

August 4, 2023

To: Mr. Cesar P. Odi  
OIC, PENRO - Romblon  
Odiongan, Romblon

Subject: Complaint regarding Land Encroachment

Sir,

I beg to state that I am Marita Joycelin Tan Marin Mapalad, married, aged 51 years old, a resident of barangay Doña Juana, San Agustin, Romblon. I had inherited the other half of a residential lot bearing Lot no. 3445-P and measuring a total land area of 119 sq. mts. more or less in barangay Carmen, San Agustin, Romblon from my deceased father Regino Marin.

This piece of land, since I was not using it, had a temporary tenant, it was left literally unattended under my care. The property is covered by concrete walls courtesy of my adjoining lot owner-neighbors on the West and South side, on the North by a road and on the West by the co-owner of the other half of this property, under Herminio Morgado, brother-in-law of my father, who later donated this property also to his son Nino El Marin Morgado. Nino El is also my first cousin.

Recently, while visiting my property, I was shocked that my co-owner of this property no. 3445, living on the other half, has already illegally encroached a portion of my plot for their domestic purposes without my written consent. The name of the person responsible was Pacita Marin Morgado, wife of deceased Herminio Morgado and sister to my father who is resident to the other half of this property.

Last month of July, 2023, I visited their house and requested them to stop using my land for their private purposes. However, they refused to cooperate and in fact asserting to me that she even had to add more from my property for unfounded reasons. My plot is already registered with a Tax Declaration. They were able also to get a survey plan, (Specimen no. A) of the property, with a total land area of 143 sq. mts, showing crooked boundary between mine and their property which clearly reveals encroachment. From their survey, my plot is reduced to only 104 sq. mts.

This property should be divided based on original government survey map. Please refer to Sketch attached (Specimen B). There is Public Survey Marker (Muhon) No. 4 at the middle



between PS point 3 and 5 of undivided Lot 3445. It was our boundary marker as noted and agreed by both parties which was the bases to both of our approved Tax Declarations. Please take note also that I never donated nor agreed to donate nor sold any portion of my property to my neighbors.

Therefore, I would like to request your good office to please evaluate and put on-hold any unlawful new registration from my adjoining lot owner, most especially from Pacita Marin Morgado, mother of Nino El Marin Morgado, because it is clear land encroachment and trespassing violation. I kindly request them also to please honor my rights being heirs of my deceased father, Regino Marin to the other half of this property the soonest. I shall be grateful for your kind cooperation for this matter.

Thanking you,

Yours sincerely,

*Marita Joycelin T. Marin Mapalad*

Marita Joycelin T. Marin Mapalad

CP# 0948-920-20-41



# SKETCH PLAN

of LOT NO. 3449  
Cad. 323-D, San Agustin Cadastre  
As prepared for:

MARIN, MARITA JOYCELIN I.  
POBLACION, SAN AGUSTIN, ROMBLON  
SITUATED IN THE  
BARANGAY OF: CARMEN  
MUNICIPALITY OF: SAN AGUSTIN  
ISLAND OF: TABLAS

Containing an area of: 343 sq. m.

## CERTIFICATION

THIS IS TO CERTIFY that this is the true and correct Sketch Plan of Lot No. 3449 Cadastre 323-D of San Agustin Cadastre, as trace in the CM furnished in this office by the Bureau of Lands, Manila.

THIS CERTIFICATION however, has nothing to do with the ownership of the land and should not be construed as title thereto and same is not part of public domain.

