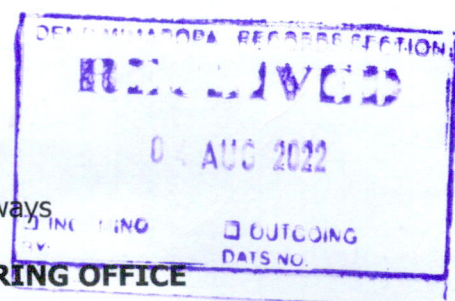




Republic of the Philippines
Department of Public Works and Highways
REGIONAL OFFICE IV-B

SOUTHERN MINDORO DISTRICT ENGINEERING OFFICE
Roxas, Oriental Mindoro



August 03, 2022

LORMELYN E. CLAUDIO, CESO IV

Regional Executive Director

Department of Environment and Natural Resources-MIMAROPA

1515 L & S Building, Roxas Boulevard, Ermita, Manila

Dear Director Claudio:

This is in connection with the road lot located at Bansud, Oriental Mindoro, registered under Transfer Certificate of Title (TCT) No. T-117470 with the Register of Deeds of the Province of Oriental Mindoro. This property was acquired through a grant of Homestead Patent under Act No. 2874. However, this subject lot is already part of the National Primary Road traversing the Calapan South – Bulalacao - San Jose Road of the said province.

In this regard, may we respectfully request for guidance/clarifications whether the reservations provided under Section 81 of Act No. 2874 and Section 83 of Commonwealth Act No. 141, may be enforced over the said road lot and whether the same are compensable.

Trusting the usual prompt assistance of your office regarding this matter. Thank you.





Yours truly,

JONATHAN F. VILLAS

Road Right-of-Way Special Agent

0919 725 7809

jonathanvillas0610@gmail.com

 Reply all  Delete  Junk  Block ...


Re: For compensation letter

PE Padullo, Annielyn E.

To: Antonio Delos Santos Jr <delossantosjrantonio2@gmail.com>

    ...
Tue 7/26/2022 1:39 PM



Certification and Right of Wa... 
926 KB

Sir,

Good afternoon po, correction po Sir, the document pala according to our Right-of-Way agent, came from the **Provincial Assessor** and not from the Registry of Deeds.

We are providing you a copy of this **Certification** and the **Transmittal** sent to DPWH Regional Office IV-B.

For you information and reference, God bless.



From: Antonio Delos Santos Jr <delossantosjrantonio2@gmail.com>

Sent: Tuesday, July 26, 2022 9:47 AM

To: Padullo, Annielyn E. <padullo.annielyn@dpwh.gov.ph>

Subject: For compensation letter

Mrs Padullo Kami po ay patuloy na nag hihintay ng inyong kasagutan regarding sa compensation letter na ipinadala namin sa inyong tanggapan nuong MAY 13,2022,at patuloy Rin po kami ng hihintay sa sinasabi nyong inquiry nyo sa registry of deeds para sa karagdagang documents na sinasabi nyo? gano po ba katotoo na my inquiry po ang inyong tanggapan sa registry of deeds mam?or baka nmn po wala na talagang inquiry na nagaganap at isa nyo na laang po itong paraan para mas mapatagal ang aming COMPENSATION na kinakailangan sainyo mam?

 Reply  Forward



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
SOUTHERN MINDORO
DISTRICT ENGINEERING OFFICE
REGIONAL OFFICE IV-B
Roxas, Oriental Mindoro

July 25, 2022

MEMORANDUM

FOR : **GERALD A. PACANAN, CESO III**
Regional Director
DPWH, Region IV-B
EDSA, Quezon City


THRU : **FRIEDRICH KARL L. CAMERO**
Chief, Right-of-Way Acquisition and Legal Division

SUBJECT : **Right-of-Way Compensation Claim of Pacencia Pabling**

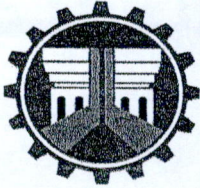
This pertains to the previous memorandum dated July 18, 2022 regarding the above-mentioned subject.

Respectfully furnished is a copy of Certification secured from Office of the Provincial Assessor, Provincial Capitol Complex, Brgy. Camilmil, Calapan City, Oriental Mindoro, verifying that the property of Pacencia Ablang, situated in Brgy. Poblacion, Bansud, Oriental Mindoro, subject for Right-of-Way Compensation Claim, formerly declared as Agricultural Land, is now declared as Road Lot.

For reference and comment.


ANNIELYN E. PADULLO
District Engineer

R4B.12.1 JFV/DVG



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
SOUTHERN MINDORO
DISTRICT ENGINEERING OFFICE
REGIONAL OFFICE IV-B
Roxas, Oriental Mindoro

July 25, 2022

MEMORANDUM

FOR : GERALD A. PACANAN, CESO III
Regional Director
DPWH, Region IV-B
EDSA, Quezon City

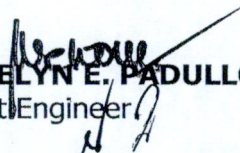
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ANNIELYN E. PADULLO
District Engineer

R4B.12.1 JFV/DVG

Republic of the Philippines
PROVINCE OF ORIENTAL MINDORO

OFFICE OF THE PROVINCIAL ASSESSOR

Provincial Capitol Complex, Barangay Camilmil, Calapan City 5200, Oriental Mindoro
Tel. No. (043) 286-7007



CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that according to our records the property of **PACENCIA ABLING** with TCT No. T-117470 and Lot No. 6-E-3-F Psd No. 04-145463 covering an area of **TEN THOUSAND FIVE HUNDRED THIRTY** (10,530) square meters situated in Barangay Poblacion, Bansud, Oriental Mindoro, formerly declared as Agricultural Land, is now declared as Road Lot with TD No. 2015-020001-03331 (see attached sheet for reference).

This is to certify further that the said property is covered by National Road per overlaid Property Identification Map with the approved subdivision plan (see attached sheet for reference).

Issued this 20th day of July 2022 for whatever purpose this may serve.

Prepared by:

ROSANNA C. ANDRES
Tax Mapper III - Actg Div. Head
Tax Mapping Operations Division
Provincial Assessor's Office

Certified by:

CAESAR A. PANGULINAN, JR. MPA, REA
Provincial Assessor



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
OFFICE OF THE DISTRICT ENGINEER
Southern Mindoro District Engineering Office
Roxas, Oriental Mindoro

ACKNOWLEDGEMENT RECEIPT

[illegible]

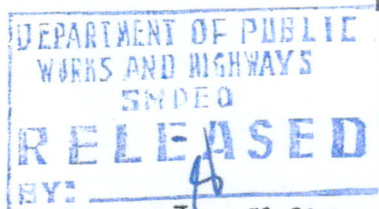
PLEASE RETURN THIS MAILNOTE TO:
DPWH - SMDEO Records Mgt. Unit

Date Released/Mailed: June 03, 2022
Tracking No: R4B.12.5-04-032

RECEIVED BY Yvonne P. Nunez
SIGNATURE OVER PRINTED NAME

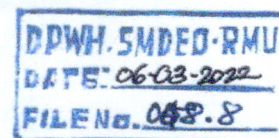
Date: 07 JUN 2022
Region IV-B:

PREPARED BY: MINERVA G. MANONGSONG
Records Officer II





Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS & HIGHWAYS
SOUTHERN MINDORO
DISTRICT ENGINEERING OFFICE
REGIONAL OFFICE IV-B
Roxas, Oriental Mindoro



May 30, 2022

MEMORANDUM

FOR : GERALD A. PACANAN, CESO III
Regional Director
DPWH, Region IV-B
EDSA, Quezon City


THRU : FRIEDRICH KARL L. CAMERO
Chief, Right-of-Way Acquisition and Legal Division

SUBJECT : Right-of-Way Compensation Claim of the Heirs of Pacencia Abling

This refers to the letter of Ms. Estrella A. Delos Santos (representing the heirs of Pacencia Abling), addressed to the Secretary, pertaining to the Right-of-Way claim for compensation for their properties, located at Poblacion, Bansud, Oriental Mindoro.

In this regard, submitted is the report of the district's Right-of-Way Agent, Mr. Jonathan Villas on the investigation/ocular inspection made on the matter.

Enclosed for perusal are pertinent documents, including the copies of previous communications of this office regarding said concern.


