



REPUBLIC OF THE PHILIPPINES
Department of Human Settlements and Urban Development

Kagawaran ng Pananahanang Pantao at Pagpapalunad ng Kalunsuran

MIMAROPA Regional Office

30 August 2023

IYA ESMELO GONZALES ET. AL.

Agent

Foodies Crib C. Salvo St.
Corner National Highway
Brgy. Buenavista, Sablayan,
Occidental Mindoro

NOTICE OF VIOLATION

Pursuant to Section 11 and 12 of Presidential Decree No. 957
as implemented by Board Resolution No. 992, Series 2014

Dear Ms. Gonzales:

Based on the alleged report to the Department of Human Settlements and Urban Development (DHSUD) Region 4B, you have been found to be:

- ☒ Selling lots / units without / expire DHSUD Registration
- ☒ Selling lots / units of projects without License to Sell located in Brgy. Sta. Lucia, Sablayan, Occidental Mindoro; Burgos, Sablayan, Occidental Mindoro; Calintaan, Occidental Mindoro et. al.
- ☐ Failure to display DHSUD – issued Identification Card
- ☐ Failure to display DHSUD – issued Certificate of Registration
- ☒ Distribution of Prohibited Announcement or Advertisement Materials
 - Advertising lots located at Brgy. Sta. Lucia, Sablayan, Occidental Mindoro; Burgos, Sablayan, Occidental Mindoro; Calintaan, Occidental Mindoro et. al.
- <https://www.facebook.com/iya.esmelo.gonzales>
- ☐ Other Offense/s:

These circumstances constitute violations of Presidential Decree No. 957, or the "Subdivision and Condominium Buyer's Protective Decree" and its implementing rules, regulations, and guidelines".

In view of the foregoing, this **NOTICE OF VIOLATION** is hereby issued requiring you to **submit within fifteen (15) days** to DHSUD 4B 5th flr., DHSUD Bldg., Kalayaan Ave., cor. Mayaman St., Diliman, Quezon City a **Sworn Explanation** why no administrative fine, sanction or penalty shall be imposed against you.

Non-compliance with this Notice and Order within the prescribed period shall constrain this Office to impose administrative fines, sanctions and penalties as may be warranted under existing laws, rules and regulations.

For strict compliance.

Recommending approval by:


KARLO MARTIN B. CHUA
OIC-HREDRD Division Chief

Approved by:


PETER DANIEL G. FRAGINAL, EnP
Regional Director


REM2023-01591





MIMAROPA Regional Office

copy furnished:

REGISTRY OF DEEDS (RD)

registryofdeedsppc@gmail.com
rdcalor.mdo.regionaloffice4b@gmail.com
palawanpsb@gmail.com

PRESIDENTIAL COMPLAINT CENTER (PCC)

pcc@malacanang.gov.ph

**HUMAN SETTLEMENTS ADJUDICATION
COMMISSION (HSAC)**

info@hsac.gov.ph
rab4b@hsac.gov.ph

**DEPARTMENT OF INTERIOR AND LOCAL
GOVERNMENT (DILG)**

wmsuyko@dilg.gov.ph

DEPARTMENT OF JUSTICE (DOJ)

dojac@doj.gov.ph
orp04@doj.gov.ph

**DEPARTMENT OF ENVIRONMENT AND NATURAL
RESOURCES (DENR)**

aksyonkalikasan@denr.gov.ph
osec@denr.gov.ph
mimaroparegion@denr.gov.ph
ardts.mimaropa@gmail.com

NATIONAL BUREAU OF INVESTIGATION (NBI)

nbi4bmimaropa@gmail.com
director@nbi.gov.ph
nbi.puerdo1525@gmail.com
mimaropa@nbi.gov.ph
puerdo@nbi.gov.ph

LAND REGISTRATION AUTHORITY (LRA)

customerservice@lra.gov.ph
helpdesk.ppsr@lra.gov.ph

PHILIPPINE NATIONAL POLICE (PNP)

pro4b@pnp.gov.ph
rpio_mimaropa@ymail.com

**PROFESSIONAL REGULATION COMMISSION
(PRC)**

pimru@prc.gov.ph
prcpublicinfo@prc.gov.ph
reynaldo_agcaoili@prc.gov.ph
mayrose.quezon@prc.gov.ph
ro4b@prc.gov.ph

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<https://www.facebook.com/iya.esmelo.gonzales>



Iya Esmelo Gonzales is with Sabrina GONzales and 34 others.

