

**MEMORANDUM**

**FOR** : Regional Executive Director  
1515 L&S Bldg., Roxas Blvd  
Ermita Manila

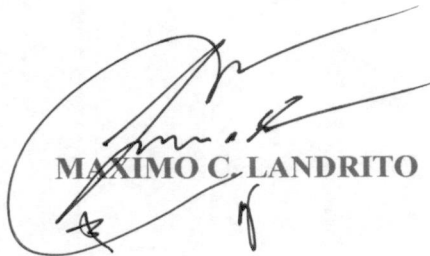
**FROM** : PENR Officer  
Odiongan, Romblon

**SUBJECT** : **STATUS REPORT OF LOT 3675, CAD 341-D (LOT1, PSU-127238) WITH AN AREA OF 319.4788 HECTARES LOCATED AT BRGY. CANDUYONG AND ANAHAO IN THE MUNICIPALITY OF ODIONGAN AND AT TUBIGON, FERROL, ROMBLON**

Respectfully providing that office a status report of Lot 3675, Cad 341-D (lot 1, Psu-127238) located at Brgy. Canduyong and Anahao in the Municipality of Odiongan and at Tubigon, Ferrol, Romblon.

In 2014 The family of Samuel H. Buyco has requested to subject the Lot 3675 for Public Land Survey, however, given the circumstances surrounding the ownership of the subject lot, this office will only provide the assistance if the legitimacy to exploit the subject lot by the family of Samuel H. Buyco is clarified beyond doubt.

For your information, record and further instruction.



**MAXIMO C. LANDRITO**



## MEMORANDUM

**FOR** : The Regional Executive Director

**Thru** : PENR Officer

**FROM** : Chief, Regulation and Permitting Section

**SUBJECT** : **STATUS REPORT OF LOT 3675, CAD 341-D (LOT1, PSU-127238) WITH AN AREA OF 319.4788 HECTARES LOCATED AT BRGY. CANDUYONG AND ANAHAO IN THE MUNICIPALITY OF ODIONGAN AND AT TUBIGON, FERROL, ROMBLON**

Respectfully providing that office the status and update regarding the subject lot as stated in the above-mentioned subject.

## BACKGROUND

- Lot 3675, Cad 341-D (Lot1, PSU-127238) was a subject of application for judicial titling under LRC No. 48 dated May 23, 1977 by the late Samuel H. Buyco but no confirmation was issued.
- Certification of Alienable and Disposable Lands (A&D) was issued by then CENR Officer of DENR Romblon classified as agricultural land.

## CURRENT STATUS

- The subject property is identified as Lot 3675, Cad 341-D identical to Lot 1, Psu-127238 having a total area of 319.4788 hectares with listed survey claimant under the Heirs of Lilia Hankins;
- That the late Samuel H. Buyco and his brother Edgar H. Buyco have filed an application for registration in court twice but denied by the Second Division of Supreme Court in its decision dated August 29, 2018;
- That a certain Dominador T. Arguelles, Jr. have been appointed by the legal Heirs of Samuel H. Buyco thru Special Power of Attorney to sell, transfer and convey at whatever price and terms and conditions that the Heirs of Samuel H. Buyco deem proper and fit, to whosoever may buy or purchase their property located at Anahao and Canduyong, in the Municipality of Odiongan and Tubigon part of the Municipality of Ferrol under Lot No. 3675 with an area of 319 hectares and surveyed under no. Psu-127238 (Lot No. 1), whether personal, agricultural or residential land;
- That some of the portions have been covered by Certificate of Land Ownership awarded by Department of Agrarian Reform and also some of the areas are being occupied by some who bought the portions allegedly through Mr. Arguelles;

## COMMENT/RECOMMENDATION

Following the decision of the Supreme Court dated August 29, 2018 which denied the petition of the late Samuel H. Buyco, the DENR PENRO Romblon, cannot in anyway intervene nor adjudicate for the resolution of the issue of ownership of the family of Samuel H. Buyco. However, the decision of the Supreme Court did not decide as to who is the legitimate owner of Lot 3675 nor it took away the possession of the subject lot from the family of Samuel H. Buyco. Even at this present time, the possession of the subject lot is still very much with the family of Samuel H. Buyco.