ANNIELYN E. PADULLO
District Engineer

R4B12.5 jsc/SSV/AEP

EMAIL: G.A. PACANAN
F. K. CAMERO
6/2/22



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS & HIGHWAYS
SOUTHERN MINDORO
DISTRICT ENGINEERING OFFICE
REGIONAL OFFICE IV-B
Roxas, Oriental Mindoro

May 30, 2022

MEMORANDUM

FOR : GERALD A. PACANAN, CESO III
Regional Director
DPWH, Region IV-B
EDSA, Quezon City

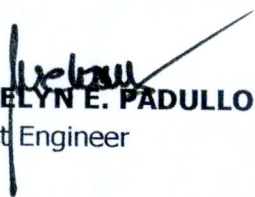
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Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS & HIGHWAYS
SOUTHERN MINDORO
DISTRICT ENGINEERING OFFICE
REGIONAL OFFICE IV-B
Roxas, Oriental Mindoro

May 30, 2022

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EDSA, Quezon City

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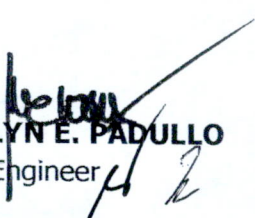
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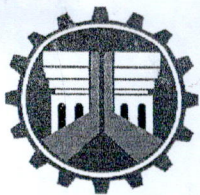
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ANNIELYN E. PADULLO
District Engineer

R4B12.5 jsc/SSV/AEP



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
SOUTHERN MINDORO
DISTRICT ENGINEERING OFFICE
REGIONAL OFFICE IV-B
Roxas, Oriental Mindoro

May 30, 2022

MEMORANDUM

FOR : ANNIELYN E. PADULLO
District Engineer

THRU : DETINO V. GUEVARRA JR.
Chief, Planning and Design Section

SUBJECT : Comments and Recommendations regarding Right-of-Way Compensation Claim of the Heirs of Paciencia Abling at Brgy. Poblacion, Bansud, Oriental Mindoro.

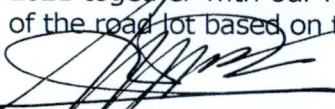
Please be informed that upon ocular inspection/research and investigation of the above mentioned claim is a ROADLOT. Pursuant to PD 957, ROADLOTS cannot be sold to anyone. As what stated to the claimants TCT's Encumbrances. That is from an Original Cert of Title 2956 pursuant to a homestead patent which was acquired under RA 2874.

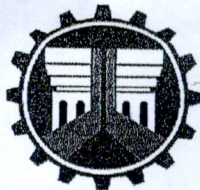
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TCT-117470 is a reconstituted title and Pursuant to Section 7 of RA 26, "Reconstituted certificates of title shall have the same validity and legal effect as the originals thereof: Provided, however, That certificates of the title reconstituted extra judicially, shall be without prejudice to any party whose right or interest in the property was duly noted in the original, at the time it was lost or destroyed, but entry or notation of which has been made on the reconstituted certificate of title. This ***reservation*** shall be noted as an encumbrance on the reconstituted certificate of title."

In reconstitution of this road lot DPWH was not invited for we have right or interest in the property which serves as a public thoroughfare at the time of reconstitution. A Roadlot is created for public thoroughfare, to maintain a healthy settlement and to enhance quality of life of inhabitants therein.

Attached for reference are Certificates of Titles from April 22 1969 to August 21, 2002 (Annex A), Subdivision plan from DENR which was approved last December 1, 1982 (Annex B), Submitted and Updated Tax Declaration as per actual use (Annex C), Copy of EO No. 113 Series 1955 (Annex D), Aerial View of the area Concerned (Annex E), Geotagged photo of the lot concerned (Annex F), memorandum dated November 22, 2021 together with our response (Annex G), memorandum dated April 29, 2022 (Annex H) and the sketch of the road lot based on title presented (Annex I).


JONATHAN F. VILLAS
Road-Right-of-Way Special Agent.



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
SOUTHERN MINDORO
DISTRICT ENGINEERING OFFICE
REGIONAL OFFICE IV-B
Roxas, Oriental Mindoro

May 30, 2022

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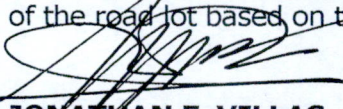
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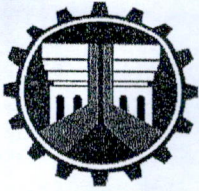
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Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
SOUTHERN MINDORO
DISTRICT ENGINEERING OFFICE
REGIONAL OFFICE IV-B
Roxas, Oriental Mindoro

May 30, 2022

MEMORANDUM

FOR : ANNIELYN E. PADULLO
District Engineer

THRU : DETINO V. GUEVARRA JR.
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SUBJECT : Comments and Recommendations regarding Right-of-Way Compensation Claim of the Heirs of Paciencia Ablang at Brgy. Poblacion, Bansud, Oriental Mindoro.

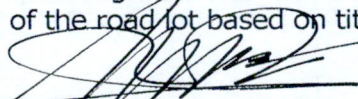
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JONATHAN F. VILLAS
Road-Right-of-Way Special Agent.

ANNEXES

A	Certificates of Titles, April 22, 1969 - August 21, 2002
B	Subdivision Plan from DENR approved December 1, 1982
C	Submitted Tax Declaration and Updated Tax Declaration
D	Copy of Executive Order No. 113, Series 1955
E	Areal View of Subject Area
F	Geotagged Photo of Subject Lot
G	Memorandum of Regional Director Re: Claim of the Heirs of Pacencia Abling dated November 22, 2021
H	Response of the District Office to the Regional Director Re: Claim of the Heirs of Paciencia Abling dated December 6, 2021
I	Memorandum of Regional Director Re: Claim of the Heirs of Pacencia Abling dated May 18, 2022
J	Sketch Plan of Road Lot based on Title presented

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

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

No. 1765815 *SM* REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

REGISTRY OF DEEDS FOR THE PROVINCE OF MINDORO ORIENTAL

04 *726* **Transfer Certificate of Title**

No. T-117470
(No 20)

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Bansud,
Prov. of Or. Mindoro, is particularly bounded and described as follows:

A parcel of land (Lot 6-E-3-F, of the subd. plan, Pst-04-165463, being a portion of Lot 6-E-3, Pst-4A-005494, L.R.C. Rec. No.), situated in the Brgy. of Poblacion, Mun. of Bansud, Province of Oriental Mindoro, Island of Mindoro. Bounded on the SE., along line 1-2 by Lot 6-A (LRC) Pst-116498; on the NW., along line 2-3 by Jose Semilla; on the NE., along line 3-4 by Lot 1; along line 4-5 by Lot 3; along line 5-6 by Lot 2; along line 6-7-8-9 by Lot 4; all of (LRC) Pst-69146; on the SE., along line 9-10 by Pedro Justiniano; on the

is registered in accordance with the provisions of Section 103 of the Property Registration Decree in the name of:

PACIENCIA ABLING married to Pedro Maso, of legal age, Filipino

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject further, to such conditions contained in the original title as may be subsisting and to/ No portion of any street, passageway, waterway or open space so delineated on the plan shall be closed or otherwise disposed of by the Registered owner without the approval of the Court of First Instance of the Province of City in which the land is situated.

IT IS FURTHER CERTIFIED that said land was originally registered on the 31st day of JANUARY in the year nineteen hundred and thirty-eight in Registration Book No. 1-10 page 39 of the Office of the Register of Deeds of Oriental Mindoro as Original Certificate of Title No. 2956 pursuant to a Remontead patent in the name of granted by the President of the Philippines, on the 10th day of December in the year nineteen hundred and thirty-seven under Act No. 2874

This certificate is a transfer from Transfer Certificate of Title No T-114530 T-854 which is cancelled by virtue hereof in so far as the above described land is concerned.

Entered at City of Calapan
Philippines on the 21st day of August
in the year two thousand and two
at 9:11 a.m.

SM ATTY. *ROBERTO E. MONTAÑA*
(Register of Deeds)

Bansud, Oriental Mindoro
(Owner's Postal Address)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

This is a Certified True Copy of TCT T-117470 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: JONATHAN VILLAS.