June 8 · 🌐

ITS OFFICIAL ¹⁰⁰

YOU CAN OWN 100SQM LOT IN STA.LUCIA FOR ONLY

150K ✅ PROMO PRICE 🌟🌟

50% downpayment pwede mo ng galawin ang area mo 50% balance 6 months to pay

gagawan ng daan ✅

drainage system ✅

connection ng tubig ✅

connection ng kurtente ✅

🌟 PROMO PRICE 🌟

1500 PER SQM ¹⁰⁰

pwede mas mataas n sukat kunin..

YOU CAN PM ME DIRECTLY

AGENT Iya Esmelo Gonzales

SMART# +639102034525

TM# +639555705917



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Iya Esmelo Gonzales is with Sabrina GOnzales and 3 others.

June 19 · 🌐

Sta.lucia pandaetan
5,710 square meter
May technical description na at plan of land.



Iya Esmelo Gonzales is with Sabrina GOnzales and 9 others.

June 8 · 🌐

last grind for today
beach front
sta. lucia
1,000sqm
good location for rest house/resort

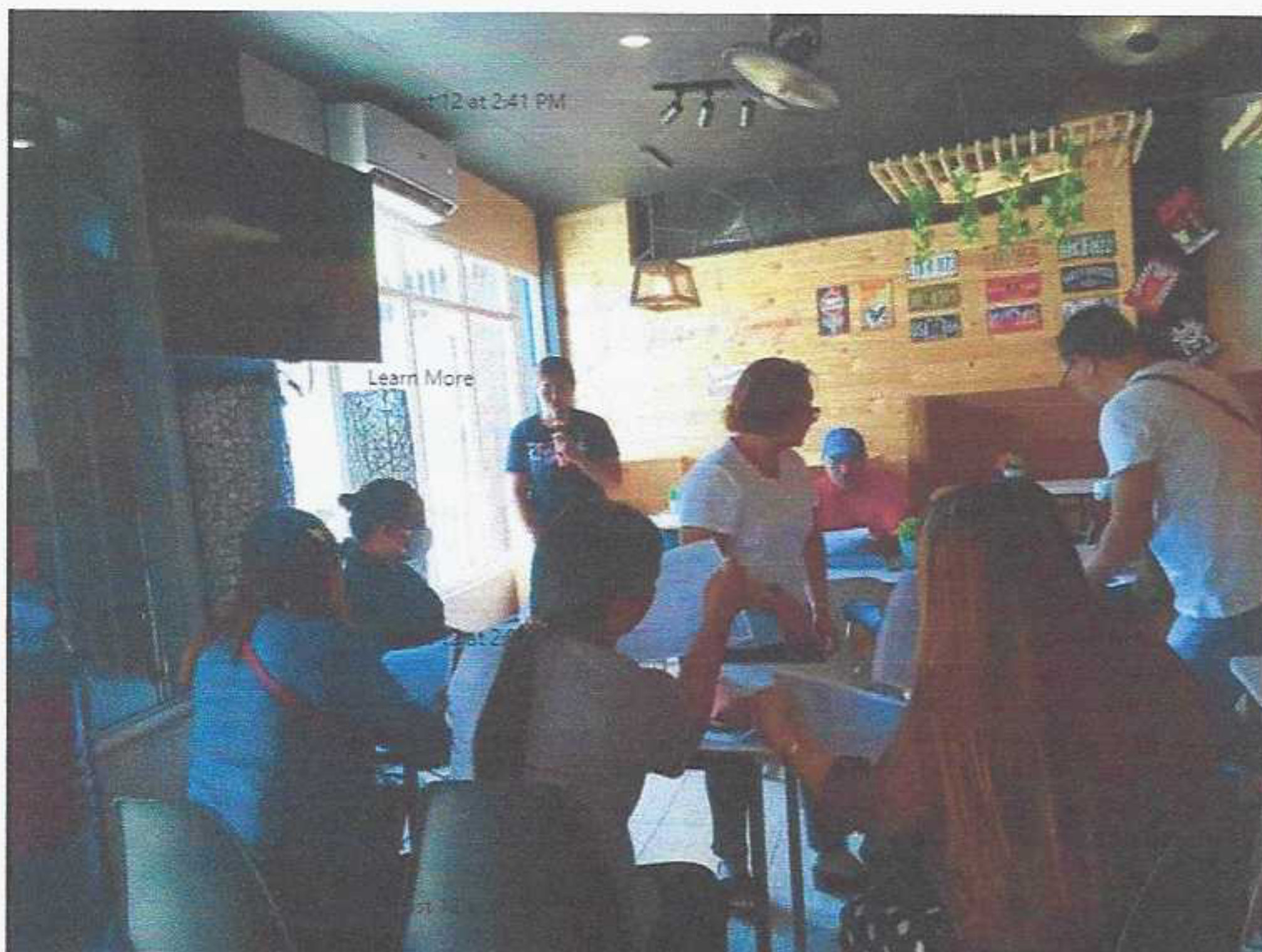


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Iya Esmelo Gonzales is with Sabrina GOnzales and 7 others.

June 30 · 🌐

ETO NA PO ANG DETAILS PIC AND VIDEOS NG BEACH FRONT STA.LUCIA..

NAPAKA GANDANG LUGAR PO.

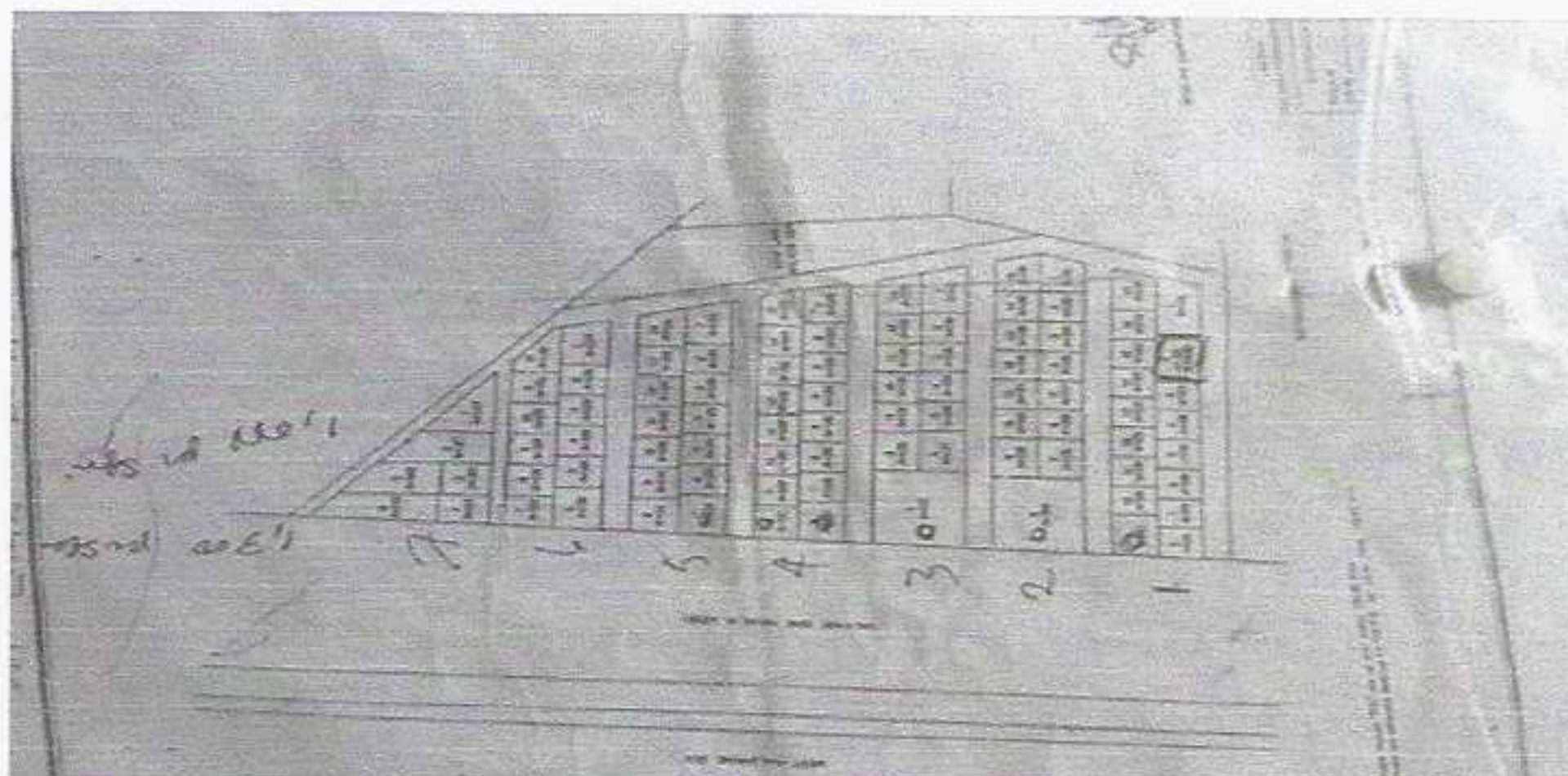
ang way po is pasok ka ng bayan ng sta.lucia then may way dun papunta na sa beach

