



Republic of the Philippines
Department of Environment and Natural Resources
Document Action Tracking System
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Document No: DENRCO - AS RMD-2023-007731-B **Print Date:** Tuesday, March 28, 2023

Sender: ENRIQUE ESTOLERO/ ALEX PALMES ET AL.,

Address: PUERTO PRINCESA PALAWAN CITY

Subject: LETTER DTD 03/27/2023 REQUEST FOR CLASSIFICATION STATUS OF LOTS UNDER CAD-800 D MODULE 2, PROJECT NO. 1 LC MAP 203 (W/ ATTACHMENTS)

Addressee(s): Office of the Undersecretary for Special Concerns and Legislative Affairs (DENRCO-OUSCLA), Office of the Assistant Secretary for Field Operations - Luzon and Visayas (OASECFOLV)

CC Addressee(s):

Date/Time Received: 03/28/2023 11:54:00 AM

| ROUTING AND ACTION INFORMATION | | | | |
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| FROM | DATE/TIME RECEIVED | FOR/TO | DATE/TIME RELEASED | ACCEPTANCE REMARKS/ACTION REQUIRED/TAKEN REMARKS/STATUS |
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| DENRCO - AS RMD | | DENRCO- OUSCLA | 03/28/2023 11:56:39 AM | |

Tina 3-28-23

March 27, 2023



The DENR-Central Office
 Filed Operations for Luzon or Special Concerns and Legislative Affairs
 1515 DENR Bldg., Roxas Boulevard
 Brgy.668 Ermita Manila

Subject : **"Request for Classification Status of Lots under Cad-800 D
 MODULE 2, Project No.1 LC Map 203"**

Sir:

Greetings!

The undersigned are the long time occupants of a parcel of land in Purok Riverside , Pajara Extension, Barangay Sta. Monica, Puerto Princesa City, which falls within longitude 118' 43' 20.3 and Latitude 9' 47' 20.5" as per the October 7, 2016 letter by former CENRO of Puerto Princesa City Emer D. Garraez (see copy attached as Annex "A").

We are requesting your good office for the classification of the land under Cad-800 D MODULE 2, Project No.1 LC Map 203, particularly that parcel of land under Plan F-(IV-26)7729-D. We would like to inquire if the same is still classified as timber land or part of the alienable and disposable land of the public domain. This request is being sought to clarify the attached memorandum from the CENRO Puerto Princesa City dated February 14, 2006 which states that the Lot covered by OCT NO. 2575 RP (IV-26) 5002 of PABLO M. VUELBA, JR. and OCT NO. 2582 OF VIRGINIA V. GONZALES are still classified as timber land. For your reference, attached is the copy of the February 14, 2006 Memorandum and the Electronic copy of OCT 2582 as **Annex "A" and "B."**

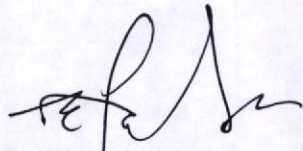
The undersigned, being the long-time occupants of the area covered Oct No. 2582 by Virginia V. Gonzales, prior to their ejectment from the area in 2022¹, are seeking the assistance of your good office since the subject area was issued a patent in 1988 and subsequently titled in 1990 even if the same was still timberland as per the Memorandum from the CENRO. We have been unduly displaced from our residences by virtue of the patent issued to Virginia Gonzales when the lot was still timberland and the latter was not in physical possession thereof.

The request was made in connection to our intention to seek the help of the authorities for the filing of proper action to protect their interest in the subject property, including but not limited to a reversion case initiated by the State with our cooperation. But prior to that, we are requesting documents / issuances from your office to ascertain whether or not the subject land was part of the timberland during the issuance of the patent in 1988 as well as its current land classification status.

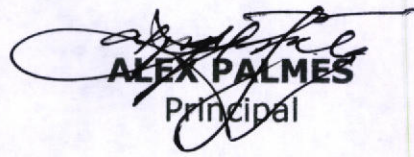
¹ The ejectment was by virtue of the Writ of Demolition dated September 25, 2020 in Civil Case No. 2155 at MTCC Branch 1, Puerto Princesa City (Spouses Neoplo Gonzales & Virginia Gonzales vs. Emmanuel Teodosio, et.al), copy of which is attached herein as **Annex "C"**. Likewise, see copy of the Final Report on Writ of Demolition dated September 28, 2022 or **Annex D**.