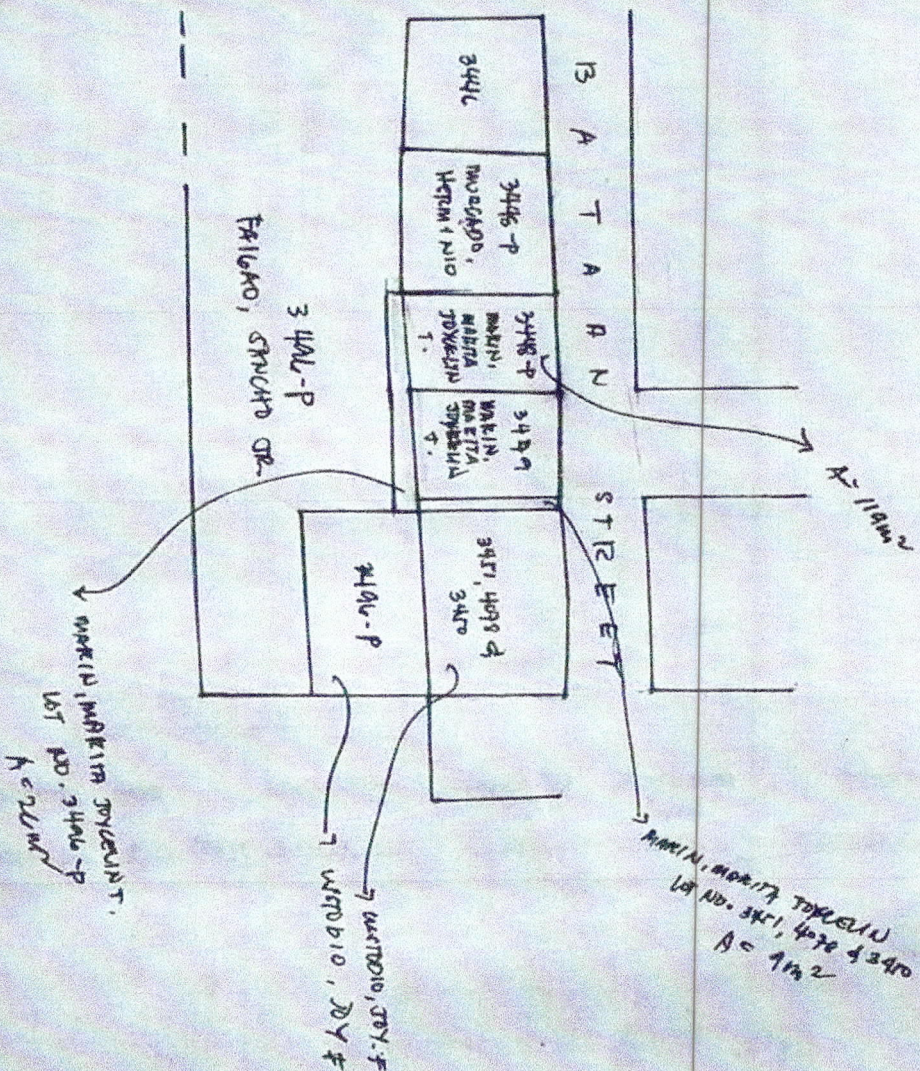
ISSUED AND SIGNED this 20 day of OCTOBER, 20 at San Agustin, Romblon, upon the request of the interested party.