IN VIEW HEREOF, given the circumstances surrounding the ownership of the subject lot, this office will only provide assistance if the legitimacy to exploit the subject lot by the family of Samuel H. Buyco is clarified beyond doubt. If there would be an agreement between DAR including the Local Government of Odiongan, the occupants and the family of Samuel H. Buyco, taking into consideration that the agreement will not raise any issues against the decision of the Supreme Court, then this office will oblige to provide the necessary assistance such as subjecting the entire area to Public Land Survey (PLS),

  
**ALLAN T. SENDIONG**

C.c: Undersecretary for Field Operations  
DENR Central Office  
Diliman, Quezon City

## SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THIS SPECIAL POWER OF AUTHORITY, executed by and between the legal heirs of the late SAMUEL H. BUYCO, namely;

1. ALICIA D. BUYCO, of legal age, widow, Filipino-American, and a resident of 3434 Cascadia Avenue, South Seattle, Washington, USA;
2. EDWARD RADALL D. BUYCO, of legal age, Filipino-American, and a resident of 3434 Cascadia Avenue, South Seattle, Washington, USA;
3. JOHN SAMUEL D. BUYCO, of legal age, Filipino-American and a resident of 3434 Cascadia Avenue, South Seattle, Washington, USA;
4. NEVA BUYCO -KULP, of legal age, married, Filipino- American, and a resident of 3434 Cascadia Avenue, South Seattle, Washington, USA, and;
5. LELIA ROSANN D. BUYCO, of legal age, Filipino-American, and a resident of 3434 Cascadia Avenue, South Seattle, Washington, USA.

have made, constituted, and appointed, and BY THESE PRESENTS do make, constitute and appoint DOMINADOR T. ARGUELLES, JR., also of legal age, married, Filipino and a resident of Tabing-Dagat, Odiongan, Romblon, Philippines, as our true and lawful attorney, for us and in our names, place and stead, to perform the following acts:

1. To sell, transfer and convey at whatever price and terms and conditions that we may deem proper and fit, to whosoever may buy or purchase our property located at Anahao & Canduyong in the municipality of Odiongan and Tubigon that part of Ferrol under Lot No. 3675 with an area of 319 hectares and surveyed under No. Psu-127238 (Lot No. 1), whether real or personal, agricultural or residential land;
2. To accept and collect full payment in our joint names, the proceeds of sale of the afore-described property and sign for the receipt thereof;
3. To sign and execute any and all documents of sale, transfer or conveyance of the aforementioned property;
4. To pay any and all unpaid or accrued property taxes including such capital gains and documentary stamp taxes necessary to effect the registration of the sale and the transfer of title of the said property to the buyer or purchaser of the same;

foregoing instrument which he acknowledged before me as his free and voluntary act and

WITNESS MY HAND AND NOTARIAL SEAL at the place and date written above.

NOTARY PUBLIC, PHILIPPINES



5. To engage the services of a reputable real estate broker, a lawyer, a tax professional and such other professional real estate practitioner, if necessary, to ensure the expeditious and smooth sale of the property and to pay their respective fees and/or commissions from out of the proceeds of sale of the same;
6. To do and perform any and all other lawful act and deeds necessary to undertake the execution and finalization of sale, transfer or conveyance of the said property.

HEREBY GIVING AND GRANTING unto our said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully, to all intents and purposes, as We might or could do if personally present with all power of substitution and revocation, and hereby ratifying and confirming all that our said attorney or his substitute shall lawfully do or cause to be done by virtue thereof.

IN WITNESS WHEREOF, We have hereunto set our hands and seal this  
17th day of December, 2020 at Seattle,  
WA, USA

*Alicia D. Buyco*  
ALICIA D. BUYCO

*John Samuel D. Buyco*  
JOHN SAMUEL D. BUYCO

*Neva B. Kulp*  
NEVA BUYCO-KULP

*Lelia Rosann D. Buyco*  
LELIA ROSANN D. BUYCO

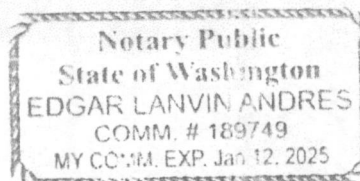
*Edward Randall D. Buyco*  
EDWARD RANDALL D. BUYCO

#### ACKNOWLEDGMENT

State of WA  
County of King

Signed and sworn to before me on December 17  
2020, by Alicia Buyco, John Samuel Buyco, Neva Buyco-Kulp  
Lelia Rosann D. Buyco and Edward Randall D. Buyco.

*Edgar Lanvin Andres*  
EDGAR LANVIN ANDRES  
Notary Public, State of WA



foregoing instrument which he acknowledged before me as his free and voluntary act and deed at the place and date written above.

