



Republic of the Philippines
Department of Environment and Natural Resources
Document Action Tracking System
Document Routing Slip

Document No: DENRCO - AS RMD-2023-023683 Print Date: Friday, September 22, 2023
Sender: JAIME LLAGUNO MABILIN
Address: PRESIDENTIAL COMPLAINT CENTER
BAHAY UGNAYAN, JOSE P. LAUREL STREET MALACANANG, MANILA
Subject: LETTER DTD 09/21/2023 LETTER FROM MR. LEANDRO C. ATIENZA SEEKING PRESIDENTIAL INTERCESSION
RELATIVE TO ISSUES AND CONCERNS WITH PACE CODE NO. WIC-DAVE-09-21-2023-071 (W/ ATTACHMENTS)
Addressee(s): DENR Action Center / Hotline (Action Ctr./Hotline)
CC Addressee(s):
Date/Time Received: 09/22/2023 01:24:00 PM

ROUTING AND ACTION INFORMATION				
FROM	DATE/TIME RECEIVED	FOR/TO	DATE/TIME RELEASED	ACCEPTANCE REMARKS/ACTION REQUIRED/TAKEN REMARKS/STATUS
	09/22/2023 01:34:01 PM	DENRCO - AS RMD		
DENRCO - AS RMD		Action Ctr./Hotline	09/22/2023 01:34:05 PM	

Referred to P43 PENRO Oriental mindoro



23683

Office of the President
PRESIDENTIAL ACTION CENTER
Malacañang, Manila

T R A N S M I T T A L
Manila, 21 September 2023



Respectfully transmitted to **Secretary MA. ANTONIA YULO-LOYZAGA**, Department of Environment and Natural Resources, Visayas Ave., Diliman, Quezon City, [Thru: **HEA JOSE JOAQUIN YULO LOYZAGA**], for appropriate action, consistent with existing laws, rules and regulations on the matter, the attached letter dated 21 September 2023, addressed to **PRESIDENT FERDINAND R. MARCOS, JR.**, from **Mr. LEANDRO C. ATIENZA** <0966-690-6281>, seeking Presidential intercession relative to issues and concerns which, as stated therein, may be best coordinated/addressed by that Office.

A reply direct to the party/ies concerned, copy furnished the Center, citing **PACE Code No. WIC-DAVE-09-21-2023-071**, will be highly appreciated. Expeditious action is requested in accordance with the provisions of Republic Act No. 11032, otherwise known as the Ease of Doing Business and Efficient Government Service Delivery Act of 2018 as implemented and enforced by the Anti-Red Tape Authority. Please be reminded that failure to timely respond to the public's concern shall be ground for administrative sanctions under existing laws and regulations.

JAIME LLAGUNO MABILIN
Director IV

Encl/s.: a/s
Cc: party/ies concerned
/dave

IMPORTANT

The information contained in this communication is privileged, confidential, and intended solely for the use of the individual or entity to whom it is addressed and others authorized to receive it. If you are not the intended recipient, you must not disclose or use the information contained in it. If you have received this communication in error, please notify the Presidential Action Center immediately and dispose the communication in accordance with the provisions of Republic Act 10173 otherwise known as the Data Privacy Act of 2012.



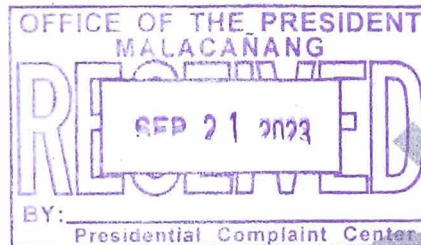
WIC - 09 - 21 - 2023 - 071

Date: 09-21-23



BAGONG PILIPINAS

H.E. FERDINAND R. MARCOS, JR.
President
Republic of the Philippines
Malacañang, Manila



THRU: PRESIDENTIAL ACTION CENTER

Excellency:

FOR THE ADMINISTRATIVE
RECONSTRUCTION OF TITLE, HOLDER
OF FRGO PATENT TITLE NOS. AS
FOLLOWS:

OCT NO. P-7291

OCT NO. P-7278

OCT NO. P-18103

SIGNED by
PRESIDENT HON.
FERDINAND MARCOS
SENIOR &

FERDINAND LOLOPER
TO SUBMIT RECORDED DOCUMENTS
FOR ADMINISTRATIVE RECONSTRUCTION

26 DOUGLAS STREET

MERLEO VILLAGE, BGC

SAN JUAN, TAGAYtay

RIZAL (854354)

Tel# 0966690628

8345345

Very truly yours,

Signature

Full Name

Mailing Address

Email Address

Contact No.

LEONARDO C. KATANZA

26 DOUGLAS STREET

MERLEO VILLAGE, TAGAYtay

0966690628


853-542715


CERTIFICATION AND AUTHORIZATION

By signing this form, I hereby certify that the information I provided herein is true, accurate, and complete. I further agree to notify/update the Office of the President (OP) of any change in the information supplied in this form.


As to the collection of data, this is to authorize the OP to collect, use, retain, and share the personal data of the patient(s) and/or his/her authorized representative for the purpose of processing the financial medical assistance request(s).

I/We understand that the OP is committed to ensuring the confidentiality of the patient's and/or of the authorized representative's personal data in accordance with the Data Privacy Act or R.A. No. 10173. Further, I/we may access, update, or correct my/our personal data, or withdraw consent to the use of any information set out in this form by contacting privacy@malacanang.gov.ph.






REPUBLIC OF THE PHILIPPINES
OFFICE FOR SENIOR CITIZENS AFFAIR
MUNICIPALITY OF TAYTAY



Name: LEANDRO C. ATIENZA


Address: #26 DOLLAR ST. MERALCO VILL.

Date of Birth:	Age:	Gender:
05/07/1943	73	MALE
Date Issued: Signature / Thumb mark:		
10/03/2016		



Control No.: 16-06824

THIS CARD IS NON-TRANSFERABLE AND VALID ANYWHERE IN THE COUNTRY



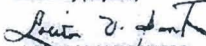
BENEFITS AND PRIVILEGES UNDER REPUBLIC ACT NO. 9257

- Free medical and dental, diagnostic & laboratory in all government facilities.*
- 20% discount in purchase of unbranded generic medicines.
- 20% discount in hotels, restaurant, recreation centers, etc.
- 20% discount in theaters, cinema houses and concert halls, etc.
- 20% discount on medical & dental services, diagnostics and laboratory fees in private facilities.
- 20% discount in fare for domestic air, sea travel and public land transportation.

Only for the exclusive use of Senior Citizens; abuse of privileges is punishable by law.
Persons and Corporations violation RA 9257 shall be penalized.

MOVIE PASS in cooperation with **SM CITY TAYTAY**

- Free MOVIE every Monday & Tuesday at SM CINEMA, SM CITY Taytay.
- Once a day (Anytime)





LOLITA VALLE SANTOS
OSCA - Head


HON. GEORGE RICARDO R. GACULA, II
Municipal Mayor



P-8/03

[Handwritten signature]

				REPUBLIC OF THE PHILIPPINES			
OFFICE FOR SENIOR CITIZENS AFFAIR							
MUNICIPALITY OF TAYTAY							
Name: LEANDRO C. ATIENZA							
Address: #26 DOLLAR ST. MERALCO VILL.							
Date of Birth:		Age:		Gender:			
05/07/1943		73		MALE			
Date Issued:		Signature / Thumb mark:					
10/03/2016		<i>[Handwritten signature]</i>					
						Control No.: 16-06824	
THIS CARD IS NON-TRANSFERABLE AND VALID ANYWHERE IN THE COUNTRY							

[Handwritten signature]

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• Once a day (Anytime)

[Signature of Lolita Valle Santos]
LOLITA VALLE SANTOS
OSCA - Head

[Signature of Hon. George Ricardo R. Gacula, II]
HON. GEORGE RICARDO R. GACULA, II
Municipal Mayor

[Handwritten signature]

P-8/08

SN No. 216037

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Commission

REGISTRY OF DEEDS, PROVINCE OF ORIENTAL MINDORO.....

Original Certificate of Title

No. P-8103

Entered in accordance with section 122 of Act No. 496 of the Philippine Commission, pursuant to a patent issued by the President of the Philippines, dated at Manila on the 28th day of August in the year nineteen hundred and ~~sixty-eight~~ in the records of the Bureau of Lands, as follows:

B.L. Form No. 28-13

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF NATURAL RESOURCES
BUREAU OF LANDS

District Land Office No.

FREE PATENT No. 348846....

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, LEANDRO C. ATIENZA assessing all the qualifications required by law in the premises, has fully complied with all the conditions, requirements, and provisions of Republic Act No. 782, Republic Act No. 3872 and Chapter VII of Commonwealth Act No. 141, as amended, governing the granting of free patents to native settlers, and is therefore entitled to a free patent to the following described agricultural public land situated in the sitio of Poblacion barrio of Poblacion municipality of Puerto Galera province of Oriental Mindoro Philippines, containing an area of 00 hectares, 09 ares, 23 centares, according to the official plat of the survey thereof on file in Region No. 00 Bureau of Lands, and described on the back hereof.

NOW, THEREFORE, KNOW YE, That by authority of the Constitution of the Philippines, and in conformity with the provisions thereof and of the aforesaid Republic Act No. 782, Republic Act No. 3872 and Commonwealth Act No. 141, as amended, there is hereby granted unto the said LEANDRO C. ATIENZA, single, of legal age, Filipino and resident of Puerto Galera, Oriental Mindoro the tract of land above described.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances thereunto of right belonging unto the said LEANDRO C. ATIENZA and to his heirs and assigns forever, subject to the provisions of sections 118, 119, 121(y), 122 and 124 of Commonwealth Act No. 141, as amended, which provide that except in favor of the Government or any of its branches, units, or institutions, the land hereby acquired shall be inalienable and shall not be subject to encumbrance for a period of five (5) years from the date of this patent, and shall not be liable for the satisfaction of any debt contracted prior to the expiration of said period; that every conveyance of land acquired under the free patent provisions, when proper, shall be subject to repurchase by the applicant, his widow, or legal heirs, within a period of five years from the date of the conveyance; that it shall not be encumbered alienated, or transferred to any person, corporation, association or partnership, not qualified to acquire lands of the public domain under said Commonwealth Act No. 141, as amended; and that it shall not be subject to any encumbrances whatsoever in favor of any corporation, association or partnership except with the consent of the grantee and the approval of the Secretary of Natural Resources and solely for commercial, industrial, educational, religious or charitable purposes or for a right of way; and subject finally to all conditions and public easements and servitudes recognized and prescribed by law especially those mentioned in sections 109, 110, 111, 112(x) 113, and 114 of Commonwealth Act No. 141, as amended, and the right of the Government to administer and protect the timber found thereon for a term of five (5) years from the date of this 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.