Ref. No. : 2022004724 OR No. : 1026294114
Date : 05/26/2022 OR Date : May 26 2022
Time : 02:38:02 PM Amt Paid: 311.54

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

P2 T-117470

MEMORANDUM OF ENCUMBRANCES

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

Entry No. -----

SW., along line 10-11 by Pedro Lusterion; on the SW., along line 11-12 by Lot 6-D; along line 12-13 by Lot 6-C, both of Ped-116498; along line 13-14 by Lot 6-E-3-C; along line 14-15 by Lot 6-F, (LRC) Ped-116498; along line 15-16 by Lot 6-E-3-B; along line 16-17 by Lot 6-E-3-A; along line 18-19 by Lot 6-E-3-D, all of the subd. plan; along line 19-20 by Lot 6-E-2, Ped-4A-005594, Lot 6-E-1; and along line 20-1 by Lot 6-E-3-E, of the subdivision plan. Beginning at a point marked "1" on plan, being S. 60 deg. 36'E., 3590.74 m. from BLHM 1, Bo. of Agsalin, Pasmalayan, Oriental Mindoro.

thence N. 17 deg. 31'W., 80.26 m. to point 2;
thence N. 84 deg. 59'E., 20.74 m. to point 3;
thence S. 17 deg. 31'E., 73.00 m. to point 4;
thence S. 17 deg. 31'E., 15.00 m. to point 5;
thence S. 17 deg. 32'E., 201.09 m. to point 6;
thence S. 17 deg. 32'E., 139.32 m. to point 7;
thence S. 17 deg. 31'E., 16.68 m. to point 8;
thence S. 17 deg. 31'E., 78.96 m. to point 9;
thence S. 19 deg. 13'W., 2.92 m. to point 10;
thence N. 66 deg. 37'W., 24.60 m. to point 11;
thence N. 17 deg. 31'W., 18.28 m. to point 12;
thence N. 17 deg. 31'W., 20.00 m. to point 13;
thence N. 17 deg. 31'W., 29.51 m. to point 14;
thence N. 17 deg. 31'W., 10.00 m. to point 15;
thence N. 17 deg. 31'W., 69.90 m. to point 16;
thence N. 17 deg. 31'W., 10.00 m. to point 17;
thence N. 17 deg. 31'W., 10.00 m. to point 18;
thence N. 17 deg. 31'W., 215.35 m. to point 19;
thence N. 17 deg. 31'W., 20.00 m. to point 20;
thence N. 17deg. 32'W., 20.48 m. to point of

beginning, containing an area of TEN THOUSAND FIVE HUNDRED THIRTY (10,530) SQUARE METERS. All points referred to are indicated on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 60 cm., bearings grad; date of original survey, May 28, 1938, and that of the subd. survey, Nov. 28, 2001, and was approved on August 2, 2002.

ATTY. PETITO P. MORTEL
Register of Deeds

Pursuant to Section 7 of Republic Act No. 26 this Certificate of Title having been administratively reconstituted is without prejudice to any party whose right or interest to the property was duly noted on the original hereof at the time it was lost or destroyed.

(SGD) RAMON G. GARCIA
Actg. Register of Deeds

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

Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

This is a Certified True Copy of TCT T-117470 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: JONATHAN VILLAS.

Ref. No. : 2022004724 OR No. : 1026294114
Date : 05/26/2022 OR Date : May 26 2022
Time : 02:38:02 PM Amt Paid: 311.54

p2 T-117470

(Continuation of the Memorandum of Encumbrances from Page ----- A)

It is hereby certified that this certificate of title consisting of six (6) pages on this date 3-17-78 has been reconstituted from it's owner's duplicate the reconstitution having been affected administratively under the provisions of Republic Act No. 26,

(SGD) RAMON G. GARCIA
Actg. Register of Deeds

NOTE: The foregoing annotation has been copied from TCT No. T-7615 T-40

ATTY. PERITO E. MORTIZ
Register of Deeds

(Continued on Page -----C-----)

Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

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

This is a Certified True Copy of TCT T-117470 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: JONATHAN VILLAS.

Ref. No. : 2022004724 OR No. : 1026294114
Date : 05/26/2022 OR Date : May 26 2022
Time : 02:38:02 PM Amt Paid: 311.54

p4 T-117470
(Continuation of the Memorandum of Encumbrances from Page -B)

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

(Continued on Additional Sheet Page)
Register of Deeds

This is a Certified True Copy of TCT T-117470 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: JONATHAN VILLAS.

Ref. No. : 2022004724 OR No. : 1026294114
Date : 05/26/2022 OR Date : May 26 2022
Time : 02:38:02 PM Amt. Paid: 311.54

TCT No.: 064-T-117470

Page No.:5

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2018003134

Date:May 22, 2018 11:10:54AM

AFFIDAVIT OF LOSS : EXECUTED BY JUSELINE A. MAZO-ADORA, OF LEGAL AGE, ONE OF THE HEIRS AND ATTORNEY-IN-FACT OF THE HEIRS OF THE LATE SPOUSES PACENCIA ABLING AND PEDRO MAZO, ATTESTING THAT THE OWNER'S DUPLICATE COPIES OF TCT NOS. T-117466; T-117467; T-117468; T-117469 & T-117470 WERE LOST, SUBSCRIBED AND SWORN TO BEFORE NOTARY PUBLIC OF MANDALUYONG CITY, ATTY. GAUDENCIO A. PALAFOX, AS PER DOC. NO. 413, PAGE NO. 83, BOOK NO. VII, SERIES OF 2018.

DATE OF INSTRUMENT - MAY 03, 2018

NOTE: WITH ATTACHED EJS AND GENERAL POWER OF ATTORNEY

ATTY. EDMUND DANTE E. JANDA, MNSA
Register of Deeds IV

Entry No.: 2021002551

Date:May 11, 2021 02:00:25PM

ISSUANCE OF NEW OWNER'S DUPLICATE COPY OF TITLE : BY VIRTUE OF THE DECISION OF THE REGIONAL TRIAL COURT FOURTH JUDICIAL REGION BRANCH 41 PINAMALAYAN, ORIENTAL MINDORO, RENDERED BY HON. HARRY D. JAMINOLA, PRESIDING JUDGE, UNDER PET. NO. CLT18H2806, THE REGISTER OF DEEDS OF ORIENTAL MINDORO IS HEREBY ORDERED TO RE-ISSUE ANOTHER OWNER'S DUPLICATE COPIES OF TRANSFER CERTIFICATES OF TITLE NOS. T-117466, T-117467, T-117468, T-117469 AND T-117470 WITH THE SAME FAITH AND CREDIT AS THE ORIGINAL.

DATE OF INSTRUMENT - DECEMBER 13, 2018

ATTY. WARREN-DERICK TACCAD LEGASPI
Acting Registrar of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

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

This is a Certified True Copy of TCT T-117470 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: JONATHAN VILLAS.

Ref. No.: 2022004724 OR No.: 1026294114

Date : 05/26/2022 OR Date : May 26 2022

Time : 02:38:02 PM Amt Paid: 311.54

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

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

No. 1536916 *Mr* REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY
REGISTRY OF DEEDS FOR THE PROVINCE OF MINDORO ORIENTAL
CANCELLED BY
NO. T- 11465
JUR. NO. T- 783
DATE: 8-21-02

Transfer Certificate of Title

No. T- 114530

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Bansud, Prov. of Or. Mdo., more particularly bounded and described as follows:
A parcel of land (Lot 6-B-3 of the subdivision plan, Psd-4A-005494, being a portion of Lot 6-E, (LRG) Ps-116498, L.R.C. Rec. No. 1), situated in the Poblacion, Mun. of Bansud, Prov. of Or. Mindoro, Island of Mindoro. Bounded on the W., along line 1-2 by Lot 6-A, (LRG) Psd-116498, on the N., along line 2-3 by the property of Jose Emilia; on the E., along line 3-4 by Lot 1; along line 4-5 by Lot 3; along line 5-6 by Lot 8; along lines 6-7-8-9 is registered in accordance with the provisions of section 103 of the Property Registration Decree in the name of*

PACIENCIA ABLING, of legal age, married to Pedro Maso, Filipino. x x x

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the 31st day of January in the year nineteen hundred and thirty-eight in Registration Book No. 1-10 page 19 of the Office of the Register of Deeds of Oriental Mindoro as Original Certificate of Title No. 2925 pursuant to a Homestead patent, in the name of granted by the President of the Philippines, on the 16th day of December in the year nineteen hundred and thirty-seven under Act No. 2814.