End of

SIGNATURE OF BEARER / SIGNATURE DU TITULAIRE / FIRMA DEL TITOLAR

SIGNATURE OF BEARER / SIGNATURE DU TITULAIRE / FIRMA DEL TITOLAR

PASSPORT  
PASSEPORT  
PASAPORTE

UNITED STATES OF AMERICA

Surname / Nombre y Apellidos  
BUYCO

537115967

EDWARD RANDALL

qualidad

UNITED STATES OF AMERICA

13 Oct 1956

**Lieu de naissance / Lugar de nacimiento**

PHILIPPINES

Date of issue / Date de délivrance / Fecha de expedición

12 Jan 2016

Date of expiration / Date d'expiration / Fecha de caducidad

11 Jan 2026

Comentarios / Mentions Spéciales, Anotaciones

SEE PAGE 27

P<USABUYCO<<EDWARD<RANDALL<<<<<<<<<<<<<<<<<<<  
5771159674USA5610730M2601113272026806<0851774

FOR IDENTIFICATION  
PURPOSES ONLY

Signature of BEAVER / SIGNATURE DU TITULAIRE / FIRMA DEL TITULAR

SIGNATURE OF BEARER / SIGNATURE DU TITULAIRE / FIRMA DEL TITULAR

PASSPORT  
PASSEPORT  
PASAPORTE

UNITED STATES OF AMERICA

BUYCO

P  
USA

538968339

BUYCO

Given Names / Prénoms / Noms

ALICIA DEOCAMPO

UNITED STATES OF AMERICA

Date of birth / Date de naissance / Fecha de nacimiento

24 Apr 1930

PHILIPPINES

Date of Issue / Date c

15 Dec 2015

14 Dec 2025

Endorsements / Mencións Especiales / Anotaciones

SEE PAGE 27

P<USABUI CO<<ALICIA<DEOCAMPO<>>>>>>>>>>>>  
5389683590USA3004249F251214^271888860<810900

FOR IDENTIFICATION  
PURPOSES ONLY



FOR IDENTIFICATION  
PURPOSES ONLY

*Of the United States,*

*Of the United States,  
in Order to form a more perfect Union,  
establish justice, insure domestic Tranquillity,  
provide for the common defence,  
promote the general Welfare, and secure  
the blessings of Liberty to ourselves and  
our Posterity, do ordain and establish this  
Constitution for the United States of America.*

SIGNATURE OF BEARER / SIGNATURE DU TITULAIRE / FIRMA DEL TITULARE

PASSEPORT  
PASSEPORT  
PASSEPORT

UNITED STATES OF AMERICA  
P  
Doc / Cargo    Pasport No / No. du Passeport / No. de l'acte  
USA / 1 / 1    534489762

**USA**Surname / M  
BUYCO

Given Names / Prénoms  
LELIA ROSANN

UNITED STATES OF AMERICA  
Date of birth / Date de naissance / Fecha de nacimiento

13 Feb 1968

WASHINGTON

16 Oct 2015

Enrollements / Mention  
SEE PAGE 27

United States  
Department of State

[illegible]

\_\_\_\_\_, known to me and to me known to be the same person as the \_\_\_\_\_  
 foregoing instrument which he acknowledged before me as his free and voluntary act and deed.



# State of Washington

## Secretary of State

This Certificate is not valid for use anywhere within the United States of America, its territories or possessions.

### Apostille

(Convention de La Haye du 5 octobre 1961)

1. <b>Country</b> Pays / País	United States of America
<b>This public document</b> Le présent acte public / El presente documento público	
2. <b>has been signed by</b> a été signé par ha sido firmado por	EDGAR LANVIN ANDRES
3. <b>acting in the capacity of</b> agissant en qualité de quien actúa en calidad de	Notary Public, state of Washington
4. <b>bears seal / stamp of</b> est revêtu du sceau / timbre de y está revestido del sello / timbre de	EDGAR LANVIN ANDRES
<b>Certified</b> Attesté / Certificado	
5. <b>at</b> à / en	Olympia, Washington
6. <b>the</b> le / el día	December 29, 2020
7. <b>by</b> par / por	Kim Wyman, Secretary of State, State of Washington
8. <b>Number</b> sous nombre / bajo el número	Z22015108
9. <b>Seal / stamp</b>  Sceau / timbre Sello / timbre	 10. <b>Signature:</b>  Signature: Firma:

This Apostille only certifies the authenticity of the signature and the capacity of the person who has signed the public document, and, where appropriate, the identity of the seal or stamp which the public document bears.