IN TESTIMONY WHEREOF, and by authority vested upon me by law, I, FERDINAND E. MARCOS President of the Philippines, have caused these letters to be made patent, and the seal of the Republic of the Philippines to be hereunto affixed.

Given under my hand at Manila on this, the 28th day of August in the year of Our Lord one thousand nine hundred and ~~sixty-eight~~

(x) As amended by P.D. No. 636.

(y) As amended by P.D. No. 763.



By Authority of the President
OF THE PHILIPPINES
FERDINAND E. MARCOS

Secretary of District Land Office and Natural Resources

Transcribed in the "Registration Book" for the Province of Oriental Mindoro, pursuant to the provisions of section 41 of Act No. 496, on the 20th day of August, nineteen hundred and ~~sixty-nine~~ at 3:30 a.m.

Puerto Galera, Oriental Mindoro, Phils.
(Owner's Postal Address)

RAMON S. ALONUEVO
(Atty) Register of Deeds

Page-B

MEMORANDUM OF INCUMBRANCES

ENTRY No.....

(Continued on Page C

.....
Register of Deeds

PageC

(Continued from page B)

(Continued on Additional Sheet , Page ,
Register of Deeds

SN No. 216037

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE

Land Registration Commission

REGISTRY OF DEEDS, PROVINCE OF ORIENTAL MINDORO

Original Certificate of Title

No. P-8103

Entered in accordance with section 122 of Act No. 496 of the Philippine Commission, pursuant to a patent issued by the President of the Philippines, dated at Manila on the 28th day of August in the year nineteen hundred and sixty-eight and recorded in the records of the Bureau of Lands, as follows:

B.L. Form No. 28-13

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF NATURAL RESOURCES

BUREAU OF LANDS

District Land Office No.

FREE PATENT No. 348846

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, LEANDRO G. ATIENZA, possessing all the qualifications required by law in the premises, has fully complied with all the conditions, requirements, and provisions of Republic Act No. 782, Republic Act No. 3872 and Chapter VII of Commonwealth Act No. 141, as amended, governing the granting of free patents to native settlers, and is therefore entitled to a free patent to the following described agricultural public land situated in the sitio of Barrio of Poblacion municipality of Puerto Galera province of Oriental Mindoro of Mindoro Philippines, containing an area of 69 hectares, 09 ares, 23 centares, according to the official plat of the survey thereof on file in Region No. 69 Bureau of Lands, and described on the back hereof.

NOW, THEREFORE, KNOW YE, That by authority of the Constitution of the Philippines, and in conformity with the provisions thereof and of the aforesaid Republic Act No. 782, Republic Act No. 3872 and Commonwealth Act No. 141, as amended, there is hereby granted unto the said LEANDRO G. ATIENZA, single, of legal age, Filipino and resident of Puerto Galera, Oriental Mindoro the tract of land above described.

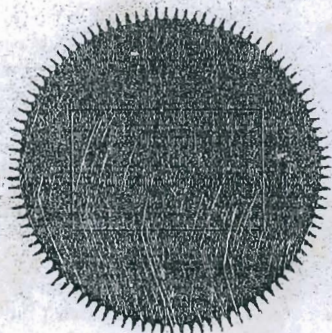
TO HAVE AND TO HOLD the said tract of land, with the appurtenances thereunto of right belonging unto the said LEANDRO G. ATIENZA and to his heirs and assigns forever, subject to the provisions of sections 118, 119, 121(y), 122 and 124 of Commonwealth Act No. 141, as amended, which provide that except in favor of the Government or any of its branches, units, or institutions, the land hereby acquired shall be inalienable and shall not be subject to encumbrance for a period of five (5) years from the date of this patent, and shall not be liable for the satisfaction of any debt contracted prior to the expiration of said period; that every conveyance of land acquired under the free patent provisions, when proper, shall be subject to repurchase by the applicant, his widow, or legal heirs, within a period of five years from the date of the conveyance; that it shall not be encumbered alienated, or transferred to any person, corporation, association or partnership, not qualified to acquire lands of the public domain under said Commonwealth Act No. 141, as amended; and that it shall not be subject to any encumbrances whatsoever in favor of any corporation, association or partnership except with the consent of the grantee and the approval of the Secretary of Natural Resources and solely for commercial, industrial, educational, religious or charitable purposes or for a right of way; and subject finally to all conditions and public easements and servitudes recognized and prescribed by law especially those mentioned in sections 109, 110, 111, 112(x) 113, and 114 of Commonwealth Act No. 141, as amended, and the right of the Government to administer and protect the timber found thereon for a term of five (5) years from the date of this 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.

IN TESTIMONY WHEREOF, and by authority vested upon me by law, I, FERDINAND E. MARCOS, President of the Philippines, have caused these letters to be made patent, and the seal of the Republic of the Philippines to be hereunto affixed.

Given under my hand at Manila on this, the 28th day of August in the year of Our Lord one thousand nine hundred and sixty-eight

(x) As amended by P.D. No. 635.

(y) As amended by P.D. No. 763.



By Authority of the President
of the Philippines
BERNARDO LOPEZ

Secretary of Department of Natural Resources

Transcribed in the "Registration Book" for the Province of Oriental Mindoro, pursuant to the provisions of section 41 of Act No. 496, on the 20th day of August, nineteen hundred and sixty-nine, at 9:30 a.m.

Puerto Galera, Ori. Mindoro, Phils.
(Owner's Postal Address)

(Signature)

RAMON B. ANONUEVO
Register of Deeds



TECHNICAL DESCRIPTIONS

Lot No. : **LOT 293, CAD.533-D, PUERTO GALERA CADASTRE**
Land Owner/Claimant : **LEANDRO C. ATIENZA**
Location : **POBLACION, PUERTO GALERA, ORIENTAL MINDORO**

Boundaries:

<u>Line</u>	<u>Direction</u>	<u>Adjoining Lots/Features</u>
1-2	NW	LOT 120, CAD.533-D, PUERTO GALERA CADASTRE
2-3	NE	LOT 294, CAD.533-D, PUERTO GALERA CADASTRE
3-4	SE	LOT 121, CAD.533-D, PUERTO GALERA CADASTRE
4-5	SW	LOT 292, CAD.533-D, PUERTO GALERA CADASTRE
5-6-1	NW	LOT 266, CAD.533-D, PUERTO GALERA CADASTRE

Tie Point: **BLLM NO. 1, CAD.533-D, PUERTO GALERA CADASTRE**

Lot Description:

<u>Line</u>	<u>Bearing</u>	<u>Distance</u>
Tie Point - 1	N 56° 09' W	230.78 m.
1-2	N 61° 48' E	25.02 m.
2-3	S 11° 56' E	31.08 m.
3-4	S 76° 37' W	35.26 m.
4-5	N 09° 13' W	17.48 m.
5-6	N 03° 09' W	5.83 m.
6-1	N 67° 38' E	9.67 m.

Area : **NINE HUNDRED TWENTY THREE (923) sq. m. more or less**
Descriptions of corners : All corners are marked **PS** cyl. conc. mons. 15x60 cms.
Bearings : True
Date of Original Survey :
Date of Survey : Dec. 15-31, 1976
Date Approved : Jan. 16, 1978
Geodetic Engineer : **SAMUEL A. DOMAPIAS**

Note: This Technical Description is based from the Records on file in this office as certified by Virginia M. Regodon, Chief, Land Records Section
Requested by : L. Atienza
Who paid the Cert. Fee: P50.00
under OR No. / date : 4759411-10/16/19


Prepared & Verified by:

Approved by:

JOCELYN A. SARILE

Chief, Survey & Control Section/
LAMS Coordinator

JS


ROMAN G. LEGASPI
OIC, Chief, Surveys and Mapping Division

TECHNICAL DESCRIPTIONS

Lot 293, Psu-235913

Beginning at a point marked "1" of Lot 293, Psu-235913, being
 N. 56-00'W., 231.03m. from S.L.L.M. No. 1, thence
 N. 61-49'E., 25.02m. to point 2; S. 11-56'E., 31.09m. to point 3;
 S. 76-37'W., 35.26m. to point 4; N. 09-13'W., 17.45m. to point 5;
 N. 03-09'W., 5.83m. to point 6; N. 67-38'E., 9.67m. to point 1;
 point of beginning.

Containing an area of NINE HUNDRED TWENTY THREE (923) SQUARE METERS.

All points were marked on the ground by P.S. Cyl. conc. mons. 15x60 cm.

Bounded on the NW., along line 1-2 by Lot 120, on the NE., along line
 2-3 by National Road (20.00m wide), on the SW., 3-4 by Manuel Montiel, on
 NW., along lines 4-5-6 by property of Heirs of Manuel Gabarubias and Ro-
 bustiano Quinto and on the NE, along line 6-1 by property of Robustiano
 Quinto, bearings true.