NEIL T. FAIGAO, REA  
Municipal Assessor I

NEIL T. FAIGAO, REA  
Municipal Assessor I

For the Prov'l. Assessor

Prepared and verified:  
CELIS S. MORALES  
Admin. Assist. III





Csd-4B-003618

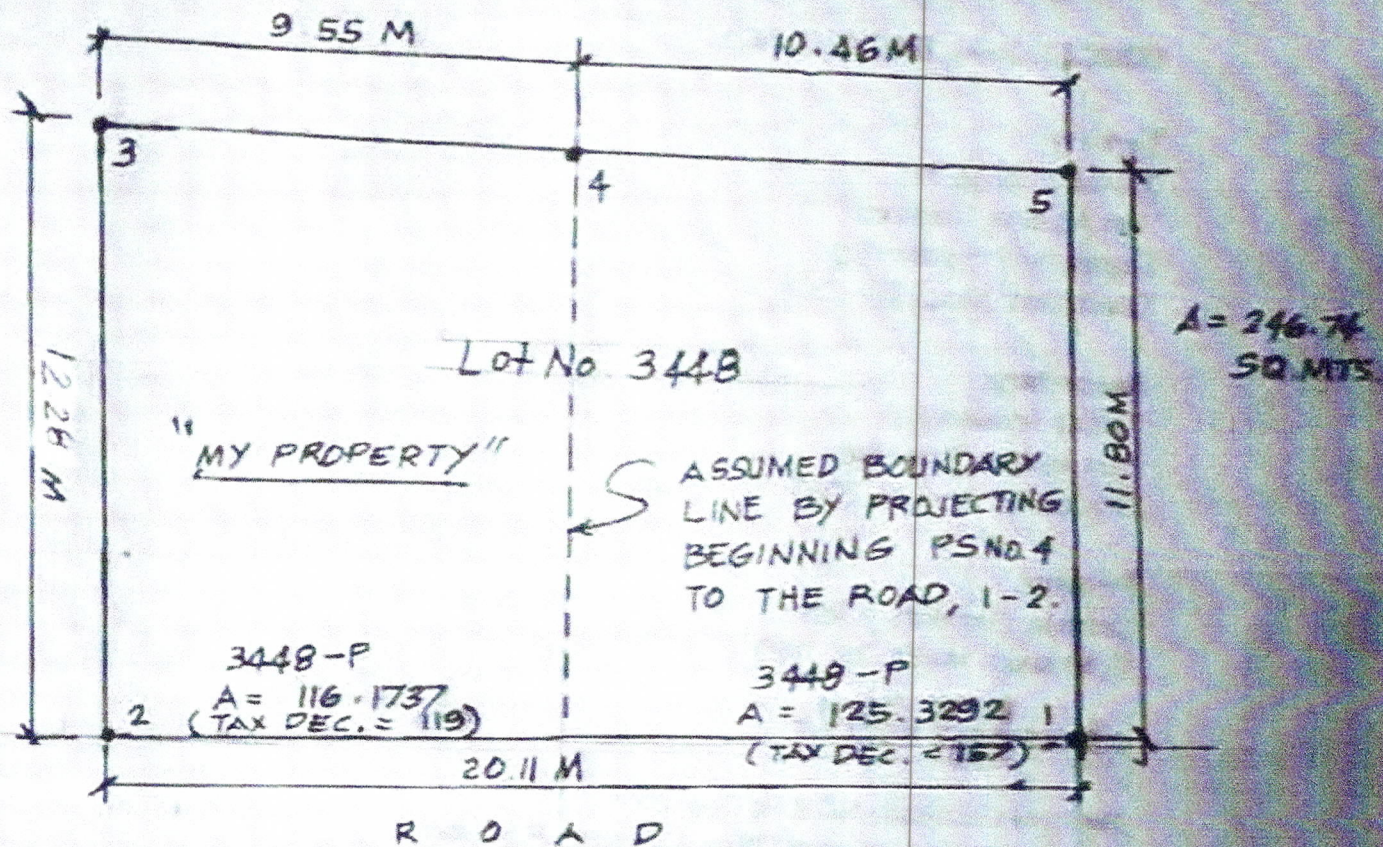




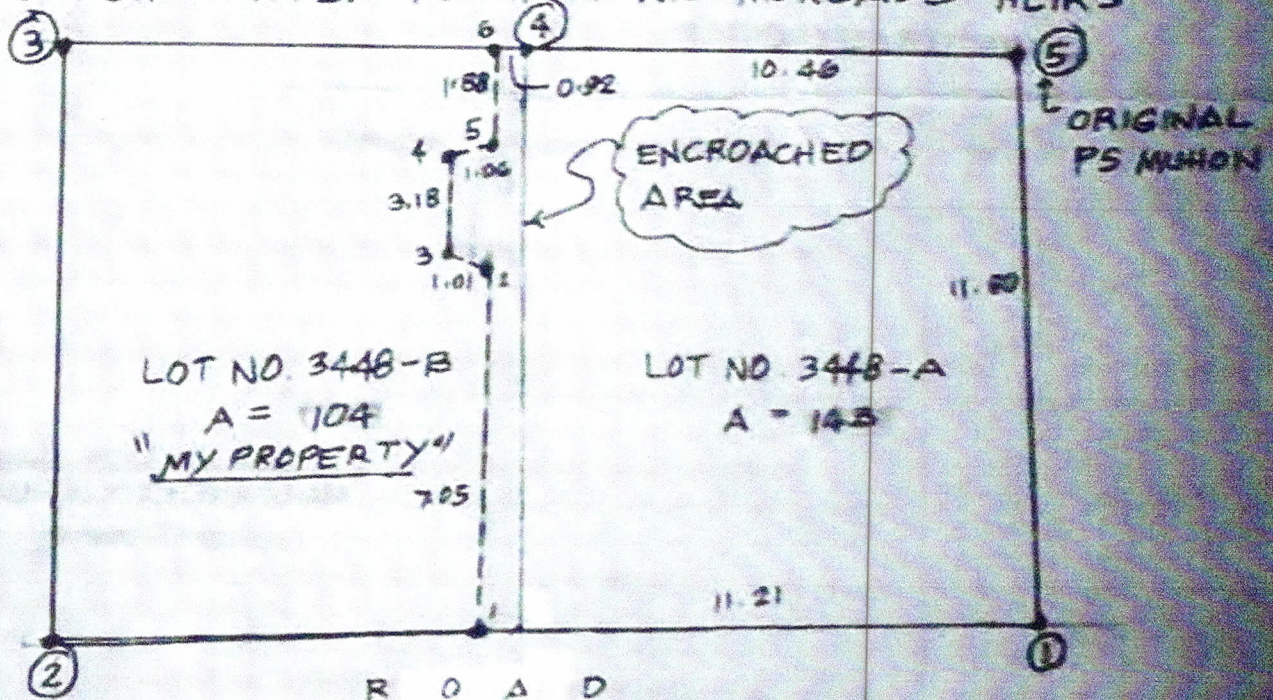


# SPECIMEN "B"

## ① ORIG SURVEY



## ② AS PER SURVEY FOR HERMINIO MORGADO HEIRS



### NOTE:

P.S. No. 4 (MUHON) WAS THE EXACT BOUNDARY THAT MY FATHER, REGINO MARIN (DECEASED) HAS ALWAYS EXPLAINED TO ME, AS FINAL BOUNDARY.



## TAX DECLARATION OF REAL PROPERTY

TD No. 00086 Property Identification No. 035-12-007-02-068  
 Owner: MORGADO, Herminio TIN: \_\_\_\_\_  
 Address: Carmen, San Agustin, Romblon Telephone No. \_\_\_\_\_  
 Administrator/Beneficial User: \_\_\_\_\_ TIN: \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 Location of Property: \_\_\_\_\_  
 (Number and Street) \_\_\_\_\_  
 (Barangay/District) \_\_\_\_\_  
 Municipality & Province/City \_\_\_\_\_  
 OCT/TCT/CLOA No. \_\_\_\_\_ Survey No. \_\_\_\_\_  
 CCT \_\_\_\_\_ Lot No. 3448-F  
 Dated: \_\_\_\_\_ Blk. No. \_\_\_\_\_  
 Boundaries: North: BATAAN ST. South: Lot # 3496  
 East: Lot # 3448-F West: Lot # 3446

## KIND OF PROPERTY ASSESSED

☒ Land☐ Building

No. Of Storeys: \_\_\_\_\_

Brief Description: \_\_\_\_\_

☐ Machinery

Brief Description: \_\_\_\_\_

☐ Others:

Specify: \_\_\_\_\_

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Residential	157 Pp #	31400.-	Res.	20 %	Pp # 6280.-