This certificate is a transfer from Transfer Certificate of Title No. T-7615; T-40 which is cancelled by virtue hereof in so far as the above described land is concerned.

Entered at City of Calapan
Philippines, on the 15th day of January
in the year two thousand and two
at 2:12 m.

CANCELLED

Bansud, Oriental Mindoro.
(Owner's Postal Address)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

This is a Certified True Copy of TCT T-114530 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: VILLAS, JONATHAN FAMORCAN.

Ref. No. : 2022004498 OR No. : 1026293672
Date : 05/20/2022 OR Date : May 20 2022
Time : 12:31:18 PM Amt Paid: 1557.70

12 7-114530

MEMORANDUM OF ENCUMBRANCES

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

Entry No.

by Lot 4, all of (LRC) Psd-69346; on the SE., along line 9-10 by the property of Pedro Justiniano; on the SW., along line 10-11 by the property of Pedro Lusterio; on the W., along lines 11-12-13-14-15 by Lot 6-C & Lot 6-D (LRC) Psd-11 498; along line 15-16 by Lot 9, (LRC) Psd-69346; along lines 16-17 by this Lot 6-E-3; along lines 17-18-19-20 by Lot 6-G; along lines 20-21-22-23 by Lot 6-F; along lines 23-24 by Lot 6-G, all of (LRC) Psd-116498; along line 24-25 by this Lot 6-E-3; along line 25-26 by Lot 9; along line 26-27 by Lot 7; both of LRC Psd-69346; along 27-28 by this Lot 6-E-3; along lines 28-29-30-31-32-33 by Lot 6-B, (LRC) Psd-116498; along line 33-34 by this Lot 6-E-3; along lines 34-35-36 by Lot 7, (LRC) Psd-69346; along line 36-37 by Lot 6-E-1; along lines 37-38-39-40 by Lot 6-E-2; along line 40-41 by Lot 6-E-1, all of the subd. plan; along line 41-42 by Lot 7, (LRC) Psd-69346; and along line 42-1 by Lot 6-A (LRC) Psd-11 6498. Beginning at a point marked "1" on plan, being S. 60 deg. 36'E., 3590.74 m. from BLSM No. 1, Barrio Agsalin, Pinamalayan,

thence N. 17 deg. 31'W., 89.25 m. to pt. 2,
thence N. 84 deg. 59'E., 20.74 m. to pt. 3,
thence S. 17 deg. 31'E., 73.60 m. to pt. 4,
thence S. 17 deg. 31'E., 15.00 m. to pt. 5,
thence S. 17 deg. 32'E., 201.09 m. to pt. 6,
thence S. 17 deg. 32'E., 137.32 m. to pt. 7,
thence S. 17 deg. 31'E., 16.68 m. to pt. 8,
thence S. 17 deg. 31'E., 78.96 m. to pt. 9,
thence S. 19 deg. 13'W., 2.12 m. to pt. 10,
thence N. 66 deg. 37'W., 24.60 m. to pt. 11,
thence N. 17 deg. 31'W., 18.28 m. to pt. 12,
thence N. 17 deg. 31'W., 20.00 m. to pt. 13,
thence S. 74 deg. 23'W., 20.00 m. to pt. 14,
thence S. 74 deg. 22'W., 20.00 m. to pt. 15,
thence N. 17 deg. 31'W., 39.51 m. to pt. 16,
thence N. 74 deg. 23'E., 11.00 m. to pt. 17,
thence S. 17 deg. 31'E., 20.00 m. to pt. 18,
thence N. 74 deg. 23'E., 9.00 m. to pt. 19,
thence N. 17 deg. 31'W., 10.00 m. to pt. 20,
thence N. 74 deg. 23'E., 20.00 m. to pt. 21,
thence N. 17 deg. 31'W., 10.00 m. to pt. 22,
thence S. 74 deg. 23'W., 20.00 m. to pt. 23,
thence S. 74 deg. 23'W., 9.00 m. to pt. 24,
thence S. 74 deg. 23'W., 11.00 m. to pt. 25,
thence N. 17 deg. 31'W., 10.00 m. to pt. 26,
thence N. 17 deg. 31'W., 74.10 m. to pt. 27,
thence N. 73 deg. 15'E., 20.69 m. to pt. 28,
thence S. 17 deg. 31'E., 5.00 m. to pt. 29,
thence N. 73 deg. 14'E., 19.31 m. to pt. 30,
thence N. 17 deg. 31'W., 10.00 m. to pt. 31,

(Memorandum of Encumbrances continued on Page -B)

(Technical Description continued on Additional Sheet Page -)

thence S. 73 deg. 14'W., 19.31 m. to pt. 32,
thence S. 17 deg. 31'W., 5.00 m. to pt. 33,
thence S. 73 deg. 15'W., 20.69 m. to pt. 34,

Continuation at the next page:

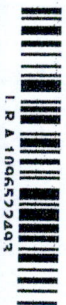
Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

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

This is a Certified True Copy of TCT T-114530 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: VILLAS, JONATHAN FAMORCAN.

Ref. No.: 2022004498 OR No.: 1026293672
Date: 05/20/2022 OR Date: May 20 2022
Time: 12:31:18 PM Amt Paid: 1557.70



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

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

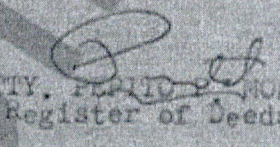
13 1-114530

(Continuation of the Memorandum of Encumbrances from Page -----A)

thence N. 17 deg. 31'W., 98.12 m. to pt. 35,
thence N. 17 deg. 31'W., 122.24 m. to pt. 36,
thence N. 73 deg. 16'E., 20.00 m. to pt. 37,
thence N. 73 deg. 16'W., 20.00 m. to pt. 38,
thence N. 17 deg. 31'W., 20.00 m. to pt. 39,
thence S. 73 deg. 16'W., 20.00 m. to pt. 40,
thence S. 73 deg. 16'W., 20.00 m. to pt. 41,
thence N. 17 deg. 31'W., 14.00 m. to pt. 42,
thence N. 64 deg. 03'E., 40.44 m. to the point of

beginning, containing an area of TWENTY FOUR THOUSAND FOUR HUNDRED NINETEEN (24,419) SQUARE METERS. All points referred to are indicated on the plan and are marked on the ground as follows: Points 36,37,38,39,40 and 41 by PS and the rest are Old PS cyl. conc. mens. 15 x 60 cms., bearings true; date of the original survey May 28,1938 and that of the subd. survey Oct. 16,1979 and was approved on December 14,1979.

(NOTE: Lot 6-E, (LRC) Psd-116498 is a portion of H-88401).

ATTY.  MORTEL
Register of Deeds

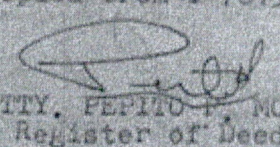
Pursuant to Section 7 of Republic Act No. 26, this Certificate of title having been administratively reconstituted is without prejudice to any party whose right or interest in the property was duly noted on the original hereof at the time it was lost or destroyed.

SGD: RAMON G. GARCIA
Actg. Register of Deeds

It is hereby certified that this Certificate of Title consisting of six (6) pages on this date 3-17-78 has been reconstituted from it's owner's duplicate, the reconstitution having been affected administratively under the provision of Republic Act No. 26.

SGD. RAMON G. GARCIA
Actg. Register of Deeds

NOTE: The foregoing annotation has been copied from T-7615; T-40

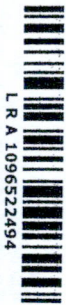
ATTY.  MORTEL
Register of Deeds

(Continued on Page -----C

Register of Deeds

This is a Certified True Copy of TCT T-114530 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: VILLAS, JONATHAN FAMORCAN.

Ref. No. : 2022004498 OR No. : 1026293672
Date : 05/20/2022 OR Date : May 20 2022
Time : 12:31:18 PM Amt Paid: 1557.70



L R A 1096522494

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

(Continuation of the Memorandum of Encumbrances from Page-B)

Entry No. 2851.-Doc. No. 2851.-LETTER REQUEST.- Executed by Engr. Rogelio E. Misal Geodetic Engr., for the issuance of six (6) titles to be issued to PROCIENCIA ABLING, married to Pedro Maso, for Lot Nos. 6-E-3-A to F, with an area of 24,419 sq.m, subscribed and sworn before Notary Public HERMINI V. TOLENTINO, on file in this Registry.

