

August 7, 2021

Cayabo Compound Purok Masikap  
Barangay I Roxas, Palawan

**MARIA LOURDES C. FERRER, CESO III**

Regional Executive Director  
DENR MIMAROPA Region  
DENR By the Bay Bldg. 1515 Roxas Boulevard,  
Ermita, Manila

Dear Regional Director Ferrer,

Greetings of peace and good health!

This is relative to my conduct of inquiry over Lot 328, PLS 232, situated at Sitio Araren Bgy. New Barbacan Roxas, Palawan; covered by Homestead Application No. 2-1237 under the name of my late grandfather Honorio M. Cayabo, which was duly approved last January 17, 1956 (*attached herewith as Annex A*).

On June 9, 2021, the undersigned made an inquiry thru official email address of CENRO-Roxas since the office was on lockdown due to Covid-19, and requested for a certification regarding on the current status of the above mentioned lot, as well as true copies of all pertinent documents. On June 21, 2021, CENRO-Roxas responded to my email and issued a letter describing the land classification of Lot 328, PLS 232 to be Agricultural: Alienable and disposable (*attached herewith as Annex B*). The office also gave out a Certification confirming that the H.A. No. 2-1237 of the late grandfather over the queried lot was already **CANCELLED** (*attached herewith as Annex C*).

For validation purposes and our reference, I sent again a request on the same day of June 21, 2021 at CENRO-Roxas, that we may be provided true copies of Order of Cancellation for H.A No. 2-1237. Thereafter, on July 21, 2021, the office mailed me a letter dated July 1, 2021 (*attached as Annex D*), informing and notifying that the said documents were not on the list/inventory of documents kept by the CENRO-Roxas Records Office. They further explained that their basis for affirming that HA No. 2-1237 was already cancelled is only an index card and list of inventory of cancelled homestead application (*attached herewith as Annex E and Annex F*).

Upon the advice of our legal counsel, we surely have the right to demand for true copies of Order of Cancellation or any resolution to warrant and ascertain the cancellation of the homestead application. Without these instruments or documents to validate the cancellation, we thereby stand firm and counter that cancelled status has no bearing at all. Absence of evidence or proof thereby suggests its non-existence and unjustifiability. I believed with all my knowledge,

that an index card only, without any other legal and valid documents cannot ascertain and substantiate the legitimacy of the cancellation.

Lastly, this letter further respectfully request and appeal your authority that the cancelled status/cancellation of the H.A No. 2-1237 be revoked and that the property be re-listed and reinstated under our name as heirs of Honorio M. Cayabo. Our family has been in possession of the land for years since the passing of our patriarch, supported by a Certification from Bgy. New Barbacan (*attached as Annex G*) and Tax Declaration Number No. 18-20-019-0109 (*attached as Annex H*) respectively.

We are hopeful that your good office and current administration will promptly take necessary actions regarding our concern and will exert effort the soonest time possible.

Respectfully yours,



**JOHN REY G. CAYABO**  
Heir

28-3 (Revised) State of the  
Department of Agriculture  
HONORABLE SECRETARY  
Applicant

APPROVAL OF APPLICATION

It appearing from the records of this application that the applicant possesses all the necessary qualifications to acquire homestead; it like wise appearing that the public land applied for, situated in the municipality and province given in the heading of this order has been classified and certified to as non-timber land by the Bureau of Forestry and duly declared open to disposition, and that, upon investigation conducted by a representative of this Bureau, it has not been found to be lawfully occupied, claimed or previously applied for by any other person; and it appearing further that the applicant has already paid the necessary initial fees; the said homestead application is hereby approved and shall be recorded as Homestead Entry No. 1689.

This approval shall be subject to the provisions of sections 109 to 114, 118, 119, 120, 121, 122, 123, 124, 125 of the Public Land Act, Act No. 141, as amended, and the rules and regulations thereunder, and to the provisions of section 5 of the same, more particularly that the applicant shall reside continuously in the homestead for at least one year before the date of the expiration of the period of five years, and shall cultivate at least one acre of the land during the said period, and finally, to the provisions of the Act in any manner whatsoever.