				%	
				%	
				%	
Total	Pp #	31400.-			Pp # 6280.-
Total Assessed value	Six Thousand Two Hundred Eighty Ppes Only. (Amount in Words)				

Taxable ☒Exempt ☐

Effectively of Assessment/Reassessment: \_\_\_\_\_

1st Qtr. \_\_\_\_\_

2011  
Yr.

APPROVED BY: \_\_\_\_\_

HARLAN M. BOLIDUM  
 Provincial/City/Municipal Assessor

09/18/08  
 Date

 This declaration cancels TD No. 00087/08 Owner: Herminio Morgado Previous AV/Pp # 3,770.-

Memoranda:

Gen. Revision - 2008

Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang \_\_\_\_\_ under Ordinance No. \_\_\_\_\_ dated \_\_\_\_\_, 20\_\_\_\_. It does not and cannot by itself alone confer any ownership or legal title to the property.



## TAX DECLARATION OF REAL PROPERTY

TD No. 00084 Property Identification No. 033-12-007-02-066  
 Owner: MARTIN, Marita Joycelin T. TIN: \_\_\_\_\_  
 Address: Epublacion, San Agustin, Romblon Telephone No. \_\_\_\_\_  
 Administrator/Beneficial User: \_\_\_\_\_ TIN: \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 Location of Property: \_\_\_\_\_ Municipality & Province/City: San Agustin Romblon  
 (Number and Street) (Barangay/District)  
 Survey No. \_\_\_\_\_  
 Lot No. 3449  
 Blk. No. \_\_\_\_\_  
 OCT/TCT/CLOA No. \_\_\_\_\_  
 CCT \_\_\_\_\_  
 Dated: \_\_\_\_\_  
 Boundaries: North: BATAAN ST. South: Lot # 3496  
 East: Lot # (3400-P) 3441-P West: Lot # (3450) 3448-P