Date of Instrument - - August 20, 2002

Date of Inscription- - August 21, 2002 at 9:40 a.m.

ATTY. ~~PERDUE~~ MORTEL
Register of Deeds

Entry No. 2852.-Doc. No. 2852.-SUBDIVISION PLAN.- Pad-04-145463, for Lot Nos. 6-E-3-A to F, duly approved by the Bureau of Lands Manila. Transfer Certificate of Title issued to:

T-117465 - with an area of 200 sq.m. known as Lot 6-E-3-A
T-117466 - with an area of 3,082 sq.m. known as Lot 6-E-3-B
T-117467 - with an area of 1,200 sq.m. known as Lot 6-E-3-C
T-117468 - with an area of 8,717 sq.m. known as Lot 6-E-3-D
T-117469 - with an area of 690 sq.m. known as Lot 6-E-3-E
T-117470 - with an area of 10,530 sq.m. known as Lot 6-E-3-F (Road Lot)
- all are issued to PACIENCIA ARIING married to Pedro Maso

This title is no longer existing and therefore cancelled on file in this Registry.

Date of Instrument - - August 2, 2002

Date of Inscription- - August 21, 2002 at 9:41 a.m.

CANCELLED BY TGT NO: T-117465-70 T-88*

ATTY. PEOPLE'S PARTY
Register of Deeds

(Continued on Additional Sheet) Page Registrar of Deeds

This is a Certified True Copy of TCT T-114530 on file at **Registry of Deeds of Calapan, Mindoro Oriental**. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at **Registry of Deeds of Calapan, Mindoro Oriental**. Requested By: **VILLAS, JONATHAN FAMORCAN**.

Ref. No. : 2022004498 OR No. : 1026293672

Date : 05/20/2022 OR Date : May 20 2022

Time : 12:31:18 PM Amt. Paid: 1557.70

L R A 1096522495

Function Form No. 140
(Revised January 21, 1973)

Book T-40

Page 15

CANCELLED BY:

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE

Land Registration Commission

REGISTRY OF DEEDS FOR THE PROVINCE OF ORIENTAL MINDORO

Transfer Certificate of Title

No. T-7615

It is hereby certified that certain land situated in the Municipality of Bansud,
Prov. of Or. Mindoro particularly bounded and described as follows:

A parcel of land (Lot 6-B of the subdivision plan (LRC) T-116496, being
a portion of Lot 6, (LRC) P-69346, LRC Rec. No. 11, Patent) situated in
the Poblacion Municipality of Bansud, Province of Oriental Mindoro, Island
of Mindoro. Bounded on the NS., points 1 to 4 by Lot 1, (LRC) P-69346;
points 4 to 5 by Lot 3, (LRC) P-69346, points 5 to 6 by Lot 2, LRC P-69346,
and points 6, 7, 8 and 9 by Lot 4, (LRC) P-69346, and points 9 to
10 by property of Pedro Justiano; on the SW., points 10 to 11 by property of
is registered in accordance with the provisions of section 172 of the Land Registration Act in
the name of **PACIENCIA ARLING**, of legal age, married to Pedro Mago, Filipino
and a resident of Bansud, Or. Mindoro.

subject to the provisions of the said Land Registration Act and the Public Land Act, as well as
to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions con-
tained in the original title as may be subsisting, and to

It is further certified that said land was originally registered on the 31st day
of January in the year nineteen hundred and thirty-eight
in Registration Book No. T-10, page 19 of the Office of the Register of Deeds
of Or. Mindoro as Original Certificate of Title No. 2056, pursuant to
a Homestead patent granted by the President of the Philippines, on the 16th
day of September in the year nineteen hundred and thirty-seven,
under Act No. 2874.

This certificate is a transfer from Transfer Certificate of Title No. HT-27(T-35632)
which is cancelled by virtue hereof in so far as the above described land is concerned.

CANCELLED

Entered at Calapan, Or. Mindoro
Philippines, on the 5th day of December
in the year nineteen hundred and seventy-nine
at 9:55 a.m.

RODOLFO B. GARCIA
Register of Deeds

Bansud, Or. Mindoro
(Owner's postal address)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the
registered owner. If the owner is a married woman state also the citizenship of her husband. If the
land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

15-124

This is a Certified True Copy of TCT T-7615 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 4 page(s) and
does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental.
Requested By: VILLAS, JONATHAN FAMORCAN.

Ref. No. : 2022004498 OR No. : 1026293672

Date : 05/20/2022 OR Date : May 20 2022

Time : 12:33:22 PM Amt Paid: 1557.70

PS 7-70K

MEMORANDUM OF ENCUMBRANCES

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

Enter No. _____

Pedro Lasterio; points 11 to 12 by Lot 6-D, points 12, 13, 14 and 15, by Lot 6-C, both of the subdivision plan and on the NW., points 15 to 16 by Lot 9, LRC Pad-69346; points 16 to 17 by Lot 6-E; points 17, 18, 19, and 20, by Lot 6-C, points 20, 21, 22, and 23, by Lot 6-F, points 23 to 24 by Lot 6-G; and points 24 to 25 by Lot 6-H all of the subdivision plan; points 25 to 26 by Lot 9, (LRC) Pad-69346; points 26 to 27 by Lot 7, LRC Pad-69346, points 27 to 28 by Lot 6-E points 28, 29, 30, 31, 32, and 33 by Lot 6-B, and points 33 to 34 by Lot 6-E both of the subdivision plan; points 34 to 35, and 35 to 36 by Lot 7, LRC Pad-69346; and on the NW., and SW., points 36 to 1 and 1 to 2 by Lot 6-A of the subdivision plan and on the NW., points 2 to 3 by property of Jose Samilla. Beginning at a point marked 1 on plan being S. 60 deg. 36'E., 3590.74m. from BLRM No. 17 Sitio of Arcelin, Barrio Baleta, Municipality of Pinalayan, thence N. 17 deg. 31'W., 89.26m. to pt. 2; thence N. 84 deg. 59'E., 20.49m. to point 3; thence S. 17 deg. 31'E., 73.00m. to point 4; thence S. 17 deg. 31'E., 15.00m. to point 5; thence S. 17 deg. 31'E., 201.09m. to point 6; thence S. 17 deg. 32'E., 337.32m. to point 7; thence S. 17 deg. 31'E., 16.68m. to point 8; thence S. 17 deg. 31'E., 78.96m. to point 9; thence S. 19 deg. 13'W., 2.92m. to point 10; thence N. 66 deg. 37'W., 24.60m. to point 11; thence N. 17 deg. 31'W., 18.28m. to point 12; thence N. 17 deg. 31'W., 20.00m. to point 13; thence S. 74 deg. 23'W., 20.00m. to point 14; thence S. 74 deg. 22'W., 20.00m. to point 15; thence S. 17 deg. 31'W., 39.51m. to point 16; thence S. 74 deg. 23'E., 11.00m. to point 17; thence S. 17 deg. 31'E., 20.00m. to point 18; thence N. 74 deg. 23'E., 9.00m. to point 19; thence N. 17 deg. 31'W., 10.00m. to point 20; thence N. 74 deg. 23'E., 20.00m. to point 21; thence N. 17 deg. 31'W., 10.00m. to point 22; thence S. 74 deg. 23'W., 20.00m. to point 23; thence S. 74 deg. 23'W., 9.00m. to point 24; thence S. 74 deg. 23'W., 11.00m. to point 25; thence N. 17 deg. 31'W., 10.00m. to point 26; thence N. 17 deg. 31'W., 74.16m. to point 27; thence N. 73 deg. 15'E., 20.69m. to point 28; thence S. 17 deg. 31'E., 5.00m. to point 29; thence N. 73 deg. 14'E., 19.31m. to point 30; thence N. 17 deg. 31'W., 10.00m. to point 31; thence N. 17 deg. 31'W., 5.00m. to point 32; thence S. 17 deg. 31'E., 5.00m. to point 33; thence S. 73 deg. 15'W., 20.69 m. to point 34; thence S. 17 deg. 31'W., 98.12m. to point 35; thence N. 17 deg. 32'W., 156.24m. to point 36; thence N. 64 deg. 03'E., 40.44m. to the point of beginning; containing an area of TWENTY FIVE THOUSAND TWO HUNDRED NINETEEN (25,219) SQ. METERS more or less. All points referred to are indicated on the plan and are marked on the ground as follows: Points 3, 4, 5, 6, 7, 8, 9, 26, and 35 by Old PS Cyl. Conc. Mens. 15 x 60 cm., bearings true; declination 1 deg. 03'E., date of the original survey May 28, 1938, and that of the subdivision survey January 20, 1970.