may line nang kuryente, rights may approved plan na kaya pwede patituluhan ¹⁰⁰. maganda ang beach.

maganda makauna din sa beachfront mismo ang ganda talaga ng view. ¹⁰⁰



BEACH FRONT FOR SALE
STA.LUCIA
100SQM
50% DOWN PAYMENT
PM ME



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Iya Esmelo Gonzales

June 12 · 🌐

PROMO 🌟 1500 PER SQM 🌟

MINIMUM CUT OF 100sqm

👉 75,000 Down payment only for 100sqm!

maganda po ang plano dito ng developer!

🌟 KAHIT CORNER LOT SAME PRICE 🌟

👉 drainage system

👉 cement road

👉 electric line

👉 water line connection

🏠 para convient , easy access and living sa area 🏠

(near kapitan Lastra Lot, near Dshep School)

may konting papasok, pero si developer na din ang gagawa ng

cement road to the area 🏠 🌟

For inquiries you can pm me directly

or call or text @09102034525

AGRI LAND ALSO AVAILABLE!



Iya Esmelo Gonzales is with Sabrina GOnzales and
8 others.

June 12 · 🌐

STA.LUCIA

1,500 PER SQM ONLY

MALAPIT NA PO MAG START ANG DEVELOPER 🏠

GET YOUR SLOTS HABANG PROMO PRICE PA!

50% DP 50% BALANCE 6MONTHS TO PAY 🏠



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2d · 🌐

Only direct buyers! NO TO AGENT!

FRONT BEACH FOR SALE!!!

INVEST! INVEST! INVEST! LOWEST PRICE OFFER!

- ✓ Titled
- ✓ 4,545sm and 3070sm- Two option
- ✓ Only 1000 pesos per sm
- ✓ Along feeder road
- ✓ 4 kilometer from national highway
- ✓ Vacant lot
- ✓ Perfect for home retirement too
- ✓ Perfect location for resort
- ✓ A lifetime investment
- ✓ Very clean beach
- ✓ Fine gray sand
- ✓ Good location
- ✓ Over looking view
- ✓ Lowest price offer
- ✓ Flat land
- ✓ Cash only

Located in Calintaan, Occidental Mindoro, Philippines!



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4d · 🌐

Lot for sale

1.5 hectares

para sa mga gustong mag invest ng lupa..TITULADO..magandang pastuhan ng baka,kambing..pwede ding babuyan,manukan..

SAHING AREA ❤️



Iya Esmelo Gonzales is with Sabrina GOnzales and 10 others.

August 5 at 1:30 PM · 🌐

6.1 has BEACH FOR SALE.

NEGOTIABLE ❤️

BURGOS SABLAYAN

ganda 🍷



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July 29 · 🌐

7.5has TABTABAN AREA.WITH TITLE 🍀
negotiable.patag at pahilly ang area.