This Apostille does not certify the content of the document for which it was issued.

This Apostille is not valid for use anywhere within the United States of America, its territories or possessions.

To verify the issuance of this Apostille, see: [www.sos.wa.gov/corps/apostilles](http://www.sos.wa.gov/corps/apostilles)

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Cette Apostille atteste uniquement la véracité de la signature, la qualité en laquelle le signataire de l'acte a agi et, le cas échéant, l'identité du sceau ou timbre dont cet acte public est revêtu.

Cette Apostille ne certifie pas le contenu de l'acte pour lequel elle a été émise.

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Esta Apostille se puede verificar en la dirección siguiente: [www.sos.wa.gov/corps/apostilles](http://www.sos.wa.gov/corps/apostilles)

known to me and to me known to be the same person who executed the foregoing instrument which he acknowledged before me as his free and voluntary act and deed.



FOR IDENTIFICATION  
PURPOSES ONLY

**WASHINGTON** **ENHANCED**  
**DRIVER LICENSE**

32161673H1321

1 KULP  
2 NEVA, BU YCO  
3 DOB 09-06-1962  
4a LIC# KULP\*NB3890F  
5 DD KULP\*NB3890F32161673H1321  
6 ISS 06-15-2016  
7 EXP 09-06-2022  
8 3128 MOUNT RAINIER DR S  
SEATTLE WA 98144-6233  
9 Sex F 10 Hgt 5-04  
11 Wgt 145 12 Eyes BRN  
13 Class  
14a End NONE  
15 Restrictions NONE  
16a DD KULP\*NB3890F32161673H1321

*Neva B. Kulp*

FOR IDENTIFICATION  
PURPOSES ONLY

09/20 known to me and to me known to the undersigned as the  
foregoing instrument which he acknowledged before me as his free and voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL at the place and date written above.

RELLY X 100 0000 000

# GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, SAMUEL H. BUYCO, of legal age, married to Alicia De Ocampo-Buyco, Filipinos, with resident and postal address at Tabing-Dagat, Odiongan, Romblon, have made, constituted and appointed a certain DOMINADOR T. ARGUELLES, JR., also of legal age, married to Susie Dionisio-Arguelles, Filipinos, also with resident and postal address at Tabing-Dagat, Odiongan, Romblon as my true and lawful attorney, for me and in my name, place and stead, to perform the following acts:

1. To administer, take charge, and manage for my sole benefit, my properties located at Tabing-Dagat, Odiongan, Romblon known as the JNEL BUILDING and PLAZA LODGE, and pasture land located at Canduyong, Anahao and Tubigon, Municipality of Odiongan and part of Ferrol with a total land area of 319 hectares considered as: residential/ commercial and agricultural including like Lot Nos. 3662, 3661 and 3660 all located also at Canduyong, Odiongan, Romblon;
2. To collect, demand and recover all debts, notes or sums of money due me now nor which in the future may become due or payable to me, and for this purpose, to issue such receipts, papers, or deeds, in my name and stead;
3. To execute, sign, authenticate, and enter into any and all contracts and agreements for me and in my name with any person or entity, and ;
4. To bring suit, defend, and enter into compromises in my name and stead, in connections with actions brought for and against me, of whatever nature and kind.

HEREBY GIVING AND GRANTING unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully, to all intents and purposes, as I might or could do if personally present, with all power of substitution and revocation, and hereby ratifying and confirming all that my said attorney or his substitute shall lawfully do or cause to be done by virtue thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of August, 2014, at Odiongan, Romblon, Philippines.

  
SAMUEL H. BUYCO  
AFFIANT

SIGNED IN THE PRESENCE OF:

 \_\_\_\_\_

REPUBLIC OF THE PHILIPPINES)  
PROVINCE OF ROMBLON ) S.S.  
MUNICIPALITY OF ODIONGAN)  
X-----X

BEFORE ME, a Notary Public for and in the Province of Romblon this \_\_\_\_\_ day of \_\_\_\_\_ 2014, personally came and appeared with his Senior Citizen ID No. \_\_\_\_\_, known to me and to me known to be the same person who executed the foregoing instrument which he acknowledged before me as his free and voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL at the place and date written above.

Doc. No. 455  
Page No. 91  
Date Aug 9 2014

  
ROLLY E. IBARRA, JR.  
NOTARY PUBLIC  
ODIONGAN, ROMBLON  
ROLL E