The applicant shall not at any time in any manner whatsoever, transfer, assign, convey, or in any way dispose of or rights to, the improvements or the land, or any part thereof, without the approval of the Government.

The applicant shall not at any time in any manner whatsoever, transfer, assign, convey, or in any way dispose of or rights to, the improvements or the land, or any part thereof, without the approval of the Government.

Person  
the right to cut,  
any forest of  
and disposed of  
the the person of  
without permit of  
Bureau

January 17, 1936

## Annex B

 Department of Environment and Natural Resources  
Region IV- MIMAROPA  
Community Environment and Natural Resources Office  
Barangay III(Poblacion), Roxas, Palawan  
Email address : [cenroroxaspalawan@denr.gov.ph](mailto:cenroroxaspalawan@denr.gov.ph)  
09171606578

June 7, 2021

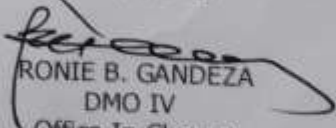
**Mr. John Rey Cayabo**  
Bgy. I, Roxas, Palawan

**Dear Mr. Cayabo**

Referring to his request for classification status of land tract described as Lot 328 of PLS-232 which consists of 6.6573 hectares in Barangay Retac ,Roxas, Palawan; be informed that while portion thereof is within the **agricultural** (alienable/disposable) lands falling inside Block II & V of land Classification Project Numbered 14-C which was approved on May 29, 1931 & October 13, 1981 **as LC Maps 889 & 2880** a certification to that effect shall issue out only soon as surveyed and duly approved so as to exclude the timberland part.


Be informed finally that occupation of the forestland part without any of the instruments the DENR may by discretion issue under provisions on Special Forest Land uses, including declaration thereof for purposes of tax collection, is prohibited; violating certain provisions of PD 705, The Revised Forestry Code specially Sections 75 and 78 thereof as amended by RA 7161.

Please be guided.

Very truly yours,  
  
**RONIE B. GANDEZA**  
DMO IV  
Office-In-Charge

Admin fee \_\_\_\_\_  
OR No **408276**  
Issued on **JUN 21 2021**

## Annex C

 Republic of the Philippines  
**Department of Environment and Natural Resources**  
**Region IV- MIMAROPA**  
**Community Environment and Natural Resources Office**  
**Barangay III(Poblacion), Roxas, Palawan**  
Email address : [cenroroxaspalawan@denr.gov.ph](mailto:cenroroxaspalawan@denr.gov.ph)  
09171606578

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**CERTIFICATION**

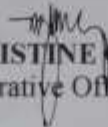
TO WHOM IT MAY CONCERN:

This is to certify that records of this office show the following:

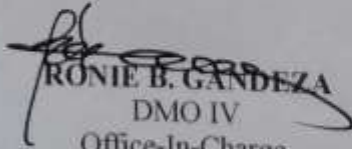
1. Lot No.	-	328 PLS 232
2. Area	-	66,573 Square meters
3. Location	-	Bgy. Retac, Roxas, Palawan
4. Covering PLA	-	HA-2-1237 Honorio Cayabo
5. Remarks	-	Cancelled

Issued this 7<sup>th</sup> day of June 2021 at CENRO, Roxas, Palawan upon request of Mr. John Rey Cayabo for whatever legal purpose it may serve him best.

