impoverished urban centers in sex trafficking, forced domestic work, forced begging, and other forms of forced labor in tourist destinations and urban areas around the country.

It added that traffickers exploit men in forced labor in the agricultural, construction, fishing, and maritime industries, sometimes through debt-based coercion.

It added that “some corrupt officials allegedly accept bribes to facilitate migration outside of regular channels for overseas workers, operate sex trafficking establishments, facilitate production of fraudulent identity documents, or overlook irregular labor recruiters.”

Former Bamban, Tarlac mayor Alice Guo was recently found guilty of qualified human trafficking and sentenced to reclusion perpetua by Pasig City Regional Trial Court Branch 167 in a case tied to the illegal operations of a Philippine offshore gaming operation (POGO) hub in her town.

It stemmed from last year’s police raid on the Zun Yuan Technology compound, which operated on a property leased through Guo’s company.

The Expanded Anti-Trafficking in Persons Act penalizes individuals who own or manage establishments used to facilitate trafficking and related crimes.

The decision came out on the same day that the

11th Manila International Dialogue on Human Trafficking (MID) was being held in Makati City last November 20, 2025.

Bringing together government agencies, civil society, international partners, and the private sector, the MID has fostered meaningful dialogue and collective action to address emerging trafficking trends, strengthen policies, and promote victim-centered solutions.

\*\*\*

(Atty. Dennis R. Gorecho heads the Seafarers’ Division of the Sapalo Velez Bundang Bulilan Law Offices. For comments, e-mail [info@sapalovelez.com](mailto:info@sapalovelez.com), or call 09175025808)

mayor Alice

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### EDITORIAL TEAM

Founder: † Armando P. Baluyut

Editor-Publisher: Lincoln M. Baluyut

Business Manager: Ruby Soccorro I. Baluyut

Lifestyle and Online Editor: Arlyn E. Lukban

Chief Photographer: Bert H. Basa

Layout Artist: Charmane C. Soriano

### Main Office:

Unit F, St. Catherine Townhouses,  
St. Catherine Street, Villa Angelina Subd.,  
Brgy. San Jose, 2009 Angeles City

Email: [thevoicenewsweekly@gmail.com](mailto:thevoicenewsweekly@gmail.com)  
[thevoice.mktg@gmail.com](mailto:thevoice.mktg@gmail.com)  
[lincoln.baluyut@gmail.com](mailto:lincoln.baluyut@gmail.com)

Mobile Numbers: (0919) 065 3608  
(0919) 002 5868

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THEVOICENEWSWEEKLY



**LEADING WITH HEART AND SERVICE.** SM Supermalls shines once again on the global stage after sweeping seven community-focused honors at the 2025 International Business Awards in Lisbon, Portugal — a testament to its commitment to meaningful, purpose-driven programs that create real impact. From sustainability and inclusivity efforts to creative campaigns that bring joy to Filipino communities, these wins reinforce SM’s mission to lead with heart, innovation, and service. SAVP for Mindanao Marketing Russel D. Alaba and SAVP for North Luzon Marketing Jefferson S. Suarez proudly represent SM Supermalls at the 2025 International Business Awards in Lisbon, Portugal, where the company earned recognition for its community-centric campaigns.



CAPITOL... FROM PAGE 1

at KALAM, there has been no formal notification to the Capitol regarding the new fee. The existing 40-30-30 division of sand among barangays, towns/cities, and provinces still remains, with the province collecting a ₱250 administrative fee, ₱150 sand tax, and ₱30 weighing scale fee per load.

The Porac Quarry Association said it wants to take its grievances to the proper process while

the temporary work stoppage continues, which could last up to two weeks. Engr. Dungca urged the group to escalate their concerns to the Provincial Council to find a just and beneficial solution.