This lot was surveyed in accordance with the law and existing regu-
 lations promulgated thereunder by Lorenzo Llanag, on Nov. 10, 1967.

ehc
 2-26-72

Checked by H

For the Director of Lands

Isabelo T. Del Carmen
 ISABELLO T. DEL CARMEN
 Chief, Surveys Division

BY: *Sergio Librandas*
 SERGIO LIBRANDAS

REPUBLIC OF THE PHILIPPINES

TAYTAY RIZAL

AFFIDAVIT

I, Leandro C. Atienza, Filipino, of legal age, married and a resident of 26 Dollar Street Meralco Village Barangay San Juan Taytay, Rizal, Philippines after having sworn in accordance with the law depose and state:

1. That I am the Registered owner of parcel of land covered by Original/Transfer Certificate of Title No./s. P- 7291, P- 7278, P- 8103, of the Registry of Deeds of Oriental Mindoro: [Important: Please check appropriate box above)
2. That the original copy of the aforesaid Original/Transfer Certificate/s of Title on file with the Registry of Deeds of Oriental Mindoro, was lost/destroy due to fire:
3. That no deed or other document affecting the property has been presented for registration or if any, the nature thereof, the date of its presentation as well as the names of the parties and there the registration of such deeds or instrument is still pending accomplishment:
4. That the owner's duplicate certificate is in due form without any intentional alteration or erasures;
5. That the Certificate of Title is not the subject to litigation or investigation, administrative or judicial regarding its genuiness or due execution or issuance;
6. That the original certificate of title was in full force and effect at the time it was lost or destroy;
7. That the certificate of title is covered by Tax Declaration regularly issued by the Assessor's Office;
8. That the real state taxes have been fully paid up to at least two [2] years prior to the filing of petition for reconstitution;
9. That the corresponding owner's copy of the said Original/Transfer Certificate/s of the Title No./s. P-7291, P-7278, P-8103, was lost/destroyed due to fire on file at the Registry of Deeds of Oriental Mindoro.
10. That I am executing this affidavit in connection with my petition for reconstitution of the original copy of the Original/Transfer Certificate/s. of title No./s. P- 7291, P- 7278, P- 8103.


LEANDRO C. ATIENZA

Land Owner

JUL 13 2023

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 2023 Affiant
exhibited to me his Office of Senior Citizen Affairs [OSCA] I.D. No. 16-06824 , issued on 10-13-2016
at Taytay , Rizal Philippines.

Doc. No. 379 :

Page No. 76 :

Book No. CVII :

Series of 2023 :


ATTY. CRISPINO T. PABLO, JR.

Notary Public Until December 31, 2023

Commission No. 22-12 / Roll No. 49638

PTR No. 19168754 / 01-03-2023/Rizal

IBP Lifetime No. 06272 Rizal

MCLE Compliance No. VII-0010698

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, **ANDRES A. ATIENZA**, of legal age, widower, Filipino, and residing at Poblacion, Puerto Galera, Oriental Mindoro, have named, constituted and appointed, and by virtue of these presents do hereby name, constitute and appoint **LEANDRO C. ATIENZA**, likewise of legal age, married, Filipino and residing at No. 1538 V. Mata, Sampaloc, Metro Manila, to be my true and lawful attorney-in-fact for my own use and benefit, to do and perform all or any of the following acts and things, namely:

To exercise acts of administration of the real properties described under the following Tax declaration of Real Property at Puerto Galera, Oriental Mindoro.

1. Tax declaration No. 11001-106
2. Tax declaration No. 11001-96
3. Tax declaration No. 11004-13
4. Tax declaration No. 11004-14

GIVING AND GRANTING unto said attorney-in-fact 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, hereby ratifying and confirming all that said attorney-in-fact shall lawfully do or cause to be done by virtue of those presents.

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of January, 1980 at Pasig, Metro Manila, Philippines.

SPECIMEN SIGNATURE OF
Attorney-in-Fact:


ANDRES A. ATIENZA
Principal



SIGNED IN THE PRESENCE OF:



REPUBLIC OF THE PHILIPPINES)
PASIG, METRO MANILA

) S.S.

BEFORE ME, a Notary Public for and in the Province of Rizal, this 15th day of January, 1980, personally appeared and exhibited to me his Residence Certificate No. 1274270P issued on January 14, 1980 at Puerto Galera, Oriental Mindoro, known to me and to me known to be the same person who executed the foregoing instrument and acknowledged to me that the same is of his own free will and voluntary act and deed.

WITNESS MY HAND AND SEAL, this 15th day of January,
1980 at Pasig, Metro Manila, Philippines.

GREGORIO C. FRANCISCO
NOTARY PUBLIC
UNTIL DEC 31, 1980
TAN
ON
UNTIL December 31, 1980

Doc. No. 1;

Page No. 1;

Book No. XV;

Series of 1980.

TAX DECLARATION OF REAL PROPERTY

TD No.: **2015-110001-00145**Cancelled: ☐ Property Identification No.: **029-11-0001-004-01**Owner: **ATIENZA, LEANDRO (SINGLE)**

TIN: _____

Address: **ORIENTAL MINDORO**

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: _____

POBLACION

PUERTO GALERA, ORIENTAL

(Number and Street)

(Barangay/District)

(Municipality & Province/City)

OCT/TCT/CLOA No.: **OCT-P-8103**Survey No.: **PSU-235913**

CCT: _____

Lot No.: _____

Blk. No.: _____

Dated: _____

Cadastral Lot no: **293**

Boundaries:

North: **W LOT 120**South: **MANUEL MONTIEL**East: **NATIONAL ROAD**West: **HRS. OF MANUEL COBARUBIAS**

KIND OF PROPERTY ASSESSED:

☒ **LAND:**☐ **MACHINERY:**☐ **BUILDING:**☐ **OTHERS:**

No. of Storeys: _____

Specify: _____

Brief Description: _____

Classification	Area (sq.m.)	Market Value	Actual Use	Assessment Level	Assessed Value
AGRICULTURAL	923	44,580.90	ORCHARD LAND	40%	17,830.00
TOTAL :	923	Php 44,580.90		Php	17,830.00

Total Assessed Value

SEVENTEEN THOUSAND EIGHT HUNDRED THIRTY PESOS ONLY

(Amount in words)

Taxable ☒Exempt ☐

Effectivity of Assessment/Reassessment:

1
Qtr.2015
Yr.

RECOMMENDING APPROVAL:

APPROVED BY:

MERVIN JOHN G. LALONGISIP, REA

01/01/2015

ONISIMO S. NALING, REA

01/01/2015

MUNICIPAL ASSESSOR

Date

Provincial Assessor

Date

This declaration cancels TD No.: **2012-110001-01268**

Previous AV. Php

7,640.00

Previous Owner: **ATIENZA, LEANDRO (SINGLE)**Memoranda: **General Revision.**Annotation: **BOOK - 37; PAGE 03 ;ALSO DECLARED IN THE NAME OF U.P. MARINE BIOLOGICAL STATION UNDER ARP 2015-110001-00145 (004-01)**

CERTIFIED TRUE COPY

CAESAR A. PANGMILAN JR. MPA, REA
Provincial Assessor

7/17/2023

Notes: This declaration is for real property taxation purposes only and the valuation indicated herein are based on schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the *Sangguniang* Panlalawigan under Ordinance No. 35-2014 dated 6/25/2014. It does not and cannot by itself alone confer any ownership or legal title to the property.

OR: No. **3457367**PTO DATE: **7/17/2023**

FOR RECONSTITUTION



Republic of the Philippines
PROVINCE OF ORIENTAL MINDORO
CITY OF CALAPAN



OFFICE OF THE PROVINCIAL TREASURER

CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to certify that, according to the records of this office, the real properties are declared for taxation purposes in the name of **ATIENZA, LEANDRO (SINGLE)**

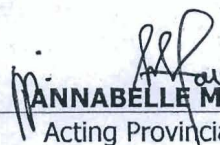
and the declared owner of the real property/ies described below situated in the Municipality of PUERTO GALERA, this province and that taxes thereon for the year 2023 is/are already paid per Official Receipt issued and/or presented as follows:

TAX DECLARATION NUMBER	PIN NO.	LOCATION OF PROPERTY	TITLE NO.	AREA	ASSESSED VALUE	TAX DUE	TAX YEAR	O.R. NO.	DATE
2015-110001-00145	004-01	POBLACION	OCT-P-8103	0.0923 HAS	17,830.00	406.52	2023	2246751	07/17/2023
***** nothing follows *****									

This is to certify further that the taxes of the above real property/ies have been paid from previous years up to year 2023

Given on this 17th of July, 2023 upon the request of **Leandro Atienza**

for whatever legal purpose it may serve him/her best.


ANNABELLE M. GARDOCE
Acting Provincial Treasurer

O.R. No.: 3457603A

Date : July 17, 2023 | 01:05 pm

Amount: 50.00

Documentary Stamp Tax PAID :30.00

Payment made at PTO

W/0214

DEED OF SALE OF UNREGISTERED LAND

KNOW ALL MEN BY THESE PRESENTS:

That I, MARCIANO C. DOONG, of legal age, Filipino married to ISIDORA PALENCIA, and at present residing at Area 11, U. P. Campus, Diliman, Quezon City, Philippines, for an in consideration of the sum of FIVE HUNDRED PESOS (P500.00), Philippine currency receipt of which is hereby acknowledged, do hereby Sell, Transfer, and Convey to ANGES ATIENZA, likewise of legal age, Filipino, married to FILOMENA ATIENZA, and at present residing at Puerto Galera, Oriental Mindoro, his heir, executors, administrators, and assigns, a parcel of unregistered land situated in the barrio of Poblacion, Municipality of Puerto Galera, Province of Oriental Mindoro, Philippines, exclusively belonging to me and now in the possession of myself, and more particularly described as follows:

"A parcel of land bounded on the north by public land, on the east by Concepcion Street, on the south by lot owned by Miguel Cabarubias and on the west by lot owned also by Miguel Cabarubias; on the land had some madre de cacao trees on the west side; the boundaries of the property are visible on the land by means of monuments; 3000 square meters, more or less."

That the above described property is not registered under Act No. 496 known as the Land Registration Act nor under the Spanish Mortgage Law; and the parties hereto agree to register this instrument in the Office of the Register of Deeds of the province of Oriental Mindoro in accordance with the provisions of Sec. 194 of the Revised Administrative Code, as amended by Act No. 3344.

IN WITNESS WHEREOF, I have signed this instrument this 17th day of December, 1958, at Quezon City, Philippines.

Marciano C. Doong
MARCIANO C. DOONG
Vender

With my marital consent:

Isidora Palencia
ISIDORA PALENCIA
Wife

Signed in the presence of:

Francisco

Witness

[Signature]

Witness

Republic of the Philippines) S.S.
Quezon City)




At Quezon City, Philippines, this 17th day of December, 1958, personally appeared Marciano C. Doong, known to me to be the same person who executed the foregoing instrument of sale of unregistered land, and the parties acknowledged to me that the same is his free act and deed. The Residence Certificate of the party was exhibited to me same No. 4572439 issued at Marikina Rizal, on April 30, 1950.