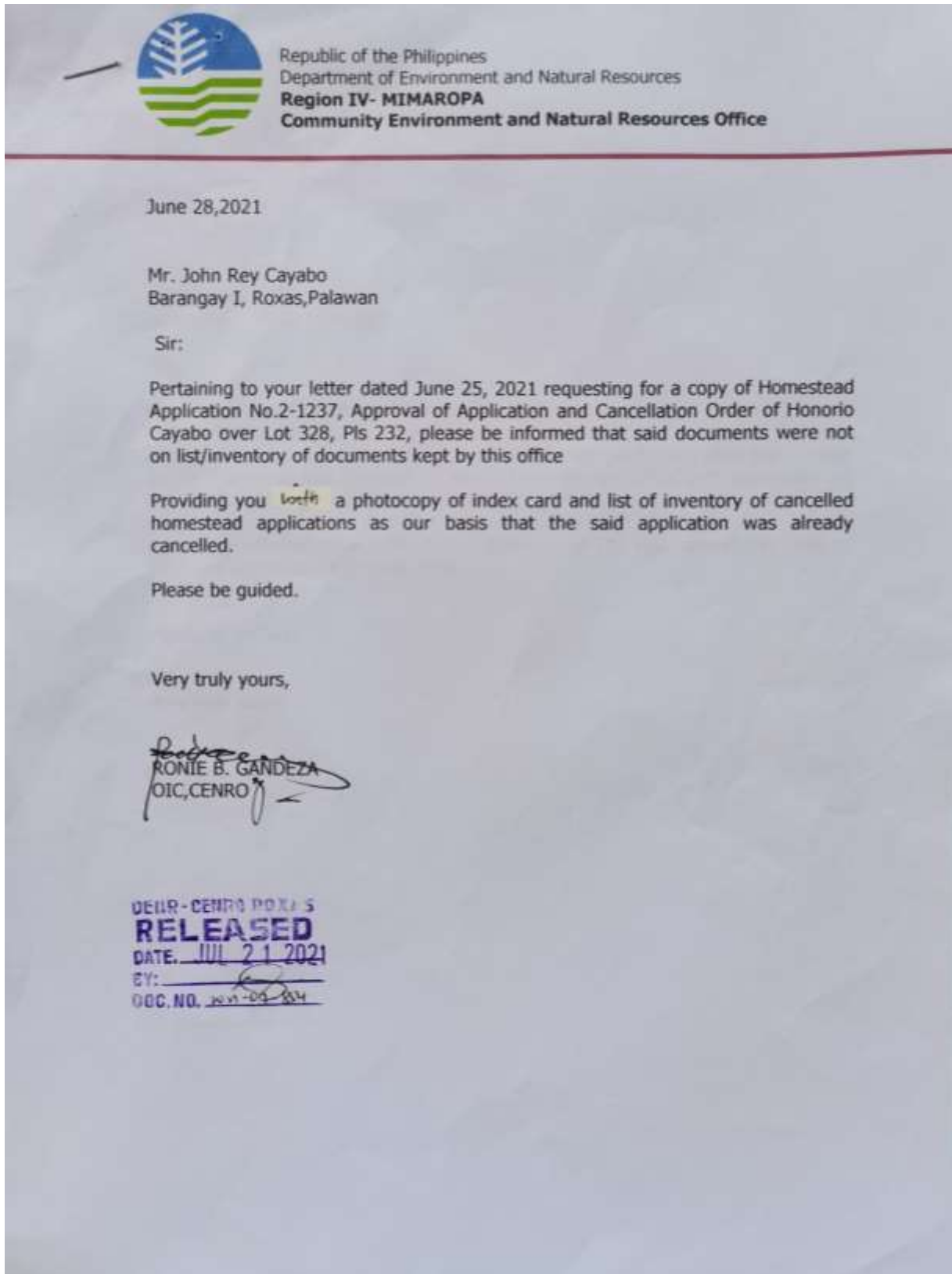
Verified by:

  
**MARIA CHRISTINE G. SINDAYEN**  
Administrative Officer I

Attested by:

  
**RONIE B. GANDEZA**  
DMO IV  
Office-In-Charge

## Annex D



Annex E

Cayato, Amoré  
Age 33 yrs. old / Birthplace - Cayaguanillo, P.R.  
Palawan  
Home - Paria Rondon  
Amo. 6 5500 220  
Set no. 328, 1/15-23 ✓  
Lyon  
Cancelled - 7/30/68  
See file - 11/2/55  
Indexed by - J. S. S. 11-22-55 ✓  
Lyon  
fca - 5/18/92