Hoping for your kind consideration.

Very truly yours,



ENRIQUE ESTOLERO
Principal



ALEX PALMES
Principal



LOLITA MORALES
Principal

LECINA E. GUMINAD
Principal



Republic of the Philippines
Department of Environment and Natural Resources
Region IV, MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PENRO Compound, Sta. Monica, Puerto Princesa City, Palawan

ANNEX "A"

2-23-06

MEMORANDUM

FOR

: The Regional Executive Director
DENR-IV, MIMAROPA Region
1515 L & S Building, Roxas Boulevard
Manila

THRU

: The Regional Technical Director for Lands

: The Provincial Environment
and Natural Resources Officer
Sta. Monica, Puerto Princesa City
REGINA E. GUMISAD

FROM

: The Community Environment
and Natural Resources Officer
Puerto Princesa City

SUBJECT

: CLASSIFICATION STATUS OF LOTS COVERED
BY OCT NO. 2575 RP (IV-26) 5002 OF PABLO
M. VUELBA, JR. AND OCT NO. 2582 OF
VIRGINIA V. GONZALES

DATE

: February 14, 2006

In compliance with your standing instruction per your FAX message dated January 17, 2006, relative to the above-subject. Please be informed of the additional information as follows, to wit:

1. That the lots covered by above-mentioned titles was originally surveyed and approved on May 31, 1988 and corresponding patents was approved on December 27, 1988.
2. During those time and dates subject area is still classified as TIMBERLAND per approved Land Classification Map No. 203, Project No. 1, Block-A, certified on December 29, 1923.
3. That there is no other Reclassification made in the subject area prior to the approval of Republic Act 9145 on July 30, 2001, Reclassifying portion of the land under Cadastral Survey CAD-800-D, MODULE 2 Project No. 1, LC Map 203. The subject is not reclassified considering that the same is outside the coverage of CADASTRAL SURVEY, CXAD-800-D. Copy of R.A. 9145 is hereto attached for additional reference.

In view hereof, this office strongly believes that status of subject areas covered by the above-mentioned titles is still TIMBERLAND in classification.

For his information and record.

ROCELMO D. PAGLINAWAN

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

008394 REPUBLIC OF THE PHILIPPINES
MINISTRY OF JUSTICE
NATIONAL LAND TITLES AND DEEDS REGISTRATION ADMINISTRATION
(Land Registration Commission)

OFFICE OF THE REGISTER OF DEEDS FOR THE

Original Certificate of Title

No. 2582

ENTERED PURSUANT TO THE FOLLOWING PATENT

REPUBLIC OF THE PHILIPPINES
MINISTRY OF NATURAL RESOURCES
BUREAU OF LANDS

FREE PATENT No. NRD-IV-26 5881

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

VIRGINIA V. GONZALES, Filipino, of legal age,
married to NEOPOLLO Gonzales, and a
resident of Sta. Monica, Puerto Princesa City
possessing all the qualifications and having fully complied with all the conditions and requirements of Republic
Acts Nos. 782 and 3872, Chapter VII of Commonwealth Act No. 141 as amended, and Batas Pambansa Big. 223
is hereby granted this Free Patent for the land situated in Sta. Monica, Puerto Princesa City with
an area of 4.944 sq.m., more particularly bounded and described
at the back hereof subject, however, to the provisions of Sections 118 which provide, among others, that except in
favor of the Government or any of its branches, units, or institutions, the land hereby acquired shall be inalien-
able and shall not be subject to encumbrance for a period of five (5) years from date of this patent, 119, 121 as
amended by P.D. No. 763, 122 and 124 of Commonwealth Act No. 141, as amended, and P.D. No. 1198;
to all public easements and servitudes prescribed in Sections 109, 110, 111, 112 as amended by
P.D. No. 1361, 113 and 114 of Commonwealth Act No. 141, as amended; and to the right of government to
administer and protect the timber found thereon for a term of five (5) years from the date of issuance of the
patent, provided, however, that the grantee or his heirs may cut and utilize such timber as may
be needed for his or their personal use.

