

16
Republic of the Philippines
Department of Environment and Natural Resources
REGION 1VB, MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Mamburao, Occidental Mindoro

DENR-1VB, Lands
Supervision

MEMORANDUM

FOR : The Regional Executive Director
DENR-Region 1VB, MIMAROPA
Roxas Blvd., Ermita, Manila

ATTN : The Regional Technical Director for Lands
DENR-Region 1VB, MIMAROPA
Roxas Blvd., Ermita, Manila

THRU : The Provincial Environment and
Natural Resources Officer

FROM : The Community Environment
and Natural Resources Officer

SUBJECT : INVESTIGATION REPORT OF LMO 111 CAESAR E.
QUEBEC REGARDING THE LAND PROBLEM OF
MRS. ALICIA V. IBARRA OVER A PARCEL OF LAND
SITUATED IN PULONG BAGTO, BALANSAY,
MAMBURAO, OCCIDENTAL MINDORO

DATE : 06 October 2005

Forwarded herewith the Investigation Report of LMO 111 Caesar E. Quebec regarding land problem of Mrs. Alicia V. Ibarra over a parcel of land situated in Pulong Bagto, Balansay, Mamburao, Occidental Mindoro.

I concurred the herein recommendation of LMO 111 Caesar E. Quebec that the occupants have acquired a title by prescription over the said public land claimed by the heirs of Hidalgo Villarosa, represented by Mrs. Alicia V. Ibarra thru continuous possession within a period prescribed by law.

For information and record.

CONRADO A. ESPEJO, JR.

USEC Manuel D. Gerochi
DENR, Visayas Ave., Diliman, Quezon City

Mrs. Alicia V. Ibarra
C/O Imelda I. Raymundo
1407 Mercury St., Constellation Subd.,
Angono Rizal

File

Republic of the Philippines
Department of Environment and Natural Resources
REGION IVB MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Mamburao, Occidental Mindoro

DENR-IVB-Lands
Supervision

MEMORANDUM

FOR : The Regional Executive Director
DENR-Region IVB, MIMAROPA
Roxas Blvd. Ermita, Manila

ATT'N. : The Regional Technical Director for Lands
DENR - Region IVB MIMAROPA
Roxas Blvd., Ermita Manila

THRU : The Community Environment and
Natural Resources Officer
Mamburao, Occidental Mindoro

FROM : The Land Management Officer III/
Geodetic Engineer

SUBJECT : INVESTIGATION REPORT REGARDING THE LAND PROBLEM
OF MRS. ALICIA V. IBARRA OVER A PARCEL OF LAND
SITUATED IN PULONG BAGTO, BRGY. BALANSAY,
MAMBURAO, OCCIDENTAL MINDORO.

DATE : 03 October 2005

In compliance with the memorandum dated 07 September 2005, of the Regional Technical Director for Lands directing this office to conduct meaningful investigation regarding the land problem of Mrs. Alicia V. Ibarra over a parcel of land situated in Pulong Bagto, Barangay Balansay, Mamburao, Occidental Mindoro. In this connection, I have the honor to submit the following reports based on facts and observations to wit:

1. Mrs. Alicia V. Ibarra presented an old Tax Declaration No. 894 in the name of his deceased father, Hidalgo Villarosa which contains an area of 20 hectares. Based on records at Provincial Assessors Office, the said Tax Declaration was already transferred in the name of Petra Cruz under T.D. No. 1733 wherein the pertinent documents affecting the transfer cannot be found despite exerting extra effort in locating the same, as certified by Provincial Assessor Manuel T. Tria dated 27 September 2004.
2. Per record at CENRO Office, there is no lot listed in the name of Hidalgo Villarosa. The name of Petra Cruz appears in our record as applicant of lot 2, Pls-21 containing an area of 14.6359 hectares under Sales Application (III-II) 219 as certified by SLM Officer Benedicto C. Velasco on July 4, 1989.

3. During ocular inspection in the premises dated 22 September 2005, it has been found that the 20 hectares claimed by the Heirs of Hidalgo Villarosa, rep. by Mrs. Alicia V. Ibarra at Pulong Bagto is an original lot (unnumbered) surveyed in 1991 in favor of the actual occupants by Private Geodetic Engineer Eduardo T. Villegas which the claimants filed a Free Patent Applications at CENRO Office are as follows:

APPLICANT/CLAIMANT:	APPLICATION NO.	AREA (Sq.m.)	STATUS	LOCATION
1. Fulgencio Perocho : Identical to	F-045106-17-D F-045106-17	9,448	PATENTED	So. Pulong Bagto, Brgy. Balansay, Mamburao, Occ. Mindoro
2. Nomeriano Cahilig : identical to	F-045106-18-D F-045106-18	24,256	-do-	-do-
3. Herminio Parahinog : Identical to	F-045106-21 F-045106-21	2,943	-do-	-do-
4. Nelia Delgado :	F-045106-30-A-D F-045106-30-A-D	4,690	-do-	-do-
5. Nelia Delgado :	F-045106-30-B-D F-045106-30-B-D	9,015	-do-	-do-
6. Arnel Aquino :	F-045106-27 F-045106-27	4,565	-do-	-do-
7. Sionita P. Ponticillo :	F-045106-25-D F-045106-25	2,059	-do-	-do-
8. Marilyn Grospe :	F-045106-26 F-045106-26	21,208	-do-	-do-
9. Fernando Cahilig :	F-045106-19-D F-045106-19	7,424	-do-	-do-
10. Gerry Parahinog :	F-045106-22-D F-045106-22	3,874	-do-	-do-
11. Mabini Fales :	F-045106-20-D F-045106-20	12,490	-do-	-do-
12. Elmorito Parahinog :	F-045106-23 F-045106-23	24,994	-do-	-do-
13. Francisco Hangko :	F-045106-28-D F-045106-28	14,767	-do-	-do-
14. Arbella Fonticilla :	F-045106-24 F-045106-24	29,290	-do-	-do-

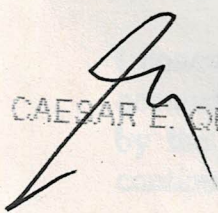
15. Eduardo Parahinog :	3443-C	F-045106-545	: 10,000	: -do-	: -do-
16. Eduardo Parahinog :	3443-D	F-045106-545-A	: 4,360	: -do-	: -do-
17. Karl Caesar Rimando :	3443-A	F-045106-464	: 5,568	: -do-	: -do-
18. Karyl Mari-Karr Rimando:	3443-B	F-045106-465	: 1,700	: -do-	: -do-

COMMENTS AND RECOMMENDATIONS:

Per undated letter of Mrs. Alicia V. Ibarra addressed to Secretary Defensor, she mentioned that a certain Osmenio Verdera (Deceased) have said in 1989 that their family had 20 hectares public land in Pulong Bagto wherein she had written CENRO Office inquiring the status of the alleged public domain based on Tax Declaration No. 894 in the name of Hidalgo Villarosa, later transferred to Petra Cruz. The records shows that the said 20 hectares agricultural public land have been surveyed in 1991 by Private Geodetic Engineer Eduardo T. Villegas on the basis of actual occupation of the claimants. Had there been an established occupation of the late Hidalgo Villarosa at Pulong Bagto, his claims would have been surveyed and titled to his children. There have been no concrete evidence that the late Hidalgo Villarosa have indeed occupied a portion of public land in fact he was unknown in the premises. In the interest of social justice, the bonafide occupants have acquired a vested right over the public land by continuous possession in accordance with Article 1134 (New Civil Code). "Ownership and other real rights over immovable property are acquired by ordinary prescription through possession of ten (10) years" (Article 1957, old civil code).

Moreover, the titleholder mentioned above have complied all the legal requirements in terms of occupation and cultivation within a period prescribed by law in accordance with Section 44 of the Public Land Act (C.A. 141 as amended). The tax declaration No. 894 in the name of Hidalgo Villarosa, later transferred to Petra Cruz is not a proof of ownership due to absence of actual occupation and has no legal effect as the area (20 hectares public land) have been fully occupied by the farmers who contributed so much in economic development in the countryside by paying more real estate taxes to the government. Therefore, the heirs of Hidalgo Villarosa, represented by Mrs. Alicia V. Ibarra cannot anymore recover possession of the same, for, by their long inaction and neglect to assert their rights over the said land have been lost by laches.

For information, evaluation and record.


CAESAR E. QUEBEC

17
Republic of the Philippines
Department of Environment and Natural Resources
REGION IVB MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Mamburao, Occidental Mindoro

DENR-IVB-Lands
Supervision

MEMORANDUM

FOR : The Regional Executive Director
DENR-Region IVB, MIMAROPA
Roxas Blvd. Ermita, Manila

ATTN. : The Regional Technical Director for Lands
DENR - Region IVB MIMAROPA
Roxas Blvd., Ermita Manila

THRU : The Community Environment and
Natural Resources Officer
Mamburao, Occidental Mindoro

FROM : The Land Management Officer III/
Geodetic Engineer

SUBJECT : INVESTIGATION REPORT REGARDING THE LAND PROBLEM
OF MRS. ALICIA V. IBARRA OVER A PARCEL OF LAND
SITUATED IN PULONG BAGTO, BRGY. BALANSAY,
MAMBURAO, OCCIDENTAL MINDORO.