RAMON G. GARCIA
Actg. Register of Deeds

(Memorandum of Encumbrances continued on Page -B-)

(Technical Description continued on Additional Sheet -Page -)

Register of Deeds

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

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This is a Certified True Copy of TCT T-7615 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: VILLAS, JONATHAN FAMORCAN.

Ref. No. : 2022004498 OR No. : 1026293672
Date : 05/20/2022 OR Date : May 20 2022
Time : 12:33:22 PM Amt Paid: 1557.70

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

TCT-7615

(Continuation of the Memorandum of Encumbrances from Page _____ A)

1. This is a copy of the original document as it appears in the Registry of Deeds of Calapan, Mindoro Oriental, and is subject to the provisions of the Act, No. 151, as amended, and the rules and regulations thereunder.

Sgd. Ramon S. Garcia

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Sgd. Ramon S. Garcia

Sgd. Ramon S. Garcia

Entry No. 3997.-Doc. No. 3997.-PARTIAL SALE.-In favor of ALFREDO CASCABEL, single, of legal age, Filipino and resident of Poblacion, Banaue, Oroquieta, Cebu.-Covering a portion of FOUR HUNDRED (400) SQUARE METERS of the parcel of land described in this TCT NO. T-7615, for the sum of TWO THOUSAND PESOS ONLY (P2,000.00) in conformity with the conditions stipulated in the Deed of Sale executed by Pascencia Ablang, married to Pedro Maso, as per Doc. no. 523; page 5; book no. II; series of 1979, before Notary Public Rogelio B. Nisal, on file in this Registry.

Date of Instrument Sept. 4, 1979

Date of Inscription February 20, 1980 at 9:47 a.m.

RAMON C. GARCIA

Actg. Register of Deeds

Entry No. 3998.-Doc. No. 3998.-SUBDIVISION PLAN.-Sub-4A-005494 for Lots 6-E-1, 6-E-2 & 6-E-3 duly approved by the Bureau of Lands Manila. TCT NO. T-3997 is issued in the name of Alfredo Cascabel for Lot 6-E-2, on file in this Registry. This title is still existing with respect to Lots 6-E-1 & 6-E-3.

Date of Instrument Dec. 14, 1979

Date of Inscription Feb. 20, 1980 at 9:47 a.m.

RAMON C. GARCIA

Actg. Register of Deeds

(Continued on Page _____ C)

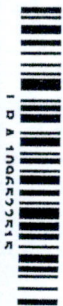
Register of Deeds

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pg 7-7615

(Continuation of the Memorandum of Encumbrances from Page _____ -B)

Entry No. 1098 - Dec. No. 1098 - SUBDIVISION PLAN - Fed-4A-005494, affecting TCT. No. T-7615, of Lot No. 6-E-3 for Lot No. 6-E-3, duly approved by the Bureau of Lands, Manila. TCT. No. T-114530, is issued to PASCALIA ABLING, with respect to Lot No. 6-E-3, containing an area of TWENTY FOUR THOUSAND FOUR HUNDRED NINETEEN (24,419) SQUARE METERS. This title is still existing with respect to Lot 6-E-3.

REGINA C. GARCIA
Actg. Register of Deeds

Entry No. 1098 - Dec. No. 1098 - SUBDIVISION PLAN - Fed-4A-005494, affecting TCT. No. T-7615, of Lot No. 6-E-3 for Lot No. 6-E-3, duly approved by the Bureau of Lands, Manila. TCT. No. T-114530, is issued to PASCALIA ABLING, with respect to Lot No. 6-E-3, containing an area of TWENTY FOUR THOUSAND FOUR HUNDRED NINETEEN (24,419) SQUARE METERS. This title is still existing with respect to Lot 6-E-3.

REGINA C. GARCIA
Actg. Register of Deeds

Entry No. 5898 - Dec. No. 5898 - LETTER REQUEST - Request for the issuance of title in the name of PASCALIA ABLING, with respect to Lot 6-E-3, Fed-4A-005494, containing an area of 24,419 sq.m. embraced in and covered by TCT. No. T-7615, T-40; Page 15. Subscribed and sworn to before Hermilio V. Tolentino.

Date of Instrument - - January 16, 2002
Date of Inscription - - January 16, 2002 at 3:10

ATTY. PEPITO P. MONTIEL
Register of Deeds

See Entry No. 3996 - Dec. No. 3996 - SUBDIVISION PLAN - Fed-4A-005494, affecting TCT. No. T-7615, of Lot No. 6-E for Lot No. 6-E-3, duly approved by the Bureau of Lands, Manila. TCT. No. T-114530, is issued to PASCALIA ABLING, with respect to Lot No. 6-E-3, containing an area of TWENTY FOUR THOUSAND FOUR HUNDRED NINETEEN (24,419) SQUARE METERS.

This title is no longer existing and therefore CANCELLED.

Date of Instrument - - December 14, 1979
Date of Inscription - - January 16, 2002 at 3:12

ATTY. PEPITO P. MONTIEL
Register of Deeds

(Continued on Additional Sheet _____, Page _____, Register of Deeds)

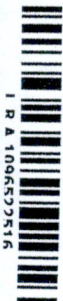
17-101

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Ref. No. : 2022004498 OR No. : 1026293672
Date : 05/20/2022 OR Date : May 20 2022
Time : 12:33:22 PM Amt Paid: 1557.70



JUDICIAL FORM NO. 140
(Revised, June 1, 1977)

"RECONSTITUTED UNDER REPUBLIC ACT NO. 26"

Book... 32
Page... 27

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

Transfer Certificate of Title

RT-27 (T-35632)

IT IS HEREBY CERTIFIED that certain land situated in the Province of Oriental Mindoro Philippines; more particularly bounded and described as follows:

A parcel of land (Lot 7 of the subd. plan (LRC) Pad-69346, being a portion of a parcel of land described on plan H-88401, LRC (GLRO) Rec. No. H. Pat. situated in the Poblacion of the Mun. of Bansud, Prov. of Or. Mdo., Island of Mdo., Bounded on the NE. pts. 1 to 5 by Lot 6; on the SE., and SW., pts. 3 to 6 by Lot 9 of the NW., pts. 6 to 1 by Lot 5, all of the subd. plan. Beginning at a pt. marked 1 on plan being S. 60 deg. 43'W., 3629.94m. from BLBM 1, sitio of Agsalin, Bo. of Alete, Mp. of Pinamalayan, thence S. 17 deg. 32'E., 160.90m. to pt. 2; thence S. 17 deg. 31'E., 172.28m. to pt. 3; thence S. 74 deg. 23'W., 49.66m. to pt. 4; thence N. 17 deg. 31'W., 173.45m. to pt. 5; thence N. 17 deg. 30'W., 159.48m. to pt. 6; thence N. 74 deg. 06'E., 49.57m. to pt. of beginning; containing an area of SIXTEEN THOUSAND is registered in accordance with the provisions of section 122 of the Land Registration Act in the name of * PACIENCIA ABLING, of legal age, married to Pedro Maso, Fil., and resident of Bansud, Or. Mdo., subject to the provisions of the said Land Registration Act and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the 31st day of JANUARY, in the year nineteen hundred and thirty-eight, in Registration Book No. I-10, page 19, of the Office of the Register of Deeds of Or. Mdo., as Original Certificate of Title No 2936, pursuant to a Hom. patent granted by the President of the Philippines, on the 16th day of December, in the year nineteen hundred and thirty-seven, under Act No. 2874.

This certificate is a transfer from TRANSFER Certificate of Title No. T-3301, which is cancelled by virtue hereof in so far as the above described land is concerned.

Entered at Calapan, Or. Mindoro Philippines, on the 22nd day of April, in the year nineteen hundred and sixty-nine, at 10:40 a.m.