IN WITNESS WHEREOF, I have hereunto set my hand, and sealed with my Notarial Seal on the place and on the date first above-written.

ROSAURO G. MARQUEZ
Notary Public
Until December 31, 1958

Doc. No. 80
Page No. 27
Book No. 7
Series of 1958

72/91

			REPUBLIC OF THE PHILIPPINES					
OFFICE FOR SENIOR CITIZENS AFFAIR								
MUNICIPALITY OF TAYTAY								
Name: LEANDRO C. ATIENZA								
Address: #26 DOLLAR ST. MERALCO VILL.								
Date of Birth:			Age:			Gender:		
05/07/1943			73			MALE		
Date issued:			Signature / Thumb mark:					
10/03/2016								
						Control No.: 16-06824		
THIS CARD IS NON-TRANSFERABLE AND VALID ANYWHERE IN THE COUNTRY								



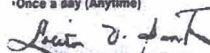
BENEFITS AND PRIVILEGES UNDER REPUBLIC ACT NO. 9257

- Free medical and dental, diagnostic & laboratory in all government facilities.
- 20% discount in purchase of unbranded generic medicines.
- 20% discount in hotels, restaurant, recreation centers, etc.
- 20% discount in theaters, cinema houses and concert halls, etc.
- 20% discount on medical & dental services, diagnostics and laboratory fees in private facilities.
- 20% discount in fare for domestic air, sea travel and public land transportation.

Only for the exclusive use of Senior Citizens; abuse of privileges is punishable by law.
Persons and Corporations violation RA 9257 shall be penalized.

MOVIE PASS in cooperation with

- Free MOVIE every Monday & Tuesday at SM CINEMA, SM CITY Taytay.
- Once a day (Anytime)


LOLITA VALLE SANTOS
OSCA - Head


HON. GEORGE RICARDO R. GACULA, II
Municipal Mayor



SN No 216025

REPUBLIC OF THE PHILIPPINES

DEPARTMENT OF JUSTICE

Land Registration Commission

PROVINCE OF ORIENTAL MINDORO
REGISTRY OF DEEDS,

Original Certificate of Title

No. P-7291

Entered in accordance with section 122 of Act No. 496 of the Philippine Commission, pursuant to a patent issued by the President of the Philippines, dated at Manila on the 28th day of August, in the year nineteen hundred and sixty-eight and spread in the records of the Bureau of Lands, as follows:

B.L. Form No. 28-13

REPUBLIC OF THE PHILIPPINES

DEPARTMENT OF NATURAL RESOURCES

BUREAU OF LANDS

District Land Office No.

FREE PATENT No. 345834.....

To ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, LEANDRO C. ATIENZA, possessing all the qualifications required by law in the premises, has fully complied with all the conditions, requirements, and provisions of Republic Act No. 782, Republic Act No. 3872 and Chapter VII of Commonwealth Act No. 141, as amended, governing the granting of free patents to native settlers, and is therefore entitled to a free patent to the following described agricultural public land situated in the sitio of barrio of Roblacon municipality of Puerto Galera province of Oriental Mindoro and of Mindoro, Philippines, containing an area of 00 hectares, 09 ares, 16 centares, according to the official plat of the survey thereof on file in Region No. Bureau of Lands, and described on the back hereof.

NOW, THEREFORE, KNOW YE, That by authority of the Constitution of the Philippines, and in conformity with the provisions thereof and of the aforesaid Republic Act No. 782, Republic Act No. 3872 and Commonwealth Act No. 141, as amended, there is hereby granted unto the said LEANDRO C. ATIENZA, single, of legal age, Filipino and resident of Puerto Galera, Oriental Mindoro the tract of land above described.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances thereunto of right belonging unto the said LEANDRO C. ATIENZA and to his heirs and assigns forever, subject to the provisions of sections 118, 119, 121(y), 122 and 124 of Commonwealth Act No. 141, as amended, which provide that except in favor of the Government or any of its branches, units, or institutions, the land hereby acquired shall be inalienable and shall not be subject to encumbrance for a period of five (5) years from the date of this patent, and shall not be liable for the satisfaction of any debt contracted prior to the expiration of said period; that every conveyance of land acquired under the free patent provisions, when proper, shall be subject to repurchase by the applicant, his widow, or legal heirs, within a period of five years from the date of the conveyance; that it shall not be encumbered alienated, or transferred to any person, corporation, association or partnership, not qualified to acquire lands of the public domain under said Commonwealth Act No. 141, as amended; and that it shall not be subject to any encumbrances whatsoever in favor of any corporation, association or partnership except with the consent of the grantee and the approval of the Secretary of Natural Resources and solely for commercial, industrial, educational, religious or charitable purposes or for a right of way; and subject finally to all conditions and public easements and servitudes recognized and prescribed by law especially those mentioned in sections 109, 110, 111, 112(x) 113, and 114 of Commonwealth Act No. 141, as amended, and the right of the Government to administer and protect the timber found thereon for a term of five (5) years from the date of this 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.

IN TESTIMONY WHEREOF, and by authority vested upon me by law, I, FRANCISCO S. MARCOS, President of the Philippines, have caused these letters to be made patent, and the seal of the Republic of the Philippines to be hereunto affixed.

Given under my hand at Manila on this, the 28th day of August, in the year of Our Lord one thousand nine hundred and sixty-eight.

(x) As amended by P.D. No. 635.
(y) As amended by P.D. No. 763.

By AUTHORITY OF THE PRESIDENT
OF THE PHILIPPINES
FRANCISCO S. MARCOS

Secretary of Department of Natural Resources

Transcribed in the "Registration Book" for the Province of Oriental Mindoro, pursuant to the provisions of section 41 of Act No. 496, on the 20th day of August, nineteen hundred and sixty-nine, at 10 a.m.

Affix one
30-centavo
documentary
stamp

Puerto Galera, Oriental Mindoro 51113
(Owner's Postal Address)

RAMON B. ...
(Sett) Register of Deeds

TECHNICAL DESCRIPTIONS

Lot 120, Psu-235913

Beginning at a point marked "1" of Lot 120, Psu-235913, being

N. 50-51'W., 267.97 m. from B.L.M. C. 1, thence
S. 84-59'E., 27.91m. to point 2; S. 26-30'W., 29.27 m. to point 3;
S. 11-01'S., 9.31m. to point 4; S. 61-48'W., 25.02 m. to point 5;
N. 19-42'W., 7.24m. to point 6; N. 22-03'W., 12.22 m. to point 7;
N. 22-01'W., 24.27m. to point 1; point of beginning.

Containing an area of NINE HUNDRED SIXTEEN (916) SQUARE METERS.

All points are marked on the ground by P.S. Cyl conc mono. 15x60cm.

Bounded on N.NE., along lines 1-2-3-4 by Lot 233, on the SE., along
4-5 by Lot 293, Psu-235913, on the SW., along line 5-6 by Lot 266, along
line 6-7 by Lot 116 and long line 7-1 by Lot 255, 533-D, Puerta Galera.
bearings true.

This lot was surveyed in accordance with the law and existing regulations promulgated thereunder by Lorenzo Liwanag, on Nov. 10, 1967.

abc
2-26-72

Checked by *JS*

For the Director of Lands

Isabelita EL CARMEN
Chief, Surveys Division

BY:

Sergio Librada
SARGIO LIBRADA

Page-B

MEMORANDUM OF INCUMBRANCES



ENTRY No.....

(Continued on Page C

.....
Register of Deeds

PageC

(Continued from page B)

(Continued on Additional Sheet Page
Register of Deeds

TAX DECLARATION OF REAL PROPERTY

TD No.: 2015-110001-00143

Cancelled: ☐ Property Identification No.: 029-11-0001-004-01

Owner: ATIENZA, LEANDRO (SINGLE)

TIN: _____

Address: ORIENTAL MINDORO

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: _____ POBLACION PUERTO GALERA, ORIENTAL
(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No.: OCT-P-7291

Survey No.: PSU-235913

CCT: _____ Lot No.: _____ Blk. No.: _____

Dated: _____ Cadastral Lot no: 120

Boundaries:

North: LOT 233 South: E LOT 293

East: NE LOT 233 West: LOT 266

KIND OF PROPERTY ASSESSED:

☒ LAND:☐ MACHINERY:☐ BUILDING:☐ OTHERS:

No. of Storeys: _____

Specify: _____

Brief Description: _____

Classification	Area (sq.m.)	Market Value	Actual Use	Assessment Level	Assessed Value
AGRICULTURAL	916	44,242.80	ORCHARD LAND	40%	17,700.00
TOTAL :	916	Php 44,242.80		Php	17,700.00

Total Assessed Value SEVENTEEN THOUSAND SEVEN HUNDRED PESOS ONLY
(Amount in words)Taxable ☒ Exempt ☐Effectivity of Assessment/Reassessment: 1 2015
Qtr. Yr.

RECOMMENDING APPROVAL:

APPROVED BY:

MERVIN JOHN G. LALONGISIP, REA

01/01/2015

ONISIMO S. NALING, REA

01/01/2015

MUNICIPAL ASSESSOR

Date

Provincial Assessor

Date

This declaration cancels TD No.: 2012-110001-01269

Previous AV. Php 7,580.00

Previous Owner: ATIENZA, LEANDRO (SINGLE)

Memoranda: General Revision.

Annotation: BOOK - 36, PAGE 91; ALSO DECLARED IN THE NAME OF U.P. MARINE BIOLOGICAL STATION UNDER ARP 2015-110001-00145
(004-01)

FOR RECONSTITUTION

CERTIFIED TRUE COPY

CAESAR A. PANGILINAN JR. MPA, REA
// Provincial Assessor

7/17/2023

Notes: This declaration is for real property taxation purposes only and the valuation indicated herein are based on schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 35-2014 dated 6/25/2014. It does not and cannot by itself alone confer any ownership or legal title to the property.