DEC 27 1988

Witness my hand and the seal of the Republic of the Philippines this day of
in the year of our Lord nineteen hundred and

By Authority Of The President
Of The Philippines

JUAN G. GALVERO
Actg. District Land Officer

Transcribed in the "Registration Book" for the Province
of Puerto Princesa City pursuant
to the Provisions of Section 103 of P. D. No. 1529, on
the 26th day of April
nineteen hundred and eighty
at 11:00 a.m.

Sta. Monica, Puerto Princesa City
(Owner's Postal Address)

LUCIANO C. ROXAS
City Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

This is a Certified True Copy of OCT 2582 on file at Registry of Deeds of Puerto Princesa City. This consists of 6 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Puerto Princesa City. Requested By: DOMINGO, JETJET.

Ref. No. : 2023001775 OR No. : 1027866194
Date : 03/09/2023 OR Date : Mar 8 2023
Time : 04:08:11 PM Amt. Paid : 349.73

(TECHNICAL DESCRIPTION)

OCT 2582

P 2/6

Plan F-(1V-26)7729-D

Beginning at a point marked "1" of Plan F-(1V-26)7729-D, being, N.31-45 W., 6281.53 M. from B.L.L.M. # 1, Cad.800-D, Puerto Princesa City, thence

N.71-09 W., 10.00 m. to point 2; S.58-06 W., 68.94 m. to point 3;
S.27-05 W., 55.01 m. to point 4; N.48-33 W., 66.01 m. to point 5;
N.73-45 E., 31.71 m. to point 6; N.55-01 E., 86.24 m. to point 7;
N.76-08 E., 42.58 m. to point 8; S.00-09 E., 30.06 m. to point 1;
point of beginning.

Containing an area of FOUR THOUSAND NINE HUNDRED AND FORTY FOUR (4,944) SQUARE METERS.

ground by
All corners are marked on the ~~AP~~ PS, Cyl., Conc, Mons., Mons.,
15 x 60 cms.

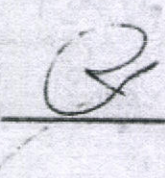
Bounded on the SE., along lines 1-2, 2-3, 3-4 by Road; on the
SW., to NW., along lines 4-5, 5-6, 6-7 & 7-8 by Public Land (Mangroves)
on the E., along line 8-1 by lot claimed by Pablo Vuelba.

Bearings true.

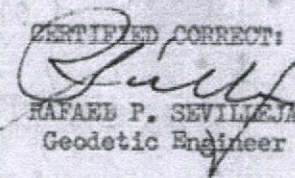
This lot was surveyed by Engr. Agustin P. Timbancaya, on March 14-
15, 1987 and approved on May 30, 1988, in accordance with law and exist-
ing regulations promulgated thereunder.

NOTE: This lot is covered by F.P.A. (1V-26)7729.

12/28/88

Checked by: 

CERTIFIED CORRECT:


RAFAEL P. SEVILLEJA
Geodetic Engineer

(Continued on Additional Sheet Page)
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THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

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LR A1108504260

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MEMORANDUM OF ENCUMBRANCES

01 2581 P2/6

Entry No. CERTIFICATION

THIS IS TO CERTIFY that this title has been issued to one who claims to be Mrs. Virginia V. Gonzales, with Res. Cert. No. 3062237 issued on April 27, 1990 at Puerto Princesa City.

City of Puerto Princesa City, April 27, 1990.

LUCIANO C. ROXAS
City Register of Deeds

Entry No. 2152: BL CERTIFICATION: Executed by Estrellita M. Jagmis, Records Officer II, Bureau of Lands certifying that the property described herein is a public land, covered by lot No. 7729, Cad-800-D with an area of 4,944 Square meters situated in the Bo. of Sta. Monica, Puerto Princesa City, is within the alienable and disposable area.

Date of Instrument: April 27, 1990
Date of Inscription: April 28, 1990 at 11:00 am.

LUCIANO C. ROXAS
City Register of Deeds

Entry No. 6305: NOTICE OF LIS PENDENS: Notice is hereby given that this property described herein is a subject of a Notice of Lis Pendens filed by Atty. Roberto A. De Los Reyes, Counsel for the Cross-Claimant Arcadio Rivera in Civil Case No. 2893 for Cancellation of OCT No. 2582 & 2575 versus, Pablo Vuelba Jr. & Virginia Cross-Defendants.

Date of Instrument: May 27, 1997
Date of Inscription: May 29, 1997 at 9:00 a.m.