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July 28 · 🌐

12Hectares
Clean Title
near Highway
TUBAN AREA 🍀
Magandang area po.



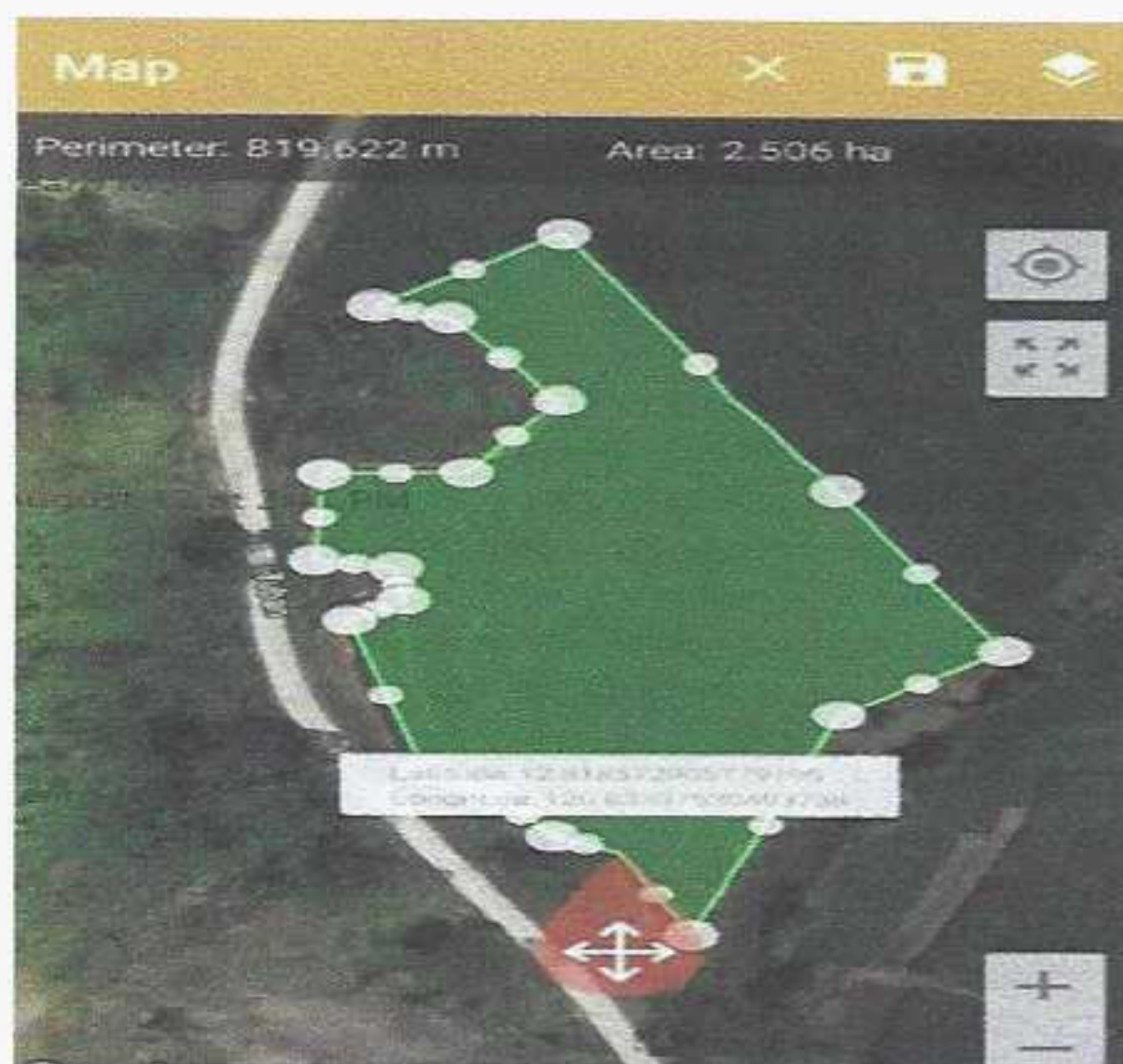
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July 12 · 🌐

SUBDIVIDED LOT FOR SALE
FARM/RESIDENTIAL
1000 per sqm

SITIO RECEIVING STA LUCIA
SABLAYAN

Smallest area is 150sqm

With clean right of way, road construction application on process.
Concrete road and amenities for your convenience.