OR: No. 345 7363

PTO DATE: 7/17/2023



Republic of the Philippines
PROVINCE OF ORIENTAL MINDORO
CITY OF CALAPAN



OFFICE OF THE PROVINCIAL TREASURER

CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to certify that, according to the records of this office, the real properties are declared for taxation purposes in the name of **ATIENZA, LEANDRO (SINGLE)** and the declared owner of the real property/ies described below situated in the Municipality of PUERTO GALERA, this province and that taxes thereon for the year 2023 is/are already paid per Official Receipt issued and/or presented as follows:

TAX DECLARATION NUMBER	PIN NO.	LOCATION OF PROPERTY	TITLE NO.	AREA	ASSESSED VALUE	TAX DUE	TAX YEAR	O.R. NO.	DATE
2015-110001-00143	004-01	POBLACION	OCT-P-7291	0.0916 HAS	17,700.00	403.56	2023	2246750	07/17/2023
***** nothing follows *****									

This is to certify further that the taxes of the above real property/ies have been paid from previous years up to year 2023

Given on this 17th of July, 2023 upon the request of **Leandro Atienza**
for whatever legal purpose it may serve him/her best.


ANNABELLE M. GARDOCE
Acting Provincial Treasurer

O.R. No.: 3457603A

Date : July 17, 2023 | 01:06 pm

Amount: 50.00

Documentary Stamp Tax PAID :30.00

Payment made at PTO

Republic of the Philippines
LAND REGISTRATION AUTHORITY
Registry of Deeds of Oriental Mindoro

IN THE MATTER OF RECONSTITUTION OF THE
COPY, OF ORIGINAL/TRANSFER CERTIFICATE
OF TITLE NO./S. P-7291, P-7278, P-8103 ✓
IN THE REGISTRY OF DEEDS ORIENTAL MINDORO
LEANDRO C. ATIENZA, PETITIONER

PETITIONION 24!

COMES NOW the petitioner and before this Reconstituting Officer thru the Register of Deeds,
Respectfully states:

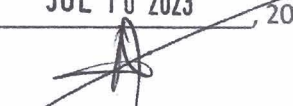
1. That the petitioner is of legal, Filipino, married from Puerto Galera Oriental Mindoro, and resident of 26 Dollar Street Meralco Village Barangay San Juan Taytay, Rizal.
2. That the petitioner is the: Oregistered owner of a parcel of land covered by and described In the Original/Transfer Certificate of Title No./S. P-7291, P-8103, P-7278 of the Registry of Deeds of Oriental Mindoro. [Important: please check appropriate box above]
3. That the t the original of the aforementioned Original/Transfer Certificate/s of Title on file with the Registry of Deeds Oriental Mindoro was lost or destroyed due to fire. The certificate of title are denominated as OCT P-7291, P-7278, P-8103. The lot are located at the municipality of Puerto Galera.
4. That submitted herewith are the following papers in support of this petition:
 - a) Owner's Duplicate Certificate of Title and three [3] Xerox copies thereof. If the owner's duplicate has been lost/destroyed is not available, then owner's duplicate certificate of the title and three [3] Xerox copies thereof should be submitted:
 - b) Real State Tax Receipt representing full payment of at least two [2] years prior to the filing of petition:
 - c) Tax Declaration: d) Others

P R A Y E R

WHEREFORE, it is respectfully prayed that the original of Original /Transfer Certificate/s of Title No./s P-7291 . P-7278 . P-8103. lost or destroyed in the files of the Registry of Deed s, be ordered reconstituted on the basis of the owner's duplicate certificate of the title and in accordance with Republic ACT No. 6732

Place TAYTAY RIZAL

Date JUL 10 2023, 2023


LEANDRO C. ATIENZA

Petitioner

SUBSCRIBED AND SWORN TO before me this JUL 10 2023 day of July, 2023

Affiant exhibited to his his SEN/IBP CITIZEN No. 16-06854 issued on
10.13.2016 at TAYTAY, RIZAL Philippines

Doc. No. 419 :

Page No. 84 :

Book No. CIV :

Series of 2023 :


ATTY. CRISPINO T. PABLO, JR.

Notary Public Until December 31, 2023

Commission No. 22-12 / Roll No. 49638

PTR No. 19168754 / 01-03-2023/Rizal

IBP Lifetime No. 06272 Rizal

MCLE Compliance No. VII-0010698

REPUBLIC OF THE PHILIPPINES

TAYTAY RIZAL]

AFFIDAVIT

I, Leandro C. Atienza , Filipino, of legal age, married and a resident of 26 Dollar Street Meralco Village Barangay San Juan Taytay, Rizal, Philippines after having sworn in accordance with the law depose and state:

1. That I am the Oregistered owner of parcel of land covered by Original/Transfer Certificate of Title No./s. P- 7291, P- 7278, P- 8103, of the Registry of Deeds of Oriental Mindoro: [Important: Please check appropriate box above)
2. That the original copy of the aforesaid Original/Transfer Certificate/s of Title on file with the Registry of Deeds of Oriental Mindoro, was lost/destroy due to fire:
3. That no deed or other document affecting the property has been presented for registration or if any, the nature thereof, the date of its presentation as well as the names of the parties and there the registration of such deeds or instrument is still pending accomplishment:
4. That the owner's duplicate certificate is in due form without any intentional alteration or erasures;
5. That the Certificate of Title is not the subject to litigation or investigation, administrative or judicial regarding its genuiness or due execution or issuance;
6. That the original certificate of title was in full force and effect at the time it was lost or destroy;
7. That the certificate of title is covered by Tax Declaration regularly issued by the Assessor's Office;
8. That the real state taxes have been fully paid up to at least two [2] years prior to the filing of petition for reconstitution;
9. That the corresponding owner's copy of the said Original/Transfer Certificate/s of the Title No./s. P-7291, P-7278, P-8103 , was lost/destroyed due to fire on file at the Registry of Deeds of Oriental Mindoro.
10. That I am executing this affidavit in connection with my petition for reconstitution of the original copy of the Original/Transfer Certificate/s. of title No./s. P- 7291, P- 7278, P- 8103.

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, ANDRES A. ATIENZA, of legal age, widower, Filipino, and residing at Poblacion, Puerto Galera, Oriental Mindoro, have named, constituted and appointed, and by virtue of these presents do hereby name, constitute and appoint LEANDRO C. ATIENZA, likewise of legal age, married, Filipino and residing at No. 1533 V. Mata, Sampaloc, Metro Manila, to be my true and lawful attorney-in-fact for my own use and benefit, to do and perform all or any of the following acts and things, namely:

To exercise acts of administration of the real properties described under the following Tax declaration of Real Property at Puerto Galera, Oriental Mindoro.

1. Tax declaration No. 11001-106
2. Tax declaration No. 11001-96
3. Tax declaration No. 11004-13
4. Tax declaration No. 11004-14

GIVING AND GRANTING unto said attorney-in-fact 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, hereby ratifying and confirming all that said attorney-in-fact shall lawfully do or cause to be done by virtue of those presents.

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of January, 1980 at Pasig, Metro Manila, Philippines.

SPECIMEN SIGNATURE OF
Attorney-in-Fact:

Andres Atienza
ANDRES A. ATIENZA
Principal

[Signature]

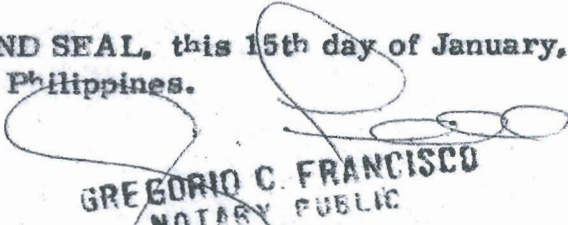
SIGNED IN THE PRESENCE OF:

[Signature] 1/15/80
REPUBLIC OF THE PHILIPPINES)
PASIG, METRO MANILA) S.S.

[Signature]

BEFORE ME, a Notary Public for and in the Province of Rizal, this 15th day of January, 1980, personally appeared and exhibited to me his Residence Certificate No. 1274270P issued on January 14, 1980 at Puerto Galera, Oriental Mindoro, known to me and to me known to be the same person who executed the foregoing instrument and acknowledged to me that the same is of his own free will and voluntary act and deed.

WITNESS MY HAND AND SEAL, this 15th day of January,
1980 at Pasig, Metro Manila, Philippines.


GREGORIO C. FRANCISCO
NOTARY PUBLIC
UNTIL DEC 31, 1980
TAN
ON
UNTIL December 31, 1980

Doc. No. 1;

Page No. 1;

Book No. XV;

Series of 1980.

DEED OF SALE OF UNREGISTERED LAND

KNOW ALL MEN BY THESE PRESENTS:

That I, MARCIANO C. DOONG, of legal age, Filipino married to ISIDORA PALENCIA, and at present residing at Area 11, U. P. Campus, Diliman, Quezon City, Philippines, for an in consideration of the sum of FIVE HUNDRED

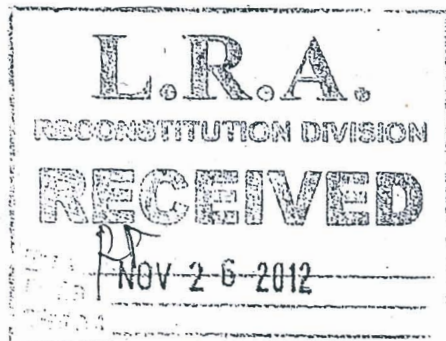
Province of Oriental Mindoro
LAND REGISTRATION AUTHORITY
Registry of Deeds
Calapan City, Oriental Mindoro

1st Indorsement
November 23, 2012

Respectfully forwarded to ATTY. JOSE MAMERTO B. CABATU, Reconstituting Officer, Acting Chief Reconstitution Division, Land Registration Authority, East Avenue Corner NIA Road, Quezon City, the enclosed petitions together with their accompanying documents for administrative reconstitution pursuant to Republic Act No. 6732 as implemented by LRC Circular No. 13, dated July 1989 of Original/Transfer Certificates of Title Nos., to wit:

	Title No.	Lot No.	Registered Owner
1.	P-8103 ✓	293	Leandro C. Atienza
	P-7278 ✓	77	-do-
	P-7291 ✓	120	-do-
2.	T-23267 ✓	1739-E-3	Spouses Josefa Evangelista and Bienvenido Belen
3.	T-63967 ✓		Spouses Bienvenido Yu and Helen Yu

which were destroyed when the Office of the Registry of Deeds was gutted by fire on August 12, 1977, recommending favorable action.