It is estimated that more than ₱40 million in provincial revenue, earmarked for health programs and services by Governor Lilia “Nanay” Pineda and Vice Governor Dennis “Delta” Pineda, will be

delayed. The sand from Porac is among the best in Southeast Asia, and according to data from the Office of the Provincial Treasurer, the province’s quarry revenues have exceeded ₱5 billion from 2019 to 2025. The Capitol is ready and awaits the official explanation of the LGU Porac so that the talks can continue smoothly and the issue can be resolved immediately.

CONG POGI... FROM PAGE 1

At the minimum, the TPP shall contain the following: total lot and project floor area of the project; layout of planting areas; number of trees to be planted (i.e., at least one tree for every 500 sq. m. of lot area for commercial or industrial buildings, and at least one tree for every 250 sq. m. in residential buildings or developments); and species of endemic trees.

The Department of Public Works and Highways (DPWH), as administrator of the National Building Code, shall integrate the TPP requirement into building permit processes and forms while the Department of Environment and Natural Resources (DENR) shall provide the technical standards for tree selection, planting, and maintenance. The Department of Interior and Local Government (DILG) shall then oversee LGU compliance and capacity-building.

During his time as Angeles City Councilor, Lazatin also authored the landmark City Ordinance No. 456, which required business establishments to conduct a ‘Greening Program’ as part of the requirements for business permit application.

As Angeles City Mayor, Lazatin led the massive reforestation of the Sapangbato Watershed, in

partnership with in partnership with the Abacan River and Angeles Watershed Advocacy Council, Inc. (ARAW-ACI) founded by the late Renato “Abong” Tayag, Jr.

By the time Lazatin stepped down from office, a total of 145,041 seedlings have been planted in the watershed.

Republic of the Philippines  
REGIONAL TRIAL COURT  
THIRD JUDICIAL REGION  
OFFICE OF THE CLERK OF COURT & EX-OFFICIO  
SHERIFF  
Guagua, Pampanga

FIRST QUADCOR FINANCE CORPORATION represented by RONULFO G. SABLAYA, Mortgagee,  
- versus -  
JUNADES B. CORPUZ, Mortgagor,

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

WHEREAS, upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **FIRST QUADCOR FINANCE CORPORATION, represented by its Manager, MR. RONULFO G. SABLAYA**, mortgagee, with principal office address at K-L Bldg., Consunji Street, City of San Fernando, Pampanga, against mortgagor, **JUNADES B. CORPUZ**, with address at 178, Rizal, Guagua, Pampanga, to satisfy the mortgage indebtedness mentioned which as of July 11, 2025, amounts to **ONE MILLION ONE HUNDRED TWENTY THOUSAND TWO HUNDRED FIFTY-THREE PESOS & 42/100 (P1,120,253.42)** Philippine currency inclusive of all legal fees, interests, charges and expenses to be incurred by the mortgagee in the instant foreclosure proceeding, the Clerk of Court & Ex-Oficio Sheriff of the Regional Trial Court, Guagua, Pampanga thru **Sheriff Rodelito B. Mercado** will sell at public auction on December 17, 2025, at 10:00 in the morning or soon thereafter at the entrance of the Municipal Trial Court of Lubao, Pampanga, to the highest bidder in cash and in Philippine currency the herein below described real property with all existing improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 484478**  
*A parcel of land (Lot 3210-C-9-HH of the subd. plan (LRC) Psd-241802, being a portion of lot 3210-C-9 (LRC) Psd-22790, LRC Cad. Rec. No. 2188), situated in the Bo. of San Roque-Dau, Mun. of Lubao, Prov. of Pamp. Island of Luzon. Bounded on the NE., pts. 4 to 1, by Antique St., 10.00 m. wide; on the SE., pts. 1 to 2 by lot 3210-C-9-II; on the SE., pts. 2 to 3 by lot 3210-C-9-RR; and on the NW., pts. 3 to 4, by lot 3210-C-9-GG; all of the subd. plan. x x x x x xxx Containing an area of ONE HUNDRED SIXTY FOUR (164) Square Meters, more or less.*

The Notice of Extra-Judicial Sale will be published in a newspaper of general circulation in the Province of Pampanga and Angeles City once a week for three (3) consecutive weeks and will be posted in three (3) conspicuous public places prior to the date of sale for the information of the public in general and of the interested parties in particular.