## KIND OF PROPERTY ASSESSED

☒ Land☐ Machinery

Brief Description: \_\_\_\_\_

☐ Building☐ Others:

Specify: \_\_\_\_\_

No. Of Storeys: \_\_\_\_\_

Brief Description: \_\_\_\_\_

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Residential	113.20	Php 22640.-	Res.	20 %	Php 4530.-
				%	
				%	
				%	
Total		Php 22640.-			Php 4530.-

Total Assessed value Four Thousand Five Hundred Thirty Pason Only.  
 (Amount in Words)

Taxable ☒ Exempt ☐ Effectively of Assessment/Reassessment: 1st Qtr. Yr.  
 Date

APPROVED BY:

HARLAN M. SOLIDUM

Provincial/City/Municipal Assessor

09/18/08

Date

This declaration cancels TD No. 00085/04 Owner: Marita Joycelin T. Martin AVPh 2,729.-

Memoranda:

Gen. Revision - 2008

Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang \_\_\_\_\_ under Ordinance No. \_\_\_\_\_ dated \_\_\_\_\_, 20\_\_\_\_. It does not and cannot by itself alone confer any ownership or legal title to the property.  
 Use as bail bond in Criminal Case II 2639 in Favor of Accused  
 Nicolas Mallen & Corsene Marino, BTO Branch 81, Romblon  
 Romblon. Dated: 10/10/08

NEIL T. FAIGAO, REA  
Municipal Assessor I

CERTIFIED TRUE COPY:  
OCTOBER 09, 2023  
O.R. NO. 2214586



## TAX DECLARATION OF REAL PROPERTY

TD No. **00394** Property Identification No. **033-12-007-04-224**  
 Owner: **MARIN, Marita Joycelin T.** TIN: \_\_\_\_\_  
 Address: **Poblacion, San Agustin, Romblon** Telephone No. \_\_\_\_\_  
 Administrator/Beneficial User: \_\_\_\_\_ TIN: \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 Location of Property: **Carmen San Agustin Romblon** Municipality & Province/City  
 (Number and Street) (Barangay/District)  
 OCT/TCT/CLOA No. \_\_\_\_\_ Survey No. \_\_\_\_\_  
 CCT \_\_\_\_\_ Lot No. **3496-P**  
 Dated: \_\_\_\_\_ Blk. No. \_\_\_\_\_

Boundaries:

North: Lot # 3451  
 East: Lot # 3496-P

South: Lot # 3496-P  
 West: Lot # 3496-P

## KIND OF PROPERTY ASSESSED

☒ Land

☐ Building

No. Of Storeys: \_\_\_\_\_

Brief Description: \_\_\_\_\_

☐ Machinery

Brief Description: \_\_\_\_\_

☐ Others:

Specify: \_\_\_\_\_

Brief Description:		Actual Use	Assessment Level	Assessed Value
Classification	Area	Res.	20	% Php ₱ 1050.-
Residential	26.25	Php ₱ 5250.-		%
				%
				%
				%
				Php ₱ 1050.-
Total		Php ₱ 5250.-	Pesos Only.	
Total Assessed value		(Amount in Words)		1st 2011

Taxable ☒

Exempt ☐

Effectively of Assessment/Reassessment:

1st

2011

Qtr.

Yr.

10-09-08

Date

APPROVED BY:

**HARLAN M. SOLIDUM**

Provincial/City/Municipal Assessor

This declaration cancels TD No. **00396/04** Owner: **Marita Joycelin T. Marin** Previous AV/Php **630.-**

Memoranda:

Gen. Revision - 2008

Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang \_\_\_\_\_ under Ordinance No. \_\_\_\_\_ dated \_\_\_\_\_, 20\_\_\_\_. It does not confer by itself alone confer any ownership or legal title to the property.