LUCIANO C. ROXAS
City Register of Deeds

(Continued on Page -C.

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LRA 1108504261

(Continued from Page -B)

OCT 2582

P446

Entry No. 11184: ORDER: Issued by Hon. Nelia Yap Fernandez, Judge, RTC of Palawan and PFCity, Branch 50, in Civil Case No. 2893, for Declaration of Nullity of Void Certificate of Title with Damages, dismissing the case as against all the defendants for lack of cause of action without prejudice to whatever legal action that cross-claimant Arcadio Rivera may undertake against co-defendants Pablo Vuelva Jr. and Virginia Gonzales.

Date of Instrument : April 29, 1997

Date of Inscription : Oct. 06, 2010 at 1:55 p.m.

ATTY. MA. RACHEL FE FABROS-DILIG
City Register of Deeds

Entry No. 11185: DECISION: Rendered by the First Division, Court of Appeals, in CA-G.R. CV No. 55404, entitled Hernan Delos Reyes, Juanito Delos Reyes, Anacleto Delos Santos, The Director of Lands and Director of Forestry Development, rep. by the Community Environment & Natural Resources Officer (CENRO), Plaintiffs-Appellants, versus Pablo M. Vuelva, Jr., Virginia V. Gonzales, Arcadio Rivera, Juan G. Galvero, City Assessor, Registrar of Deeds, and Hon. Mayor Edward S. Hagedorn, Defendants-Appellees, dismissing the appeal and affirming the Order of the RTC of PFCity Branch 50 dated April 29, 1997, dismissing the Amended Complaint on the ground that it states no cause of action.

Date of Instrument : Jan. 31, 2002

Date of Inscription : Oct. 06, 2010 at 2:00 p.m.

ATTY. MA. RACHEL FE FABROS-DILIG
City Register of Deeds

Entry No. 11186: RESOLUTION: Promulgated by the First Division, Supreme Court in G.R.No. 157710 (Hernan delos Reyes, et.al. vs. Court of Appeals, et. al.), denying the petition for review on certiorari of the decision and resolution of the Court of Appeals dated January 21, 2002 and March 25, 2003.

Date of Instrument : July 07, 2003

Date of Inscription : Oct. 06, 2010 at 2:05 p.m.

ATTY. MA. RACHEL FE FABROS-DILIG
City Register of Deeds

Entry No. 11187: ENTRY OF JUDGMENT: The Resolution by the Supreme Court First Division in G.R. No. 157710 (Hernan delos Reyes, et. al. vs. Court of Appeals, et. al.) dated 07 July 2003, denying the petition for review on certiorari of the decision and resolution of the Court of Appeals dated Jan. 21, 2002 and March 25, 2003, has on Sept. 22, 2003 become final and executory and is hereby recorded in the Book of Entries of Judgments.

Date of Instrument : Sept. 22, 2003

Date of Inscription : Oct. 06, 2010 at 2:10 p.m.

(Continued on Additional Sheet Page

ATTY. MA. RACHEL FE FABROS-DILIG
City Register of Deeds

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Time : 04:08:11 PM Amt Paid: 349.73

JUDICIAL FORM No. 150
(Revised January 1987)

Page -A

SN No. 0000100840

PUERTO PRINCESA CITY OCT 2582 7 1/6

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No. (ADDITIONAL SHEET FOR OCT#2582 - VIRGINIA V. GONZALES
book no. 25; page no. 82)

**Entry No. 11188: ORDER: Issued by Hon. Jocelyn Sundiang-Dilig, Acting
Presiding Judge, RTC of Palawan & PFCity, Branch 50, in Civil Case
No. 3893, for Declaration of Nullity of Void Certificate of Title with
Damages, dismissing for lack of interest the cross-claim and ordering
this case as finally terminated for all intents and purposes.**

Date of Instrument : Aug. 14, 2006

Date of Inscription : Oct. 06, 2010 at 2:15 p.m.

ATTY. MA. RACHEL FE FABROS-DILIG
City Register of Deeds

(Memorandum of Encumbrances continued on Page -B)
(Technical Description continued on Additional Sheet Page -)

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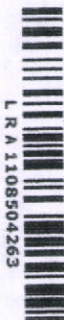
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(Continuation of the Memorandum of Encumbrances from Page 2582 A) 2.6/6

Page-B

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