5% disc. for 500sqm above cut

FREE KUBO (FOR CASH BUYERS)

50%DP pwede na magamit ang lot

50% 12mos to pay no interest

Pls comment, Dm or pm your contact number and we will call you for
fast transactions

Avail na hanggat mura.



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July 10 · 🌐

RUSH!!! RUSH!!!

Lot for Sale!!

Location: Bgy Sta Lucia, Sablayan, Occidental Mindoro

Lot area: 481 sqm

- ✅ with papers
 - ✅ sentro ng barangay
 - ✅ along the hi way
 - ✅ tapat ng school (elementary & hi school)
 - ✅ best for commercial space/boarding house etc
 - ✅ abot ng power supply
 - ✅ abot ng malakas na signal
- tabing kalsada mismo
50% dp
balance monthly



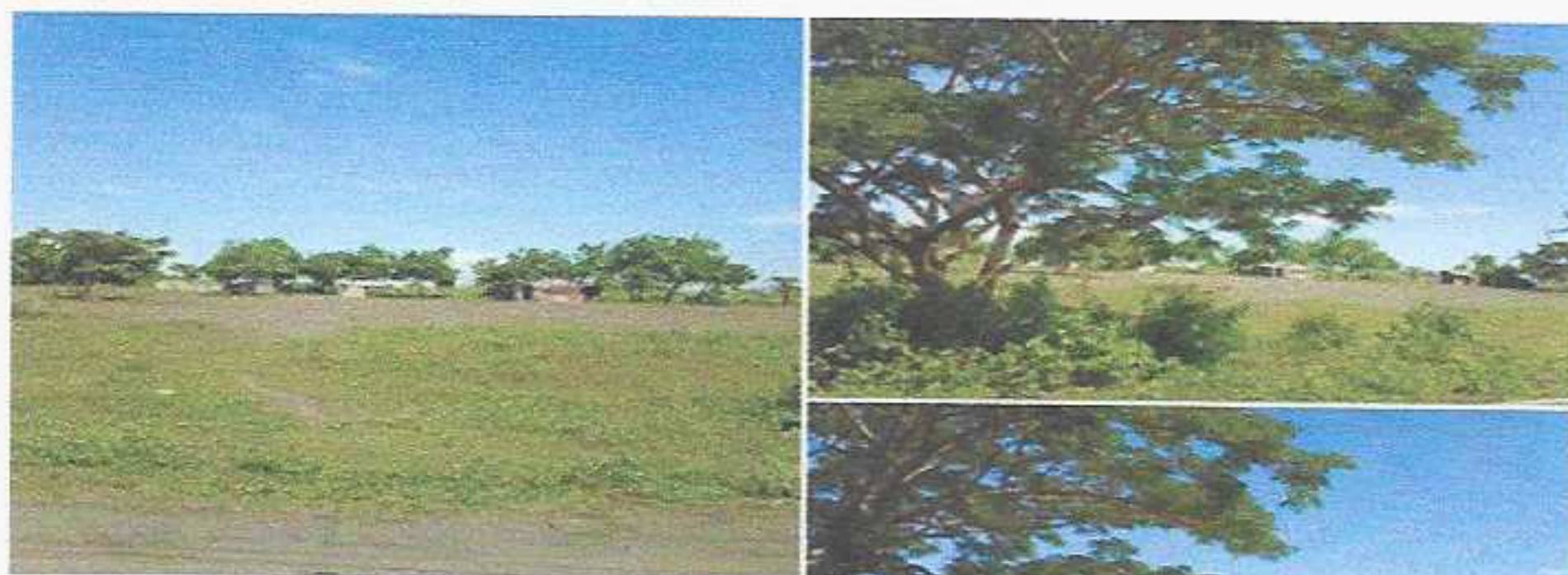
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June 19 · 🌐

Sta.lucia pandaetan

5,710 square meter

May technical description na at plan of land.



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