Prospective bidders are hereby enjoined to investigate for themselves the title of the above-described property and the encumbrances existing thereon if any there be.

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 December 24, 2025, also at 10:00 in the morning and at the same place mentioned above without further notice.

Guagua, Pampanga, September 18, 2025.

(SGD)  
**RODELITO B. MERCADO**  
Sheriff IV

Copy furnished:  
**MR. RONULFO G. SABLAYA**  
K-L Bldg., Consunji Street, City of San Fernando, Pampanga

**JUNADES B. CORPUZ**  
178 Rizal, Guagua, Pampanga

THE VOICE NEWSWEEKLY November 23, 30, December 7, 2025

NOTICE OF EXTRA JUDICIAL SETTLEMENT OF ESTATE OF DECEASED JUANCHO VICTOR LAZATIN MORENO

Notice is hereby given that the heirs of the late **JUANCHO VICTOR LAZATIN MORENO**, who died on April 23, 2025 executed a **DEED OF EXTRA JUDICIAL SETTLEMENT** over his estate covered by **Transfer Certificate of Title No. 045-2017003901-Registry of Deeds for Angeles City, containing an area of FOUR HUNDRED FORTY (440) SQUARE METERS, more or less; Transfer Certificate of Title No. 045-2017003902, Registry of Deeds for Angeles City, containing an area of THREE HUNDRED (300) SQUARE METERS, more or less; Tax Declaration of Real Property No. 00902, Property Identification Number 033-12-001-04-022 with an area of 861; Tax Declaration of Real Property No. 00903, Property Identification Number 033-12-001-04-023, with an area of Land: 71, Bldg: 368; Stock Certificate Number 04**, issued by Timog Silangan Development Corporation; **AGREED to SETTLE, DIVIDE and ADJUDICATE** among themselves the estate before Notary Public Alejandro N. Buan, as per Doc. No. 32; Page No. 99; Book No. XV; Series of 2025.

THE VOICE NEWSWEEKLY November 30, December 7, 14, 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-Oficio Sheriff

**BDO UNIBANK, INC., represented by LEINE A. DE CASTRO,** Petitioner-Mortgagee,  
~versus~  
**ALICE MENDOZA NICDAO** represented by **ANGELICA MENDOZA NICDAO,** Attorney-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, **BDO UNIBANK, INC.,** with office address at 33rd Floor, BDO Corporate Center, No. 12, ADB Avenue, Wack-Wack, Mandaluyong City, against Respondent-Mortgagor, **ALICE MENDOZA NICDAO represented by ANGELICA MENDOZA NICDAO, Attorney-in-fact,** with postal addresses at: (1) Lot 4B, Block 1, Matimyas Street, Corinthian Villas Subd., Gen. T. De Leon, Valenzuela City, and (2) Lot 4, Block 5, Phase 3, Sorento Subd., Panipuan, Mexico, Pampanga, to satisfy the mortgage indebtedness which as of September 15, 2025 amounts to **PESOS: FOUR MILLION THIRTEEN THOUSAND EIGHT HUNDRED and 20/100 (Php 4,013,800.20)**, excluding penalties, attorney’s fees and expenses of foreclosure, the undersigned duly authorized deputy sheriff will sell at public auction on **JANUARY 07, 2026 at 10:00 A.M. or soon thereafter** at the main entrance of the **Regional Trial Court, Capitol Compound, City of San Fernando, Pampanga,** to the highest bidder for **CASH or MANAGER’S CHECK** and in **Philippine Currency**, the following properties with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 042-2016014866

**“IT IS HEREBY CERTIFIED that a certain land situated in BARANGAY OF PANIPUAN, MUNICIPALITY OF MEXICO, PROVINCE OF PAMPANGA, ISLAND OF LUZON, bounded and described as follows:**  
**LOT NO: 4 BLOCK NO. 5 PLAN NO. PSD-03-198398**  
**PORTION OF: LOT 2629-8-1, PSD-03-041906: LRC RECORD NO. 11299 x x x**  
**AREA: ONE HUNDRED TEN SQUARE METERS (110), 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 January 14, 2026, 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, November 05, 2025.