DATE : 03 October 2005

In compliance with the memorandum dated 07 September 2005 of the Regional Technical Director for Lands directing this office to conduct meaningful investigation regarding the land problem of Mrs. Alicia V. Ibarra over a parcel of land situated in Pulong Bagto, Barangay Balansay, Mamburao, Occidental Mindoro. In this connection, I have the honor to submit the following reports based on facts and observations to wit:

1. Mrs. Alicia V. Ibarra presented an old Tax Declaration No. 894 in the name of his deceased father, Hidalgo Villarosa which contains an area of 20 hectares. Based on records at Provincial Assessors Office, the said Tax Declaration was already transferred in the name of Petra Cruz under T.D. No. 1733 wherein the pertinent documents affecting the transfer cannot be found despite exerting extra effort in locating the same, as certified by Provincial Assessor Manuel T. Tria dated 27 September 2004.
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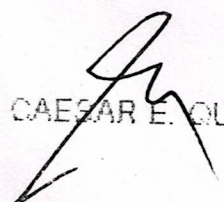
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For information, evaluation and record.


CAESAR E. QUEBEC

78
REPUBLIC OF THE PHILIPPINES
Department of Environment and Natural Resources
LANDS MANAGEMENT BUREAU
Plaza Cervantes, Binondo
1006 Manila

SUBJECT:
SA No. (III-11) 219
PETRA CRUZ
Lot 2, Pls-21
Mamburao, Occidental Mindoro

03 February 2005

THE CENR OFFICER
DENR-Community Environment and
Natural Resources Office
Mamburao, Occidental Mindoro

Sir:

Pursuant to the implementation of DENR Administrative Order No. 38, series of 1990, we are respectfully referring to you the herein attached d letter-request form of MS. IMELDA RAYMUNDO dated January 27, 2005, relative to the above-noted subject for whatever appropriate action you may deem proper to take thereon, with the information that according to the verification of our records, the Sales Application No. (III-11) 219, in the name of Petra Cruz, covering the parcel of land situated in Mamburao, Occidental Mindoro, identified as Lot No. 2, Pls-21, does not appear to have been received by, and recorded in our Free Patent Application Registry Book.

However, further verification in our lot index cards shows that Lot No. 2, Pls-21, is covered by Free Patent No. (IV-11) 786, signed and issued by the District Land Officer, on October 10, 1975, in favor of Damaso M. Servando by virtue of Free Patent Application No. (IV-11) 1346-A, containing an area of .4507 hectare, pursuant to the provisions of R. A. 6516..

Advice of any action that maybe taken hereon direct to Ms. Raymundo will be highly appreciated.

Very truly yours,

For the Director
Lands Management Bureau:

ORIGINAL SIGNED

LEONIDO V. BORDEOS
OIC, Records Management Division
/lsf

cc:
Ms. Imelda I. Raymundo

19
Republic of the Philippines
Department of Environment and Natural Resources
REGION 1VB, MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Mamburao, Occidental Mindoro

DENR-1VB, Lands
Supervision

MEMORANDUM

FOR : The Regional Executive Director
DENR-Region 1VB, MIMAROPA
Roxas Blvd., Ermita, Manila

ATTN. : The Regional Technical Director for Lands
DENR-Region 1VB, MIMAROPA
Roxas Blvd., Ermita, Manila

THRU : The Provincial Environment and
Natural Resources Officer

FROM : The Community Environment
and Natural Resources Officer

SUBJECT : INVESTIGATION REPORT OF LMO 111 CAESAR E.
QUEBEC REGARDING THE LAND PROBLEM OF
MRS. ALICIA V. IBARRA OVER A PARCEL OF LAND
SITUATED IN PULONG BAGTO, BALANSAY,
MAMBURAO, OCCIDENTAL MINDORO

DATE : 06 October 2005

Forwarded herewith the Investigation Report of LMO 111 Caesar E. Quebec regarding land problem of Mrs. Alicia V. Ibarra over a parcel of land situated in Pulong Bagto, Balansay, Mamburao, Occidental Mindoro.

I concurred the herein recommendation of LMO 111 Caesar E. Quebec that the occupants have acquired a title by prescription over the said public land claimed by the heirs of Hidalgo Villarosa, represented by Mrs. Alicia V. Ibarra thru continuous possession within a period prescribed by law.

This report is in compliance with the memorandum of the Regional Technical Director for Lands, Lydia S. Lopez dated September 7, 2005.

For information and record.

CONRADO ~~A.~~ ESPEJO, JR.