ATTY. PEPITO P. MORTEL
Register of Deeds


PTV 76

REPUBLIC OF THE PHILIPPINES
OFFICE FOR SENIOR CITIZENS AFFAIR
MUNICIPALITY OF TAYTAY


Name: **LEANDRO C. ATIENZA**

Address: **#26 DOLLAR ST. MERALCO VILL.**

Date of Birth: **05/07/1943** Age: **73** Gender: **MALE**

Date Issued: **10/03/2016** Signature / Thumb mark: 

Control No.: **16-06824**



THIS CARD IS NON-TRANSFERABLE AND VALID ANYWHERE IN THE COUNTRY



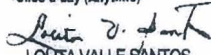
BENEFITS AND PRIVILEGES UNDER REPUBLIC ACT NO. 9257

- Free medical and dental, diagnostic & laboratory in all government facilities.*
- 20% discount in purchase of unbranded generic medicines.
- 20% discount in hotels, restaurant, recreation centers, etc.
- 20% discount in theaters, cinema houses and concert halls, etc.
- 20% discount on medical & dental services, diagnostics and laboratory fees in private facilities.
- 20% discount in fare for domestic air, sea travel and public land transportation.

Only for the exclusive use of Senior Citizens; abuse of privileges is punishable by law.
Persons and Corporations violation RA 9257 shall be penalized.

MOVIE PASS in cooperation with **SM CITY TAYTAY**

- Free MOVIE every Monday & Tuesday at SM CINEMA, SM CITY Taytay.
- Once a day (Anytime)


LOLITA VALLE SANTOS
OSCA - Head


HON. GEORGE RICARDO R. GACULA, II
Municipal Mayor



SN No 216012

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Commission
REGISTRY OF DEEDS, PROVINCE OF ORIENTAL MINDORO

Original Certificate of Title

No. P-7278

Entered in accordance with section 122 of Act No. 496 of the Philippine Commission, pursuant to a patent issued by the President of the Philippines, dated at Manila on the 28th day of August in the year nineteen hundred and sixty-eight spread in the records of the Bureau of Lands, as follows:

B.L. Form No. 28-13

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF NATURAL RESOURCES
BUREAU OF LANDS

District Land Office No.

FREE PATENT No. 348819.....

To All To Whom These Presents Shall Come, GREETING:

WHEREAS LEANDRO C. ATIENZA possessing all the qualifications required by law in the premises, has fully complied with all the conditions, requirements, and provisions of Republic Act No. 782, Republic Act No. 3872 and Chapter VII of Commonwealth Act No. 141, as amended, governing the granting of free patents to native settlers, and is therefore entitled to a free patent to the following described agricultural public land situated in the sitio of barrio of Poblacion municipality of Fuerto Galera province of Oriental Mindoro Philippines, containing an area of hectares, 67 ares, 03 centares, according to the official plat of the survey thereof on file in Region No. Bureau of Lands, and described on the back hereof.

NOW, THEREFORE, KNOW YE, That by authority of the Constitution of the Philippines, and in conformity with the provisions thereof and of the aforesaid Republic Act No. 782, Republic Act No. 3872 and Commonwealth Act No. 141, as amended, there is hereby granted unto the said LEANDRO C. ATIENZA, single, of legal age, Filipino and resident of Fuerto Galera, Oriental Mindoro the tract of land above described.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances thereunto of right belonging unto the said LEANDRO C. ATIENZA and to his heirs and assigns forever, subject to the provisions of sections 118, 119, 121(y), 122 and 124 of Commonwealth Act No. 141, as amended, which provide that except in favor of the Government or any of its branches, units, or institutions, the land hereby acquired shall be inalienable and shall not be subject to encumbrance for a period of five (5) years from the date of this patent, and shall not be liable for the satisfaction of any debt contracted prior to the expiration of said period; that every conveyance of land acquired under the free patent provisions, when proper, shall be subject to repurchase by the applicant, his widow, or legal heirs, within a period of five years from the date of the conveyance; that it shall not be encumbered alienated, or transferred to any person, corporation, association or partnership, not qualified to acquire lands of the public domain under said Commonwealth Act No. 141, as amended; and that it shall not be subject to any encumbrances whatsoever in favor of any corporation, association or partnership except with the consent of the grantee and the approval of the Secretary of Natural Resources and solely for commercial, industrial, educational, religious or charitable purposes or for a right of way; and subject finally to all conditions and public easements and servitudes recognized and prescribed by law especially those mentioned in sections 109, 110, 111, 112(x) 113, and 114 of Commonwealth Act No. 141, as amended, and the right of the Government to administer and protect the timber found thereon for a term of five (5) years from the date of this 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.

IN TESTIMONY WHEREOF, and by authority vested upon me by law, I, FERDINAND E. MARCOS, President of the Philippines, have caused these letters to be made patent, and the seal of the Republic of the Philippines to be hereunto affixed.

Given under my hand at Manila on this, the 28th day of August in the year of Our Lord one thousand nine hundred and sixty-eight.

(x) As amended by P.D. No. 636.
(y) As amended by P.D. No. 763.



By AUTHORITY OF THE PRESIDENT
OF THE PHILIPPINES
FERNANDO LOPEZ

Secretary of Agriculture and Natural Resources

Transcribed in the "Registration Book" for the Province of Or. Mindoro, pursuant to the provisions of section 41 of Act No. 496, on the 20th day of August, nineteen hundred and sixty-nine, at 9:00 a.m.

Fuerto Galera, Or. Mindoro, Phils.
(Owner's Postal Address)

RAMON R. ANONUEVO
(Actg) Register of Deeds

TECHNICAL DESCRIPTIONS

Lot 77, Psu-235913

Beginning at a point marked "1" of Lot 77 of Psu-235913, being
N. 47-26'W. from B.L.L.M. No. 201.22m. from BLIM. No. 1, thence
S. 89-31'E., 32.05m. to point 2; S. 04-05'E., 22.29m. to point 3;
S. 84-24'W., 27.05m. to point 4; N. 11-34'W., 25.72m. to point 1;
point of beginning.

Containing an area of SEVEN HUNDRED THREE (703) SQUARE METERS.

All points are marked on the ground by P.S. Cyl. Cons. Mens.

Bounded on the SE., along line 1-2 by Parish of Puerto Galera,
on the SE., along line 2-3 by Pedro Arevalo, on the SW., along line 3-4
by Puerto Galera Elementary School and on the NW., along line 4-1 by Nat
nal Road (20.00m wide) bearings true.

This lot was surveyed in accordance with the law and existing re-
gulations promulgated thereunder by Larence Llanag, on Nov. 10, 1967.

ebc
2-26-27

Checked by

For the Director of Lands

ISABELO T. DEL CARMEN
Chief, Surveys Division

BY:

STUDIO LIBRADA

Page-B

MEMORANDUM OF INCUMBRANCES

ENTRY No.....

(Continued on Page C

.....
Register of Deeds

SN No 216012

REPUBLIC OF THE PHILIPPINES

DEPARTMENT OF JUSTICE

Land Registration Commission

REGISTRY OF DEEDS, PROVINCE OF ORIENTAL MINDORO

Original Certificate of Title

No. P-7278

Entered in accordance with section 122 of Act No. 496 of the Philippine Commission, pursuant to a patent issued by the President of the Philippines, dated at Manila on the 28th day of August, in the year nineteen hundred and sixty-eight spread in the records of the Bureau of Lands, as follows:

B.L. FORM No. 28-13

REPUBLIC OF THE PHILIPPINES

DEPARTMENT OF NATURAL RESOURCES

BUREAU OF LANDS

District Land Office No.

FREE PATENT No. 348819.....

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS LEANDRO C. ATIENZA possessing all the qualifications required by law in the premises, has fully complied with all the conditions, requirements, and provisions of Republic Act No. 782, Republic Act No. 3872 and Chapter VII of Commonwealth Act No. 141, as amended, governing the granting of free patents to native settlers, and is therefore entitled to a free patent to the following described agricultural public land situated in the sitio of barrio of Poblacion municipality of Fuerte Galera province of Oriental Mindoro and of Mindoro Philippines, containing an area of 00 hectares, 07 ares, 03 centares, according to the official plat of the survey thereof on file in Region No. 03 Bureau of Lands, and described on the back hereof.

NOW, THEREFORE, KNOW YE, That by authority of the Constitution of the Philippines, and in conformity with the provisions thereof and of the aforesaid Republic Act No. 782, Republic Act No. 3872 and Commonwealth Act No. 141, as amended, there is hereby granted unto the said LEANDRO C. ATIENZA, single, of legal age, Filipino and resident of Fuerte Galera, Oriental Mindoro the tract of land above described.

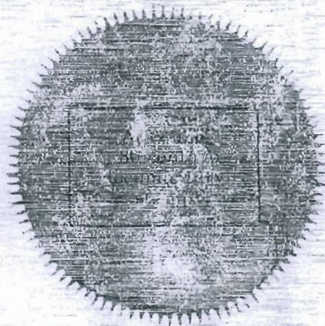
TO HAVE AND TO HOLD the said tract of land, with the appurtenances thereunto of right belonging unto the said LEANDRO C. ATIENZA and to his heirs and assigns forever, subject to the provisions of sections 118, 119, 121(y), 122 and 124 of Commonwealth Act No. 141, as amended, which provide that except in favor of the Government or any of its branches, units, or institutions, the land hereby acquired shall be inalienable and shall not be subject to encumbrance for a period of five (5) years from the date of this patent, and shall not be liable for the satisfaction of any debt contracted prior to the expiration of said period; that every conveyance of land acquired under the free patent provisions, when proper, shall be subject to repurchase by the applicant, his widow, or legal heirs, within a period of five years from the date of the conveyance; that it shall not be encumbered alienated, or transferred to any person, corporation, association or partnership, not qualified to acquire lands of the public domain under said Commonwealth Act No. 141, as amended; and that it shall not be subject to any encumbrances whatsoever in favor of any corporation, association or partnership except with the consent of the grantee and the approval of the Secretary of Natural Resources and solely for commercial, industrial, educational, religious or charitable purposes or for a right of way; and subject finally to all conditions and public easements and servitudes recognized and prescribed by law especially those mentioned in sections 109, 110, 111, 112(x) 113, and 114 of Commonwealth Act No. 141, as amended, and the right of the Government to administer and protect the timber found thereon for a term of five (5) years from the date of this 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.