(SGD)  
**Julio M. Cumanan**  
SHERIFF IV/RTC-BR.45, CSF(P)

**COPY FURNISHED:**  
**1.) BDO UNIBANK, INC. -33RD FLOOR, BDO CORPORATE CENTER, NO. 12, ADB AVENUE, WACK-WACK, MANDALUYONG CITY 2.) ALICE MENDOZA NICDAO-LOT 4B, BLOCK 1, MATIMYAS STREET, CORINTHIAN VILLAS SUBD., GEN. T. DE LEON, VALENZUELA CITY &/OR LOT 4, BLOCK 5, PHASE 3, SORENTO SUBD ., PANIPUAN, MEXICO, PAMPANGA 3.) ANGELICA MENDOZA NICDAO LOT 4B, BLOCK 1, MATIMYAS STREET, CORINTHIAN VILLAS SUBD., GEN. T. DE LEON, VALENZUELA CITY 4.) THE VOICE**

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families to foster supportive environments for children.

Mayor Lazatin also expressed gratitude to teachers, day care workers, social workers, barangay officials, and partner organizations for their dedication to creating a safer and more nurturing city for young Angeleños. A Pledge of Commitment was later signed by the Mayor, members of the City Council, and the Local Council for the Protection of Children (LCPC), reinforcing the city’s unified efforts to advance children’s rights and well-being.

Closing the program, Francis D. Deguzman emphasized the shared responsibility of families, schools, and local leaders in raising empowered, protected, and confident Batang Angeleño

CONVERGE... FROM PAGE 2

in-room entertainment have become essential elements in elevating visitor experience from check-in to check-out.

“We are thrilled to embark on this collaboration with Oasis Hotel, a true icon of hospitality in Angeles City,” Lopez said. “Our goal is to empower businesses like Oasis to elevate their guest experience through innovative, fiber-powered solutions. Content Plus is designed to meet the growing demand for seamless digital experiences while giving our partners a competitive advantage.”

Hospitality establishments seeking to modernize their digital services may request a customized Content Plus presentation by contacting globalbusiness@convergeict.com





## BCDA secures ₱5.1-B investment for New Clark City Golf Estate

**NEW CLARK CITY** — The Bases Conversion and Development Authority (BCDA) has finalized a ₱5.1-billion investment deal with Korea Real Estate Investment & Trust (KOREIT) Asset Management and Sky Blue New Clark City Golf & Resort Corp. for a landmark golf and villa estate in New Clark City—an upcoming development expected to create 1,200 jobs and strengthen the Philippines’ sports and tourism infrastructure.

KOREIT, through subsidiaries Eagle-K GC Corp. and Eagle-K RV Corp., will lead the full development and management of the 150-hectare estate. The project includes a 77-hectare 18-hole championship golf course and clubhouse, a 52-hectare 9-hole extension with support facilities, and dedicated areas for residential villas and amenities. Commercial operations of the golf course are targeted for the first quarter of 2026.

BCDA President and CEO Engr. Joshua M.

Bingcang said the partnership reflects the growing confidence of international institutional investors in New Clark City’s long-term vision. He noted that KOREIT’s entry boosts BCDA’s investment pipeline and supports plans to develop competitive and sustainable growth centers.

The ₱5.1-billion project is expected to stimulate economic activity in Tarlac and neighboring provinces by driving tourism, generating jobs, and supporting local businesses. It is also envisioned to attract both local and foreign visitors, further positioning New Clark City as a rising sports, leisure, and lifestyle destination.