Copy Furnished :

USEC Manuel D. Gerochi
DENR, Visayas Ave., Diliman, Quezon City

Mrs. Alicia V. Ibarra
C/O Imelda I. Raymundo
1407 Mercury St., Constellation Subd.,
Angono Rizal

File

20

Republic of the Philippines
Department of Environment and Natural Resources
REGION IVB MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Mamburao, Occidental Mindoro

DENR-IVB-Lands
Supervision

March 01, 2005

MS. ALICIA IBARRA
c/o Imelda I. Raymundo
#1407 Mercury Street
Constellation Subdivision
Angono, Rizal

Madam,

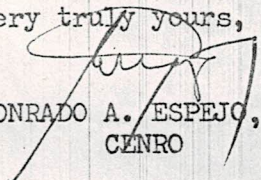
This has reference to your letter dated February 1, 2005, requesting our office to furnish you a copy of the Free Patent Application of your father Mr. Hidalgo Villarosa.

We regret to inform you that based on our records, there is no application in the name of Hidalgo Villarosa.

However, we are requesting you to submit any documents that may help us to identify the true and correct number of the lot you are claiming.

I hope that you are informed accordingly.

Very truly yours,


CONRADO A. ESPEJO, JR.
CENRO

Republic of the Philippines
Department of Environment and Natural Resources
LANDS MANAGEMENT BUREAU
Manila

SUBJECT:

*Request for technical descriptions of
Lot No. 2, Pls-21 situated in
Mamburao, Occidental Mindoro*

February 7, 2005

IMELDA RAYMUNDO

0714 Mercury St.,
Constellation Subd.,
Angono, Rizal

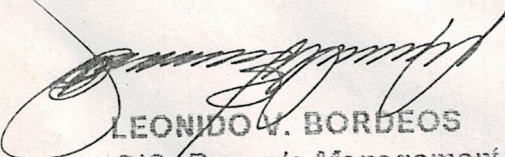
Madam:

In reply to your letter dated January 27, 2005, please be informed that according to the verification made by the Survey Records Section, Records Management Division, survey data of Lot No. 2, Pls-21 situated in *Mamburao, Occidental Mindoro* is not available in our file as of this date.

For this reason, we regret that the request for a certified copy cannot be complied with.

Very truly yours,

For the Director, Lands Management Bureau:



LEONIDO V. BORDEOS

OIC, Records Management Division
BLCJ/gnr

2 ✓ To: Manuel D. Gerolchi I
Undersecretary for Lands
DENR

Visayas Ave. Diliman Quezon City 1100

From: Alicia V. Itarra
2nd Floor 50 Battery St.
Yau Ma Tei Hong Kong

Subject: Reference RMDD 0029473

Date: Dec. 29, 2005

Sir,

I would like to express our feeling that we didn't expect that the system would be like this.

What we know investigation will come from the highest department but its the same thing they will still be the one to conduct the investigation and report. In which problem was inside their department. For several letters we sent no response for us why what how until we reach your office to informed these problem.

I hope DENR Regulations will be change cause its unfair especially for us as innocent people.

Respectfully Yours
~~Chatter~~
Alicia V. Itarra

Copy Furnished:
Regional Executive Director
DENR Region IV Minalapa
Roxas Blvd. Manila

✓ To: Conrado A. Espejo Jr.
CENRO

From: Alicia V. Ferra
C/o Imelda J. Payman to
1407 Mercury St. Constellation Subd.
Angono, Rizal Philippines

Subject: Reference RMD 0029473

Date: Dec. 29, 2005

Sir,

We don't believed anymore with your record and report. From the beginning we search you from your department. We already heard seen read born gather all papers, documents from other department and face to face your department feel us that all land are titled.

You had the power to do everything you can hold approved dissaproved do some remedies. Problem was inside your department action still in your department. So what are we going to expect. Its just a simple story.

As you said they are old occupant how come Free Patent approved until 2004. Your department said it was distributed Cause Osmerio Verdura was a caretaker of Petra Cruz who holds all the papers of Petra that its not true it was sold to her according to Osmerio. And this person was the one who told me that its

✓ our land and not give it to Petra.

It was only 2004 were given its Verdena who manage the land. That's why we suddenly go there.

Verdena talked to me 1989. My letter to your department 1989. After this years later Verdena became a mayor and a sheriff as a means to us. And you allowed him cause he's holding the papers of Petra and in your list its almost Verdena children at the same time sold most to the occupant. How come he was not the owner but you allowed him to manage this land. And children of Petra was not able to enter cause they had no document to present its Verdena who holds it. On our sides we had a letter 1989 but did you give importance to us.

And this is now I'm thinking why you had a record dismissed of Petra with no reason.

I know if you really will give way to us you can do it, but you really so cruel that inspite that there are still some with no application you still approved. But because this is your will ok. you may. But I will say with all the things we discovered our Judge is God.

I admired Mr. Pokanda Matanguihan even just for a short period of time he assist us told us what to do. But because we trust