IN TESTIMONY WHEREOF, and by authority vested upon me by law, I, FERDINAND E. MARCOS President of the Philippines, have caused these letters to be made patent, and the seal of the Republic of the Philippines to be hereunto affixed.

Given under my hand at Manila on this, the 28th day of August, in the year of Our Lord one thousand nine hundred and sixty-eight.

(x) As amended by P.D. No. 635.

(y) As amended by P.D. No. 763.



By AUTHORITY OF THE PRESIDENT
OF THE PHILIPPINES

FERNANDO LOPEZ

Secretary of Agriculture and Natural Resources

Transcribed in the "Registration Book" for the Province of Or. Mindoro pursuant to the provisions of section 41 of Act No. 496, on the 20th day of August, nineteen hundred and sixty-nine at 9:00 a.m.

Fuerte Galera, Or. Mindoro, Phils.

(Owner's Postal Address)

RACION B. ANONUEVO

(Actg)

Register of Deeds

TECHNICAL DESCRIPTIONS

Lot 77, Psu-235913

Beginning at a point marked "1" of lot 77 of Psu-235913, being
N. 47-26'W. from B.L.L.M. No. 201.22m. from B.L.L.M. No. 1, thence
S. 89-31'E., 32.05m. to point 2; S. 04-05'E., 22.29m. to point 3;
S. 84-24'W., 27.05m. to point 4; N. 11-34'W., 25.72m. to point 1;
point of beginning.

Containing an area of SEVEN HUNDRED THREE (703) SQUARE METERS.

All points are marked on the ground by P.S. Cyl. Cons. Mens.

Bounded on the SE., along line 1-2 by Parish of Puerto Galera,
on the SE., along line 2-3 by Pedro Arevalo, on the SW., along line 3-4
by Puerto Galera Elementary School and on the NW., along line 4-1 by Nat
nal Road (20.00m wide) bearings true.

This lot was surveyed in accordance with the law and existing re-
gulations promulgated thereunder by Lorenzo Llanag, on Nov. 10, 1967.

ebc
2-26-27

Checked by

For the Director of Lands

ISABELO T. DEL CARMEN
Chief, Surveys Division

BY:

STEFANO LIBRADA

TECHNICAL DESCRIPTIONS

Lot No. : LOT 77, CAD.533-D, PUERTO GALERA CADASTRE
Land Owner/Claimant : LEANDRO C. ATIENZA
Location : POBLACION, PUERTO GALERA, ORIENTAL MINDORO

Boundaries:

Line	Direction	Adjoining Lots/Features
1-2	SE	LOT 76, CAD.533-D, PUERTO GALERA CADASTRE
2-3	SW	LOT 244, CAD.533-D, PUERTO GALERA CADASTRE
3-4	N	LOT 78, CAD.533-D, PUERTO GALERA CADASTRE
4-1	E	LOT 80, CAD.533-D, PUERTO GALERA CADASTRE

Tie Point: BLLM NO. 1, CAD.533-D, PUERTO GALERA CADASTRE

Lot Description:

Line	Bearing	Distance
Tie Point -- 1	N 45° 36' W	162.23 m.
1-2	S 84° 24' W	27.05 m.
2-3	N 12° 27' W	25.81 m.
3-4	S 89° 31' E	32.45 m.
4-1	S 00° 05' E	22.29 m.

Area : SEVEN HUNDRED EIGHT (708) sq. m. more or less
Descriptions of corners : All corners are marked PS cyl. conc. mons. 15x60 cms.
Bearings : True
Date of Original Survey :
Date of Survey : Dec. 15-31, 1976
Date Approved : Jan. 16, 1978
Geodetic Engineer : SAMUEL A. DOMAPIAS

Note: This Technical Description is based from the
Records on file in this office as certified by Virginia
M. Regodon, Chief, Land Records Section
Requested by : L. Atienza
Who paid the Cert. Fee: P50.00
under OR No. / date : 4759411-10/16/19

Prepared & Verified by:

Approved by:

JOCELYN A. SARILE
Chief, Survey & Control Section/
LAMS Coordinator


ROMAN C. LEGASPI
OIC, Chief, Surveys and Mapping Division

TAX DECLARATION OF REAL PROPERTY

TD No.: **2015-110001-00148** Cancelled: ☐ Property Identification No.: **029-11-0001-004-03**
 Owner: **ATIENZA, LEANDRO C.** TIN: _____

Address: **ORIENTAL MINDORO** Telephone No.: _____
 Administrator/Beneficial User: _____ TIN: _____
 Address: _____ Telephone No.: _____

Location of Property: _____ POBLACION **PUERTO GALERA, ORIENTAL**
 (Number and Street) (Barangay/District) (Municipality/Province/City)
 OCT/TCT/CLOA No.: **OCT-P-7278** Survey No.: **PSD-235913**

CCT: _____ Lot No.: _____ Blk. No.: _____
 Dated: _____ Cadastral Lot no: **77**

Boundaries:
 North: **E PARISH OF PUERTO GALERA** South: **W PUERTO GALERA ELEM. SCHOOL**
 East: **S PEDRO AREVALO** West: **N NATIONAL ROAD**

KIND OF PROPERTY ASSESSED:
☒ **LAND:** ☐ **MACHINERY:**
☐ **BUILDING:** ☐ **OTHERS:**
 No. of Storeys: _____ Specify: _____
 Brief Description: _____

Classification	Area (sq.m.)	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	703	149,036.00	RESIDENTIAL(R)	20%	29,810.00
TOTAL :	703	Php 149,036.00		Php	29,810.00

Total Assessed Value **TWENTY NINE THOUSAND EIGHT HUNDRED TEN PESOS ONLY**
 (Amount in words)

Taxable ☒ Exempt ☐ Effectivity of Assessment/Reassessment: **1** **2015**
 Qtr. Yr.

RECOMMENDING APPROVAL: **APPROVED BY:**
MERVIN JOHN G. LALONGISIP, REA **01/01/2015** **ONISIMO S. NALING, REA** **01/01/2015**
 MUNICIPAL ASSESSOR Date Provincial Assessor Date

This declaration cancels TD No.: **2012-110001-01267** Previous AV. Php **18,000.00**
 Previous Owner: **ATIENZA, LEANDRO C.**

Memoranda: **General Revision.**

Annotation: **BOOK PAGE 36, P-78; ALSO DECLARED IN THE NAME OF UNIVERSITY OF THE PHILIPPINES UNDER ARP NO. 2015-110001-00148 (004-03)**

CERTIFIED TRUE COPY

CAESAR A. PANGULINAN JR. MPA, REA
 Provincial Assessor

Notes: This declaration is for real property taxation purposes only and the valuation indicated herein are based on schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the *Sangguniang* Panlalawigan under Ordinance No. 35-2014 dated 6/25/2014. It does not and cannot by itself alone confer any ownership or legal title to the property.

OR: No. **3457407**
 PTO DATE: **7/17/2023**

- Owner's duplicate certificate of title and three [3] Xerox copies thereof. If the owner's duplicate has been lost/destroyed is not available, then owner's duplicate certificate of the title and three [3] Xerox copies thereof should be submitted:
- b) Real State Tax Receipt representing full payment of at least two [2] years prior to the filing of petition:
 - c) Tax Declaration: d) Others



Republic of the Philippines
PROVINCE OF ORIENTAL MINDORO
CITY OF CALAPAN



OFFICE OF THE PROVINCIAL TREASURER

CERTIFICATION

TO WHOM IT MAY CONCERN:

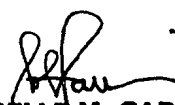
This is to certify that, according to the records of this office, the real properties are declared for taxation purposes in the name of **ATIENZA, LEANDRO C.** and the declared owner of the real property/ies described below situated in the Municipality of PUERTO GALERA, this province and that taxes thereon for the year 2023 is/are already paid per Official Receipt issued and/or presented as follows:

TAX DECLARATION NUMBER	PIN NO.	LOCATION OF PROPERTY	TITLE NO.	AREA	ASSESSED VALUE	TAX DUE	TAX YEAR	O.R. NO.	DATE
2015-110001-00148	004-03	POBLACION	OCT-P-7278	703.00 SQM	29,810.00	679.66	2023	2246749	07/17/2023
***** nothing follows *****									

This is to certify further that the taxes of the above real property/ies have been paid from previous years up to year 2023

Given on this 17th of July, 2023 upon the request of Leandro Atienza

for whatever legal purpose it may serve him/her best.


ANNABELLE M. GARDOCE
Acting Provincial Treasurer

O.R. No.: 3457603A

Date : July 17, 2023 | 01:06 pm

Amount: 50.00

Documentary Stamp Tax PAID :30.00

Payment made at PTO

REPUBLIC OF THE PHILIPPINES
TAYTAY RIZAL

AFFIDAVIT

I, Leandro C. Atienza , Filipino, of legal age, married and a resident of 26 Dollar Street Meralco Village Barangay San Juan Taytay, Rizal, Philippines after having sworn in accordance with the law depose and state:

1. That I am the Oregistered owner of parcel of land covered by Original/Transfer Certificate of Title No./s. P- 7291, P- 7278, P- 8103, of the Registry of Deeds of Oriental Mindoro: [Important: Please check appropriate box above)

2. That the original copy of the aforesaid Original/Transfer Certificate/s of Title on file with the Registry of Deeds of Oriental Mindoro, was lost/destroy due to fire:

3. That no deed or other document affecting the property has been presented for registration or if any, the nature thereof, the date of its presentation as well as the names of the parties and there the registration of such deeds or instrument is still pending accomplishment:

4. That the owner's duplicate certificate is in due form without any intentional alteration or erasures;

5. That the Certificate of Title is not the subject to litigation or investigation, administrative or judicial regarding its genuiness or due execution or issuance;

6. That the original certificate of title was in full force and effect at the time it was lost or destroy;

7. That the certificate of title is covered by Tax Declaration regularly issued by the Assessor's Office;

8. That the real state taxes have been fully paid up to at least two [2] years prior to the filing of petition for reconstitution;

9. That the corresponding owner's copy of the said Original/Transfer Certificate/s of the Title No./s. P-7291, P-7278, P-8103 , was lost/destroyed due to fire on file at the Registry of Deeds of Oriental Mindoro.