# Annex F

LIST OF CANCELLED APPL. LOCATIONS		
1. Apa, Celestina	PPA-31967	
2. Abela, Pedro	HA-2-3825	145, Fls-606-D
3. Abique, Filiberto	HA-2-2076	260, Fls-232
4. Aborot, Conrado	HA-2-5922	167, Fls-617-D
5. Adion, Filomena	HA-V-8213	312, Fls-232
6. Agana, Ramon	HA-2-3837	273, Fls-606-D
7. Alarcon, Veronica	HA-14755	Plan H-14755
8. Appao, Rapiidion	HA-2-4465	213, Fls-606-D
9. Arrieta, Miguel	HA-184717	219, 291, 291-B, Fls-232
10. Badajon, Teofilo	HA-2-3809	83, Fls-606-D
11. Balama, Federico	HA-2-1346	347, Fls-232
12. Baluarte, Maximo	HA-22213	Plan H-22213
13. Mrs. of Baquiao, Abundio Rep. By: Bundao, Jovita	PPA(IV-14)047	618, Fls-232
14. Bonales, Cirilo	ASA-V-37598	376, Fls-232
15. Bonales, Paulino	HA-176044	Plan H-176044
16. Bundao, Gaudencio	HA-2-1493	902-D, Fls-232
17. Bundao, Rufino Jr.	HA(III-7)6678	379, Fls-232
18. Cayaban, Teleforo	HA-2-3939	315, Fls-606-D
19. Cayabo, Bonario	HA-2-1237	328, Fls-232
20. Cayapas, Lucia	HA-2-1474	636, Fls-232
21. Cervantes, Pilar	HA-2-4854	311, Fls-606-D
22. Cebilan, Balbino	PPA-49702	Plan H-49702
23. Conde, Leonardo	HA-2-1548	396, Fls-232
24. Dagot, Jose	PPA(III-7)1191	212, Fls-798
25. Dalabajan, Manuel	HA-165860	845, Fls-232
26. Dangan, Bernardo	HA-193764	1084, 1085, 1086, Fls-31
27. Dandal, Potenciano	HA-2-4545	491, Fls-606-D
28. Bautista, Whelma	FLA	
29. Amos, Elpidio & Larosa, Roberto	PPA-2-542	295-B-2, 295-B, Fls-232
30. Blaszer, Domingo	LA-79	Plan L-79
31. Fabrigas, Catalino	HA(III-7)6491	399, Fls-725-D
32. Garcia, Carpio	HA-37878	Plan H-37878
33. Gonzales, Hermogenes	HI-36061	Plan H-36061
34. Guevarra, Guillermo	HA-69914	190, Fls-232
35. Ibañez, Jelfin	HA-2-3893	361-Fls-606-D
36. Kalaw, Edna	HA(III-7)6942	347, Fls-232
37. Katon, Juana	PPA-Urmo.	
38. Lagrosa, Fe	HA-2-1175	568-A & 573, Fls-31
39. Lagrosa, Jonathan	HA(III-7)6069	304-C, Fls-725-D
40. Lagunad, Ernesto	HA(III-7)361	84, 86, 89 & 90, Fls-617-D
41. Latube, Felipe	HA-2-6304	196, Fls-725-D
42. Lim, Gaspar	PPA(IV-14)703	50, Fls-232
43. Lim, Juana	HA-14765	
44. Lim, Lorenzo	LA-940	
45. Lopez, Domingo	HA-2-4844	340, Fls-606-D
46. Macao, Benedito	HA-2-3806	71, Fls-606-D
47. Magbana, Justo	HA-22231	Plan H-22231
48. Magbana, Rosalinda	HA-2-3378	329-A, Fls-232
49. Malate, Teodoro	HA-17850	
50. Manapat, Manuela	HA-2-2815	203, Fls-232
51. Martinez, Maria	HA-2-1547	370, Fls-232
52. Martinez, Rodrigo	HA-2-4555	139, Fls-606-D
53. Maurico, Vicente	HA-23113	Plan H-23113
54. Mendoza, Samuel Jr.	HA(III-7)187	390, Fls-232
55. Mirano, Floridiana	HA(IV-14)460	312, Fls-725-D
56. Montragon, Emilio	HA-2-2996	1481, Fls-31
57. Mundayao, Pantaleon	HA-60800	Plan H-60800
58. Obilan, Tiro	HA-2-3935	341, Fls-606-D
59. Pacho, Eugenio	HA-V-65937	265, Fls-232
60. Padul, Candelario	HA-2-2713	461, Fls-31
61. Paredes, Bernardo	HA(III-7)148	639, Fls-798