SGD. EMMANUEL S. PANALIGAN
(Actg.) Register of Deeds

Bansud, Or. Mindoro, Phils.,
(Owner's postal address)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses

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RT-27 (T-35632) T-32

MEMORANDUM OF ENCUMBRANCES

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

~~XXXXXX~~

FIVE HUNDRED TWENTY-FOUR (16,524) SQ. METERS, more or less. All pts. referred to are indicated on the plan and are marked on the ground by PS CYL Conc. Mons. 15 x 60 cm., bearings true, decl. 1 deg. 03'E., date of the original survey May 28, 1938 and that of the subd. survey Jan. 30, 1967.

SGD. EMMANUEL S. PANALIGAN
(Actg.) Register of Deeds

Entry No. 57231, Doc. No. 57231-DEED OF TRANSFER AND CONVEYANCE- In favor of the Mun. of Bansud, Prov. of Or. Mdo.- Transfer and conveyance of a total area of TWO THOUSAND EIGHT HUNDRED THIRTY ONE (2,831) SQ. Meters, otherwise known as Road Lot No. 7-W of the subd. plan. LRC Psd-102236, for the sum of ONE PESOS (P1.00) covering the parcel of land described in this T.C.T. No. T-35632 in conformity with the conditions by PACIENCIA ABLING on file in this Registry.

Date of Instrument - April 28, 1969
Date of Inscription-April 28, 1969 at 1:40 p.m.

SGD. REYNALDO M. MAMBIL
Register of Deeds

Entry No. 57233-Doc. No. 57233- PARTIAL SALE- In favor of VIRGINITA FAJARDO of legal age, married, Fil., and res. of Bansud, Or. Mdo.- Covering a portion of SIX HUNDRED (600) SQ. Meters, of the parcel of land described in this T.C.T. No. T-35632 for the sum of ONE THOUSAND ONE HUNDRED PESOS (P1,100) subject to all conditions stipulated in the Deed of Sale executed by PACIENCIA ABLING, on file in this Registry.

Date of Instrument-April 2, 1966
Date of Inscription-April 28, 1969 at 1:50 p.m.

SGD. REYNALDO M. MAMBIL
Register of Deeds

Entry No. 57234-Doc. No. 57234-PARTIAL SALE- In favor of the Sps. NORBERTO GIBA AND MARIA LANDICHO, both of legal age, Fil., and res. of Bansud, Or. Mdo., covering a portion of FOUR HUNDRED (400) Sq. meters, of the parcel of land described in this T.C.T. No. T-35632, for the sum of EIGHT HUNDRED PESOS (P800.00) in conformity with the conditions stipulated in the Deed of Sale executed by Paciencia Abling, on file in this Registry.

Date of Instrument- April 15, 1968
Date of Inscription-April 28, 1969 at 1:55 p.m.

SGD. REYNALDO M. MAMBIL
Register of Deeds

Entry No. 57235 Doc. No. 57235- PARTIAL SALE- In favor of GLORIA REY, of legal age, married to Arsenio Rabino, Fil., and res. of Bansud, Or. Mdo., covering a portion of (400) Sq. meters, for the sum of FIVE HUNDRED (P500.00) in conformity with the conditions stipulated in the Deed of Sale, executed by Paciencia Abling and file in this Registry.

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

Date of Instrument-Feb. 8, 1964
Date of Inscription-April 28, 1969 at 2:00 p.m.

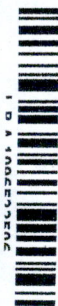
SGD. REYNALDO M. MAMBIL
Register of Deeds

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Entry No. 57236-Doc. No. 57236- PARTIAL SALE- In favor of ANDRES CANTROMERO and REMEGIA GAMEZ, both of legal age, Fil., and res. of Bansud, Or. Mdo.- Covering a portion of FOUR HUNDRED (400) SQ. Meters, of the parcel of land described in this T.C.T. No. T-35632 for the sum of ONE THOUSAND FIVE HUNDRED PESOS (P1,500.00) in conformity with the conditions stipulated in the Deed of sale executed by PACIENCIA ABLING, on file in this Registry.

(Continuation of the Memorandum of Encumbrances from Page.....A

Date of Instrument - Ja. 21, 1966

Date of Inscription-April 28, 1969 at 2:05 p.m.

SGD. REYNALDO M. MAMBIL

Register of Deeds

Entry No. 57237-Doc. No. 57237- PARTIAL SALE- In favor of ROGELIO B. MISAL of legal age, married to Consisa Misal, Fil., and res. of Bansud, Or. Mdo. Covering a portion of TWO HUNDRED SEVENTY (270) SQ. METERS, of the parcel of land described in this T.C.T. No. T-35632 for the sum of FIVE HUNDRED PESOS (P500.00) in conformity with the conditions stipulated in the Deed of sale, executed by PACIENCIA ABLING, on file in this Registry.

Date of Instrument -April 22, 1969

Date of Inscription-April 28, 1969 at 2:10 p.m.

SGD. REYNALDO M. MAMBIL

Register of Deeds

Entry No., 9814- Doc. No. 9814- PARTIAL SALE- In favor of the Sps. FELIPE MORILLO and MARGARITA RAMOS, both of legal age, Fils., and res. of Bansud, Or. Mdo.,-Covering the portion of ONE THOUSAND FOUR HUNDRED AND EIGHTY (1480) SQ. METERS, of the parcel of land described in this T.C.T. No. T-3301 for the sum of ONE THOUSAND PESOS (P1,000.00) in conformity with the conditions stipulated in the Deed of sale executed by Paciencia Abling on file in this Registry.

Date of Instrument-Sept. 21, 1965

Date of Inscription-Sept. 22, 1965 at 9:20 a.m.

SGD. REYNALDO M. MAMBIL

Register of Deeds

Entry No. 49743-Doc. No. 49743- PARTIAL SALE- In favor of the Sps. MATEO FABIO and MILDRED FAMINI, both of legal age, Fils., and res. of Bansud, Or. Mdo.,-Covering a portion of FOUR HUNDRED (400) SQ. METERS, of the parcel of land described in this T.C.T. No. T-3301, for the sum of ONE THOUSAND PESOS (P1,000.00) in conformity with the conditions stipulated in the Deed of sale executed by PACIENCIA ABLING, on file in this Registry.

Date of Instrument-Nov. 17, 1967

Date of Inscription-Dec. 8, 1967 at 11:00 a.m.

SGD. REYNALDO M. MAMBIL

Register of Deeds

SEE ENTRY No. 57238-Doc. No. 57238- SUBD. PLAN, with its corresponding technical description for Lots 7-I and 7-K and-102236 Transfer Certificate of Title No. T-35724 issued to FELIPE MORILLO, for Lot 7-I and T-35725 issued to MATEO FABIO, for Lot 7-K. This title is still existing.

Date of Instrument-April 16, 1969

Date of Inscription-April 29, 1969 at 9:29 a.m.

SGD. REYNALDO M. MAMBIL

Register of Deeds

SEE ENTRY No. 57238 Doc. No. 57238- SUBD. PLAN- with its corresponding technical description for Lot 7-C and-102236. T.C.T. No. T-30061 issued to CIRIACO DE LAVEGA. This title is still existing.

Date of Instrument-April 16, 1969

Date of Inscription-June 3, 1969 at 10:55 a.m.

SGD. RAMON A. AMONUEVO

(Actg.) Register of Deeds

(Continued on Page.....C

Register of Deeds

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14 21 27 (1-35632) T-33
(Continuation of the Memorandum of Encumbrances from Page B)

Entry No. 59477-Doc. No. 59477- PARTIAL SALE- In favor of CIRIACO DE LA VEGA, of legal age, married to Silvina Lacdao-Fil., and res. of Bongabon, Or. Mdo., Covering a portion of FOUR HUNDRED (400) SQ. METERS, of the parcel of the land described in this T.C.T. No. 35632 for the sum of ONE HUNDRED PESOS (P100.00) in conformity with the conditions stipulated in the Deed of Sale executed by PACIENCIA ABLING, on file in this Registry-
Date of Instrument- Nov. 24, 1957
Date of Inscription-June 3, 1969 at 10:50 a.m.