10. That I am executing this affidavit in connection with my petition for reconstitution of the original copy of the Original/Transfer Certificate/s. of title No./s. P- 7291, P- 7278, P- 8103.


LEANDRO C. ATIENZA

Land Owner

SUBSCRIBED AND SWORN TO before me this JUL 21 2023 day of _____, 2023 Affiant
exhibited to me his Office of Senior Citizen Affairs [OSCA] I.D. No. 16-06824, issued on 10-13-2016
at Taytay, Rizal Philippines.

Doc. No. 492
Page No. 99
Book No. CR
Series of 2023

crispino
ATTY. CRISPINO T. PABLO, JR.
Notary Public Until December 31, 2023
Commission No. 22-12 / Roll No. 49638
PTR No. 19168754 / 01-03-2023/Rizal
IBP Lifetime No. 06272/Rizal
MCLE Compliance No. VII-0010698

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, ANDRES A. ATIENZA, of legal age, widower, Filipino, and residing at Poblacion, Puerto Galera, Oriental Mindoro, have named, constituted and appointed, and by virtue of these presents do hereby name, constitute and appoint LEANDRO C. ATIENZA, likewise of legal age, married, Filipino and residing at No. 1538 V. Mata, Sampaloc, Metro Manila, to be my true and lawful attorney-in-fact for my own use and benefit, to do and perform all or any of the following acts and things, namely:

To exercise acts of administration of the real properties described under the following Tax declaration of Real Property at Puerto Galera, Oriental Mindoro.

1. Tax declaration No. 11001-106
2. Tax declaration No. 11001-96
3. Tax declaration No. 11004-13
4. Tax declaration No. 11004-14

GIVING AND GRANTING unto said attorney-in-fact 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, hereby ratifying and confirming all that said attorney-in-fact shall lawfully do or cause to be done by virtue of those presents.

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of January, 1980 at Pasig, Metro Manila, Philippines.

SPECIMEN SIGNATURE OF
Attorney-in-Fact:

Andres Atienza
ANDRES A. ATIENZA
Principal

[Signature]

SIGNED IN THE PRESENCE OF:

[Signature] 1/15/80

REPUBLIC OF THE PHILIPPINES)
PASIG, METRO MANILA) S.S.

BEFORE ME, a Notary Public for and in the Province of Rizal, this 15th day of January, 1980, personally appeared and exhibited to me his Residence Certificate No. 1274270P issued on January 14, 1980 at Puerto Galera, Oriental Mindoro, known to me and to me known to be the same person who executed the foregoing instrument and acknowledged to me that the same is of his own free will and voluntary act and deed.

GREGORIO C. FRANCISCO
 NOTARY PUBLIC
 UNTIL DEC 31, 1980
 NOTARY PUBLIC
 UNTIL December 31, 1980

GREBORIO C. FRANCISCO
TAVY PUBLIC

~~NOTARY PUBLIC~~

UNCLAS DEC 31 1999

NOTARY PUBLIC

Until December 31, 1980

Until December 31, 1980

Doc. No. 1;

Page No. 175;

Book No. XV

Series of 1980.

...and
... ..
... ..
... ..
... ..
... ..
... ..
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1. The purpose of this report is to provide a summary of the results of the study conducted by the research team.

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

SECRET

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

[illegible]

DEED OF SALE OF UNREGISTERED LAND

KNOW ALL MEN BY THESE PRESENTS:

That I, MARCIANO C. DOONG, of legal age, Filipino married to ISIDORA PALENCIA, and at present residing at Area 11, U. P. Campus, Diliman, Quezon City, Philippines, for an in consideration of the sum of FIVE HUNDRED PESOS (P500.00), Philippine currency receipt of which is hereby acknowledged, do hereby Sell, Transfer, and Convey to ANNES ATIENZA, likewise of legal age, Filipino, married to FILIGENA ATIENZA, and at present residing at Puerto Galera, Oriental Mindoro, his heir, executors, administrators, and assigns, a parcel of unregistered land situated in the barrio of Poblacion, Municipality of Puerto Galera, Province of Oriental Mindoro, Philippines, exclusively belonging to me and now in the possession of myself, and more particularly described as follows:

"A parcel of land bounded on the north by public land, on the east by Concepcion Street, on the south by lot owned by Miguel Cabarubias and on the west by lot owned also by Miguel Cabarubias; on the land had some madre de cacao trees on the west side; the boundaries of the property are visible on the land by means of monuments; 3000 square meters, more or less."

That the above described property is not registered under Act No. 496 known as the Land Registration Act nor under the Spanish Mortgage Law; and the parties hereto agree to register this instrument in the Office of the Register of Deeds of the province of Oriental Mindoro in accordance with the provisions of Sec. 194 of the Revised Administrative Code, as amended by Act No. 3344.

IN WITNESS WHEREOF, I have signed this instrument this 11 day of December, 1958, at Quezon City, Philippines.

Marciano C. Doong
MARCIANO C. DOONG
Vendor

With my marital consent:

Isidora Palencia
ISIDORA PALENCIA
Wife

Signed in the presence of:

Francisco
Witness

[Signature]
Witness

Republic of the Philippines) S.S.
Quezon City)

At Quezon City, Philippines, this 11 day of December, 1958, personally appeared Marciano C. Doong, known to me to be the same person who executed the foregoing instrument of sale of unregistered land, and the parties acknowledged to me that the same is his free act and deed. The Residence Certificate of the party was exhibited to me same No. 4572499 issued at Barikina Rizal, on April 30, 1950.

IN WITNESS WHEREOF, I have hereunto set my hand, and sealed with my Notarial Seal on the place and on the date first above-written.

ROSAURO O. MARQUEZ
Notary Public

Until December 31, 1958

Doc. No. 83
Page No. 27
Book No. 7
Series of 1958

Province of Oriental Mindoro
LAND REGISTRATION AUTHORITY
Registry of Deeds
Caiapan City, Oriental Mindoro

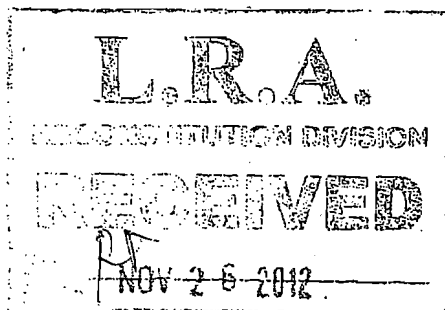
1st Indorsement
November 23, 2012

70
625 P.L.R.
1921-11-70

Respectfully forwarded to **ATTY. JOSE MAMERTO B. CABATU**, Reconstituting Officer, Acting Chief Reconstitution Division, Land Registration Authority, East Avenue Corner NIA Road, Quezon City, the enclosed petitions together with their accompanying documents for administrative reconstitution pursuant to Republic Act No. 6732 as implemented by LRC Circular No. 13, dated July 1989 of Original/Transfer Certificates of Title Nos., to wit:

	Title No.	Lot No.	Registered Owner
1.	P-8103 293 P-7278 P-7291	77 120	Leandro C. Atienza -do- -do-
2.	T-23267	1739-E-3	Spouses Josefa Evangelista and Bienvenido Belen
3.	T-63967		Spouses Bienvenido Yu and Helen Yu

which were destroyed when the Office of the Registry of Deeds was gutted by fire on August 12, 1977, recommending favorable action.



ATTY. PEPTOP MORTEL
Register of Deeds

8/09

Republic of the Philippines
LAND REGISTRATION AUTHORITY
Registry of Deeds of Oriental Mindoro

IN THE MATTER OF RECONSTITUTION OF THE
COPY, OF ORIGINAL/TRANSFER CERTIFICATE
OF TITLE NO./S. P-7291, P-7278, P-8103
IN THE REGISTRY OF DEEDS ORIENTAL MINDORO
LEANDRO C. ATIENZA, PETITIONER

PETITION

COMES NOW the petitioner and before this Reconstituting Officer thru the Register of Deeds,
Respectfully states:

1. That the petitioner is of legal, Filipino, married from Puerto Galera Oriental Mindoro, and resident of 26 Dollar Street Meralco Village Barangay San Juan Taytay, Rizal.
2. That the petitioner is the: Registered owner of a parcel of land covered by and described In the Original/Transfer Certificate of Title No./S. P-7291, P-8103, P-7278 of the Registry of Deeds of Oriental Mindoro. [Important: please check appropriate box above]
3. That the t the original of the aforementioned Original/Transfer Certificate/s of Title on file with the Registry of Deeds Oriental Mindoro was lost or destroyed due to fire. The certificate of title are denominated as OCT P-7291, P-7278, P-8103. The lot are located at the municipality of Puerto Galera.
4. That submitted herewith are the following papers in support of this petition:
 - a) Owner's Duplicate Certificate of Title and three [3] Xerox copies thereof. If the owner's duplicate has been lost/destroyed is not available, then owner's duplicate certificate of the title and three [3] Xerox copies thereof should be submitted:
 - b) Real State Tax Receipt representing full payment of at least two [2] years prior to the filing of petition:
 - c) Tax Declaration: d) Others

PRAYER

WHEREFORE, it is respectfully prayed that the original of Original /Transfer Certificate/s of Title No./s P-7291 . P-7278 . P-8103. lost or destroyed in the files of the Registry of Deed s, be ordered reconstituted on the basis of the owner's duplicate certificate of the title and in accordance with Republic ACT No. 6732

Place TAYTAY RIZAL Date JUL 10 2023, 2023


LEANDRO C. ATIENZA

Petitioner

SUBSCRIBED AND SWORN TO before me this JUL 10 2023 day of JULY, 2023
Affiant exhibited to his his SENIOR CITIZEN No. 16-06854 issued on
10-13-2016 at TAYTAY RIZAL Philippines

Doc. No. 419
Page No. 84
Book No. CIV
Series of 2003

enb poles
ATTY. CRISPINO T. PABLO, JR.
Notary Public Until December 31, 2023
Commission No. 22-12 / Roll No. 49638
PTR No. 19168754 / 01-03-2023/Rizal
IBP Lifetime No. 06272 Rizal
MCLE Compliance No. VII-0010698