Engr. Bingcang emphasized that beyond infrastructure, the development will bring new opportunities for communities and contribute to regional progress. The project adds to New Clark City’s expanding lineup of public and private investments in sports, tourism, and real estate.



Skyblue Director Chung Jae Woo, OIC SVP for Conversion and Development Mark Torres, BCDA President and CEO Joshua M. Bingcang, KOREIT Asset Management Chief Executive Officer Tae-Jong Song, Sky Blue CEO Chung Jong Soo, and KOREIT Senior Managing Director Bong Sup Chai. **BCDA Photo**

## Subic mural painting activity promotes maritime awareness

**SUBIC** — The National Intelligence Coordinating Agency (NICA) spearheaded a mural painting activity in Subic to help deepen public understanding of the historical, environmental, and economic importance of the West Philippine Sea (WPS).

Held on November 18–19 in Barangay Calapacuan, the initiative was organized in partnership with the Northern Luzon Command, AFP, Philippine National Police, Philippine Coast Guard, various regional line agencies, and the municipal government of Subic. The activity forms part of the ongoing observance of Maritime and Archipelagic Nation Awareness Month, celebrated in September.

NICA Regional Director Ulysses Untalan said the murals aim to encourage patriotism and public engagement on maritime issues. He described the effort as “a vibrant, community-driven platform for raising awareness and reinforcing public support for the Philippines’ sovereign rights in the WPS.”

The artworks were created by winners of a poster-making contest held in July at SM Clark during the WPS Victory Day celebration—two student artists from Tarlac National High School and a professional engineer from Nueva Ecija.

Untalan noted that the activity supports national efforts to educate communities on the country’s maritime entitlements under international law, particularly within the Philippines’ Exclusive Economic Zone. The murals, which depict maritime heritage, resource protection, and the struggles of coastal communities, serve as visual reminders of what is at stake in the WPS.

The participation of young artists, he added, highlights the importance of involving the next generation in safeguarding national interests and sustaining public advocacy.



### NOTICE OF EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH WAIVER OF RIGHTS

Notice is hereby given that the heirs of the late **ALICE PANTIG SEGUI**, who died intestate on June 14, 2016 at North Shore Hospice, Shea Tee, North Shore, Auckland, New Zealand, executed a **DEED OF EXTRA JUDICIAL SETTLEMENT WITH WAIVER OF RIGHTS** covered by **Transfer Certificate of Title No. 045-2013003425, Registry of Deeds for the Angeles City**, containing an area of **THREE HUNDRED FOUR (304) Square Meters**, more or less x x x before **Vice Consul RANDELL ONEAL M. MENDOZA** of the Philippine Consulate in Auckland, New Zealand, as per Document No. 01; Service No. 8532; Book No. 01; Series of 2025; and Document No. 01; Service 8147; Book No. 01 Series of 2025.

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### NOTICE OF EXTRA JUDICIAL SETTLEMENT OF ESTATE

Notice is hereby given that the heirs of the late **NOLI M. SANTOS**, who died on January 28, 2017 executed a **DEED OF EXTRA JUDICIAL SETTLEMENT** over his estate covered by:

1. **TRANSFER CERTIFICATE OF TITLE NO. 28456**, situated in Barrios of San Jose and Sto. Domingo, City of Angeles, Philippines, (Lot 6, Block 8, PSD 5331), containing an area of **FOUR HUNDRED NINETY FIVE (495) SQUARE METERS**, more or less;
  2. **TRANSFER CERTIFICATE OF TITLE NO. 45364**, situated in Barrio of Pulung Maragul, City of Angeles, Philippines, (Lot 3, Block 11, PSD 88112), containing an area of **THREE HUNDRED SIXTY THREE (363) SQUARE METERS**, more or less
  3. **TRANSFER CERTIFICATE OF TITLE NO. 45365**, situated in Barrio Pulung Maragul, City of Angeles, Philippines, (Lot 4, Block 11, PSD 88112) containing an area of **THREE HUNDRED SIXTY TWO (362) SQUARE METERS**, more or less;
  4. **TRANSFER CERTIFICATE OF TITLE NO. 45366**, situated in Barrio of Pulung Maragul, City of Angeles, Philippines, (lot 5, Block 11, PSD 88112), containing an area of **THREE HUNDRED SIXTY ONE (361) SQUARE METERS**, more or less;
  5. **TRANSFER CERTIFICATE OF TITLE NO. 45367**, situated in Barrio of Pulung Maragul, City of Angeles, Philippines (Lot 6, Block 11, PSD 88112), containing an area of **FOUR HUNDRED TWENTY TWO (422) SQUARE METERS**, more or less;
  6. **TRANSFER CERTIFICATE OF TITLE NO. 47058**, situated in Barrio of Pulung Maragul, City of Angeles, Philippines (Lot 7, Block 11, PSD 88112), containing an area of **FOUR HUNDRED SEVENTY NINE (479) SQUARE METERS**, more or less; and
  7. **TRANSFER CERTIFICATE OF TITLE NO. 47059**, situated in Barrio of Pulung Maragul, City of Angeles, Philippines, (Lot 8, Block 11, PSD 88112), containing an area of **THREE HUNDRED SIXTY ONE (361) SQUARE METERS**, more or less;
- Before Notary Public Ralph Vincent S. Macalino, as per Doc. No. 16; Page No. 5; Book No. I; Series of 2017.

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### NOTICE OF EXTRA JUDICIAL SETTLEMENT OF ESTATE

Notice is hereby given that the heirs of the late **FRANKLIN G. LISING**, who died intestate on September 28, 2022, executed a **DEED OF EXTRA-JUDICIAL SETTLEMENT** over his estate covered by:

- 1) **Undivided one-half (1/2) share of parcel of land covered by Transfer Certificate of Title No. 042-2010008609, Registry of Deeds for San Fernando, Pampanga**, containing an area of **ONE HUNDRED SQ. M.**
- 2) **Undivided one-third (1/3) share of parcel of land covered by Transfer Certificate of Title No. 042-2012012640**, containing an area of **ONE THOUSAND TWO HUNDRED TWENTY TWO (1,222) SQUARE METERS**;
- 3) **Undivided one-third (1/3) share of parcel of land covered by Transfer Certificate of title No. 042-2010008458, Registry of Deeds for San Fernando, Pampanga**, containing an area of **ONE THOUSAND TWO HUNDRED NINETEEN (1,219) SQURE METERS**; before Notary Public Arnel S. Santos, as per Doc. No. 544; Page No. 3; Book No. XLIII; Series of 2025.

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# Queen Emma: Homecoming Pride for Mabalacat City

Miss Grand International Emma Mary Tiglao received a hero's welcome as she made her triumphant return to Mabalacat City. Residents lined the streets to celebrate her homecoming, while Mayor Geld Aquino and city officials joined the parade to honor Tiglao's global achievement and the pride she continues to bring to her hometown.



## Pio beauty crowned Mutya ning Porac 2025



**PORAC, Pampanga** — The much-awaited Mutya ning Porac 2025 Coronation Night concluded on November 22, 2025, celebrating beauty, talent, and grace from all corners of Porac. Krystel Clarise C. Enriquez (Pio) was hailed as Grand Winner, bringing pride to her barangay. The runners-up included:

- \* First Runner-up: Ashley Keanne R. Enriquez (Planas)
- \* Second Runner-up: Juanita G. Tabouris (Babo Sacan)
- \* Third Runner-up: Cristine Allyson G. Lim (Calzadang Bayu)
- \* Fourth Runner-up: Chery Nicole M. Santos (Pulung Santol)

Mayor Jing Capil, Vice Mayor Jen Capil, and the 12th Sangguniang Bayan of Porac extended their congratulations to all winners, commending their dedication and poise in representing their communities. The annual pageant continues to shine as a platform that highlights the beauty, culture, and talent of Porac's youth.