



Republic of the Philippines

Department of Environment and Natural Resources

MIMAROPA Region

**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

So. Balud, Sto. Nino, Sablayan, Occidental Mindoro 5104

Email Add: cenrosablayan@denr.gov.ph

## FINDINGS

Mr. Constancio S. Masangkay decisively produced the **Extra-Judicial Settlement of Estate with Absolute Sale** between **Marcelo Villas, Jr. and Reynaldo Oliva Villas**, the of a Pesos (Php 310,000.00) received by the **Vendors** (Marcelo Villas, Jr. and Reynaldo Oliva Villas) from the **Vendee, Constancio S. Masangkay** married to **Araceli Z. Masangkay** for a parcel of land consisting an approximate area of **4, 743 square meters** part of Lot 744, PLS 41 on December 1, 2013 at Lubang, Occidental Mindoro. **(Attachment A)**

Further, Mr. Constancio S. Masangkay provided an **Affidavit of Self Adjudication with Sale** between **Magno Tanaliga**, the sole surviving heir of **Quintin Tanaliga and Sabina Tesorio Tanaliga**. The sum of Thirty Five Thousand Pesos (Php 35,000.00) received by the Vendor, Magno Tanaliga from the Vendee, Spouses Constancio S. Masangkay and Araceli Z. Masangkay for a parcel of land approximately consisting an area of 0.6087 hectare Part of Lot 744, PLS 41, on January 30, 2017 at Lubang, Occidental Mindoro. **(Attachment B)** With regard to the abovementioned document, we asked Mr. Masangkay if he has knowledge on how the 0.6087 hectare was acquired by the parents of Mr. Magno Tanaliga from Mr. Benito Oliva, thereby he replied negatively. However, we advised him to secure copy of the transfer document from the Vendor, if there is any.

## CONCLUSION/RECOMMENDATION

Based on the aforementioned documents provided by Mr. Constancio S. Masangkay as Proof of Transfer from the surviving heirs of Benito Oliva could suffice his ownership on the parcel of land consisting an approximate area of 4,743 square meters part of Lot 744, PLS 41. However, **there is no proof of transfer provided on the side of Benito Oliva to the spouses Quintin Tanaliga and Sabina Tesorio Tanaliga** wherein Magno Tanaliga is the sole surviving heir who sold, transferred and conveyed the 0.6087 hectare by way of Absolute Sale unto the Vendee, spouses Constancio S. Masangkay and Araceli Zubiri Masangkay. The parcel of land consisting 0.6087 hectare part of Lot 744, PLS 41 is not ascertained as to the ownership of the spouses Quintin Tanaliga and Sabina Tesorio Tanaliga wherein their sole heir Magno Tanaliga sold to Constancio S. Masangkay. Therefore, **this Office recommends the deferment approval of the Survey Plan of the 0.6087 hectare from any form of transaction/exploitation in favour of Mr. Constancio S. Masangkay unless a Proof of Transfer shall be provided thereof.**