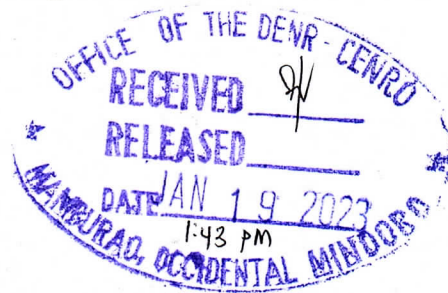


January 18, 2023  
Lubang, Occ. Mindoro

The CENR Officer  
Sablayan, Occ. Mindoro



Sir;

It has come to my attention that you are looking for my client Criselda del Rosario-Madrid whose land is situated at Pinagturilan, Sta. Cruz, Occ. Mindoro. You didn't find her because she is working in San Jose and his brother was only present. Aside from going there after office hours of January 13, 2023, why are you with the supposed buyer of a parcel of land insisting that they bought the land from a certain Dr. Zapata?

The land was first occupied by my client's grandparents sometime in 1960 and cultivated it and brought improvements to the same. They are occupying the land in a concept of an owner openly, continuously, exclusively, and notoriously which are the requirements to possess and own a public land. They also secure the perimeter by putting up a fence.

Moreover, it was making rounds that the same buyer persistently wanted to enter the property across Mrs. Del Rosario-Madrid's last month saying that he also bought the land from the same Dr. Zapata.

May I know what weighty documents does the buyer have? It was told that the buyer has tax declaration in the name of the Republic of the Philippines. Is that basis enough for you to struggle and insisting my clients to give up their possession?

You are a CENR Officer sir, and you should know better. According to RA 11573, Sec 2 which read "Sec. 44 of CA 141, as amended by R.A No. 6940, is hereby further amended to read as follows: "Sec. 44. Any natural-born citizen of the Philippines who is not the owner of more than twelve (12) hectares of land, and who, for at least twenty (20) years prior to the filing of an application for agricultural free patent, has continuously occupied and cultivated, either personally or through a predecessor-in-interest, a tract of tracts of alienable and disposable agricultural public lands subject to disposition, and who shall have paid real property tax thereon shall be entitled, under the provisions of this chapter, to have free patent issued for such tract or tracts of such land not to exceed twelve (12) hectares".

It is quite ludicrous sir, this buyer, who has a tax declaration not in his name and does not have any actual possession neither his predecessor-in-interest, Dr. Zapata, is getting all your energy and effort, while a certain Constancio Masangkay, from Lubang, this province who has actual possession and with his predecessor-in-interest Quintin Tanaliga religiously paying real property taxes since 1980 that you are deferring. Attached is a copy of your CWS in case you want to review.


In addition, you should read the footnote of the tax declaration of your client wherein paragraph reads "this is for tax purposes only.... It does not and cannot by itself alone confer any ownership or legal title to the property."

Hopefully, you refrain from causing any discomfort and stress to my client, if you fail to, will make us think of your motives and will consider legal remedies.

Study Public Land Law sir, it helps.

Will be glad to hear from your side.

Truly yours,

  
RICARDO LORENZO D. CUSTODIO  
Geodetic Engineer

Cc: PENR Officer  
Regional Office  
Central Office  
Ombudsman  
Peoples Hotline 8888