## TAX DECLARATION OF REAL PROPERTY

TD No. **00085** Property Identification No. **033-12-007-02-067**  
 Owner: **MARIN, Marita Joycelin T.** TIN: \_\_\_\_\_  
 Address: **Carmen, San Agustin, Romblon** Telephone No. \_\_\_\_\_  
 Administrator/Beneficial User: \_\_\_\_\_ TIN: \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 Location of Property: **Carmen** **San Agustin** **Romblon**  
 (Number and Street) (Barangay/District) Municipality & Province/City  
 OCT/TCT/CLOA No. \_\_\_\_\_ Survey No. \_\_\_\_\_  
 CCT \_\_\_\_\_ Lot No. **3448-P**  
 Dated: \_\_\_\_\_ Blk No. \_\_\_\_\_  
 Boundaries: North: **BATAAN ST.** South: **Lot # 3496**  
 East: **Lot # (3448-P) 3449** West: **Lot # 3448-P**

## KIND OF PROPERTY ASSESSED

☒ Land☐ Machinery

Brief Description: \_\_\_\_\_

☐ Building☐ Others:

Specify: \_\_\_\_\_

No. Of Storeys: \_\_\_\_\_

Brief Description: \_\_\_\_\_

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Residential	119 Php	23800.-	Res.	20	% Php 4760.-
					%
					%
					%
Total	Php	23800.-			Php 4760.-

Total Assessed value **Four Thousand Seven Hundred Sixty Pesos Only.**

(Amount in Words)

Taxable ☒ Exempt ☐ Effectively of Assessment/Reassessment: 1st 2014  
 Qtr. Yr.

APPROVED BY:

**HARLAN M. SOLIDUM**

Provincial/City/Municipal Assessor

09/18/08

Date

This declaration cancels TD No. **00086/04** Owner: **Marita Joycelin T. Marin** Previous AV/Php **2,880.-**

Memoranda:

Gen. Revision 2008

Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang \_\_\_\_\_ under Ordinance No. \_\_\_\_\_ dated \_\_\_\_\_ 20 \_\_\_\_ If declared/

Used as Bail Bond in Criminal Case No. \_\_\_\_\_ in Court of \_\_\_\_\_  
 Mullen & Corsene Marine, SAC Branch St., Romblon, \_\_\_\_\_  
 Dated: 10/10/05

NEIL T. FAIGAO, REA  
 Municipal Assessor I

CERTIFIED TRUE COPY:  
 OCTOBER 09, 2023  
 O.R NO. 2214587



KIND OF PROPERTY ASSESSED

☐ Land☐ Building

## TAX DECLARATION OF REAL PROPERTY

TD No. 00096Property Identification No. 033-12-007-02-079

TIN: \_\_\_\_\_

Owner: MARIN, Marita Joycelin T.

Telephone No. \_\_\_\_\_

Address: Poblacion, San Agustin, Romblon

TIN: \_\_\_\_\_

Administrator/Beneficial User: \_\_\_\_\_

Telephone No. \_\_\_\_\_

Address: \_\_\_\_\_

Location of Property: \_\_\_\_\_

(Number and Street)

Carmen San Agustin  
(Barangay/District)Romblon  
Municipality & Province/City

OCT/TCT/CLOA No. \_\_\_\_\_

Survey No. \_\_\_\_\_

CCT \_\_\_\_\_

Lot No. 3451, 4078, 3450

Dated: \_\_\_\_\_

Blk. No. \_\_\_\_\_

Boundaries: \_\_\_\_\_

North: F. MARIN ST.South: Lot # 3496-PEast: LOT # 3449West: Lot # 3451-P

## KIND OF PROPERTY ASSESSED

☒ Land☐ Machinery

Brief Description: \_\_\_\_\_

☐ Building☐ Others:

Specify: \_\_\_\_\_

No. Of Storeys: \_\_\_\_\_

Brief Description: \_\_\_\_\_

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Residential	9	Php ₱ 1800.-	Res.	20	% Php ₱ 360.-
					%
					%
					%
Total		Php ₱ 1800.-			Php ₱ 360.-

Total Assessed value Three Hundred Sixty Pesos Only.

(Amount in Words)

Taxable ☒Exempt ☐☐

Effectively of Assessment/Reassessment:

1st

2011

Qtr.

Yr.

APPROVED BY:

HARLAN M. SOLIDUM

Provincial/City/Municipal Assessor

09/18/08

Date

This declaration cancels TD No. 00097/04Owner: Marita Joycelin T. MarinPrevious AV/Php ₱ 210.-

Memoranda:

Gen. Revision - 2008

Notes: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang \_\_\_\_\_ under Ordinance No. \_\_\_\_\_ dated \_\_\_\_\_, 20\_\_\_\_. It does not and cannot by itself alone confer any ownership or legal title to the property.

NEA T. PAIGAO, REA  
Municipal Assessor I

CERTIFIED TRUE COPY:  
OCTOBER 09, 2023  
O.R NO. 2214588