## Annex G

Republic of the Philippines  
Province of Palawan  
Municipality of Roxas  
Barangay New Barbacan  
OFFICE OF THE PUNONG BARANGAY

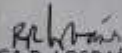
### CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the Heirs of Honorio Cayabo, are the actual occupants of a parcel of land described as Lot 328, PLS- 232 covered by TD # 18-20-019-0109 situated at Sitio Araren, Purok 4, Bgy. New Barbacan, Roxas, Palawan, containing an area of 6.000 hectares including all improvements therein.

This certification is issued upon request Divina Cayabo Granflor for whatever legal purpose/s it may serve her best.

Issued on this 18<sup>th</sup> day of June, 2021 at Bgy. New Barbacan, Roxas, Palawan.

  
REBECCA R. LOSBAÑES  
Punong Barangay

Cert. Fee: P 100.00  
O. R. No. 6081663  
Date Issued: 6/18/21  
At: Bgy. New Barbacan, Roxas, Palawan



# Annex H

**MA'S COPY**

TC

## TAX DECLARATION OF REAL PROPERTY

TD No. 18-20-019-0109 Property Identification No. 066-20-019-07-002

Owner: HRS OF HONORIO CAYABO TIN \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 Administrator/Beneficial User: PURITA CAYABO TIN \_\_\_\_\_  
 Address: CENTRAL, ROXAS, PALAWAN Telephone No. \_\_\_\_\_

Location of Property: \_\_\_\_\_  
 (Number and Street) (Barangay/District) (Municipality & Province)

OCT/TCT/CLOA No. \_\_\_\_\_ Survey No. \_\_\_\_\_  
 CCT: \_\_\_\_\_ Lot No. \_\_\_\_\_  
 Date: \_\_\_\_\_ Blk. No. \_\_\_\_\_

Boundaries:  
 North: FEEDER ROAD South: SEC 08  
 East: ROAD, ALN 003 West: SEC 08

**KIND OF PROPERTY ASSESSED:**

☒ LAND ☐ MACHINERY  
☐ BUILDING Brief Description: \_\_\_\_\_  
 No. of Storeys: \_\_\_\_\_  
 Brief Description: \_\_\_\_\_ Others: Specify: \_\_\_\_\_

Classification	Area	Unit	Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxable
AGRICULTURAL (RICUP2-ML)	6.0000 ha	70.000	Php	432,800.00	AGRICULTURAL (Upland R/L)	16 %	Php	89,220.00
Total	60,000.00 sq.m.		Php	432,800.00			Php	89,220.00

Total Assessed Value SIXTY-NINE THOUSAND TWO HUNDRED TWENTY PESOS  
 (Amount in Words)

Taxable ☒ Exempt ☐ Effectivity of Assessment/Reassessment: 2019  
 Year

Approved by: By Authority of the Provincial Assessor \_\_\_\_\_  
**ELPIDIO D. BATUL, JR, REA**  
 MUNICIPAL ASSESSOR 6/21/2018  
 Date

This declaration cancels TD No. 20-019-0092 Previous A.V. Php 42,240.00 Previous PIN 066-20-019-07-002  
 Previous Owner: HRS OF HONORIO CAYABO Prev. Admin: PURITA CAYABO Previous Area: 60000 sq.m.

Memoranda:  
REVISED PURSUANT TO SECTION 219 OF R.A. 7160 AND SECTION 24 OF PROVINCIAL ORDINANCE NO. 1914-2018, SERIES OF 2018.

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 Panlalawigan under Ordinance No. 1914-2018 dated March 26, 2018. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT  
 SWORN STATEMENT I

Machine Validation: Printed by Donald L. Ventura 10:35:52 AM