SGD. RAMON B. ANONUEVO
(Actg.) Register of Deeds

Entry No. 60134-Doc. No. 60134- PARTIAL SALE- In favor of ROGELIO MISAL of legal age, married to Consisa Misal, Fil. and res. of Bansud, Or. Mdo., Covering a portion of TWO HUNDRED FIFTY ONE (251) SQ. METERS of the parcel of land described in this T.C.T. No. T-35632 for the sum of FIVE HUNDRED PESOS (P500.00) in conformity with the conditions stipulated in the Deed of SALE executed by PACIENCIA ABLING, on file in this Registry.
Date of Instrument -June 3, 1969
Date of Inscription-June 24, 1969 at 9:00 a.m.

SGD. REYNALDO M. MAMBIL
Register of Deeds

SEE ENTRY No. 57238-Doc. No. 57238- SUB. PLAN-with its corresponding technical description for Lot 7-A sd-102236. T.C.T. No. T-36323 issued to Rogelio Misal for Lot 7-A. This title is still existing.
Date of Instrument -April 16, 1969
Date of Inscription-June 24, 1969 at 9:05 a.m.

SGD. REYNALDO M. MAMBIL
Register of Deeds

Entry No. 62660-Doc. No. 6260-PARTIAL SALE- In favor of PRUDENTE D. SOLLER of legal age, married to Preciosa Mosqueda-Soller- Fil., and res. of Bansud Or. Mdo., Covering a portion of TWO HUNDRED NINE TY FOUR (294) SQ. METERS of the parcel of land described in this T.C.T. No. T-35632 for the sum of THREE HUNDRED FIFTY (P350.00) In conformity with the conditions stipulated in the Deed of Sale, executed by Paciencia Ablng on file in this registry.

Date of Instruemnt-Sept. 18, 1969
date of Inscription-Sept. 18, 1969

SGD. REYNALDO M. MAMBIL
Register of Deeds

SEE ENTRY No. 57238 Doc. No. 57238 SUBD. PLAN, with its corresponding technical description for Lot 7-M sd-102236. T.CIT. No. T-37479 issued to PRUDENTE D. SOLLER for said lot. This title is still existing.
Date of Instnmnt-April 16, 1969
ate of Inscription-Sept. 18, 1969 at 9:05 a.m.

SGD. REYNALDO M. MAMBIL
Register of Deeds

Entry No. 73485-Doc. No. 73485-PARTIAL SALE- Infavor of MACARIO PANMANIBAN of legal age, married to Ruperta Asi, Fil., and res. of Bongabon Or. Mdo. Covering a portion of FOUR HUNDRED (400) SQ. METERS, of the parcel of land described in this T.C.T. No. T-35632 for the sum of two HUNDRED PESOS (P200.00) in conformity with the conditions stipulated in the Deed of Sale executed by Additional Sheet, Page
PACIENCIA ABLING, on file in this Registry.
Register of Deeds

Date of Instruemnt- May 31, 1950
ate of Inscription-July 21, 1970 at 9:40 a.m.

SGD. REYNALDO M. MAMBIL
Register of Deeds

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See Entry No. 57238-Doc. No. 57238-SUBD. PLAN, with its corresponding technical description of LOT Page 7-G Psd-102236, T.C.T. No. T-42089 issued to MACARIO PANGANIBAN. This title is still existing.

Date of Instrument-April 16, 1969
date of Inscription-July 21, 1970 at 9:45 a.m.
(Continuation of the Memorandum of Encumbrances from Page.....A

15 RT-27 LT-33032/1-2 SGD. REYNALDO M. MAMBIL
Register of Deeds

Entry No. 74489-Doc. No. 74489-PARTIAL SALE- In favor of LUCITA LAMBOLOTO of legal age, single Fil., and res. of Bansud, Or. Mdo., Covering a portion of TWO THUNDRED (200) SQ. METERS, of the parcel of land described in this T.C.T. No. T-35632 for the sum of ONE THOUSAND PESOS (P1,000.00) PESOS in conformity with the conditions stipulated in the Deed of Sale executed by Paciencia Abling on file in this Registry.

Date of Instrument - Jan. 30, 1970
date of Inscription- Nov. 12, 1970 at 1:20 p.m.

SGD. REYNALDO M. MAMBIL
Register of Deeds

SEE ENTRY NO. 57238-Doc. No. 57238-SUBD. PLAN Psd-102236, for Lot 7-U T.C.T. No. T-43841 issued to LUCITA LAMBOLOTO with respect to said Lot. This title is still existing.

Date of Instrument-April 16, 1969
date of Inscription-Nov. 12, 1970 at 1:25 p.m.

SGD. REYNALDO M. MAMBIL
Register of Deeds

Entry No. 85048-Doc. No. 85048- PARTIAL SALE- In favor of the Sps. MARCIANO CARANDANG and NENITA ALCALA, both of legal age, Fila., and res. of Bansud, Or. Mdo., Covering a portion of 393 SQ. METERS of the parcel of land described in this T.C.T. No. T-35632 for the sum of ONE THOUSAND PESOS (P1,000.00) in conformity with the conditions stipulated in the Deed of Sale, executed by Paciencia Abling on file in this Registry.

Date of Instrument-June 7, 1971
Date of Inscription-Aug. 6, 1971 at 1:38 p.m.

SGD. REYNALDO M. MAMBIL
Register of Deeds

SEE ENTRY No. 57238-Doc. No. 57238-Subd. Plan LRC Psd-1-2236 with technical description for Lot 7-F duly approved by the authorities concerned. T.C.T. No. T-47727 was issued in the name of Sps. MARCIANO CARANDANG & NENITA ALCALA, corresponding to said lot on file in this Registry. This title is still existing.

Date of Instrument- April 16, 1969
date of Inscription-Aug. 6, 1971 at 1:34 p.m.

SGD. REYNALDO M. MAMBIL
Register of Deeds

Entry No. 91188-Doc. No. 91188- PARTIAL SALE- In favor of Sps. FELIPE MURILLO and MARGARITA RAMOS, both of legal age, Fila., and res. of Bansud, Or. Mdo., Covering a portion of 400 sq. meters described in T.C.T. T-45632, for the sum of P1,000 subject to all conditions stipulated in the Deed of Sale, executed by PACIENCIA ABLING, on file in this Registry. T.C.T. No. T-51025 is issued with respect to Lot 7-B, on file in this Registry.

Date of Instrument-Feb. 28, 1972
Date of Inscription-March 2, 1972 at 10:15 a.m.

SGD. REYNALDO M. MAMBIL
Register of Deeds

(Continued on Page.....C

Register of Deeds

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Date : 05/20/2022 OR Date : May 20 2022
Time : 12:33:01 PM Amt Paid: 1557.70

Entry No. 138199-Doc. No. 138199- SUBD. PLAN-^{ad}-116498 duly approved by the LRC T.C.T. T-69956 is issued for Lot 6-F in favor of Maria Pak Flores widow, Fil., and res. of ^{ansud}, Or. Mdo.. This title is still existing with ~~regards to other lots.~~

ate of Inscription-Sept. 29, 1975.

Register of Deeds

SGR. REYNALDO M. MAMBIL

register of 1201510

(Continued on Additional Sheet)

SEE ENTRY NO. 25650-DOC. NO. 25650- PARTIAL SAE- In favor of the Sp. ESTRELLA
L. MALAPITAN & EPIFANIO MALAPITAN-Coverin, an area of (400) SQ. METERS,
described in this T.C.T. No. T-3301, for the sum of ONE THOUSAND PESOS (P1,000.00
subject to all conditions stipulated in the Deed of Sale executed by PACIENTE
ABLING on file in this Registry.

ate of Instrument - Oct. 1, 1966

Date of Inscription-May 3, 1967 at 11:15 a.m.

SGD. GAUDENCIO SADICON

(Actg.) register of Deeds

See Entry No. 57238-Doc. No. 57238-SUBD. PLAN- sd-102236, for Lots 7-N duly appvoted by LRC Quezon City T.C.T. No. T- 77531 is issued in the name of ESTRELLA MALAPITAN & EPIFANIO MALAPITAN, on file in this Registry.

Date of Instrument-April 15, 1969

Date of Inscription- arch 11, 1977 at 1:55 p.m.

SGD. RAMON G. GARCIA

(Actg.) Register of Deeds

Entry No. 3180-Doc. No. 3180 DEED OF SALE- In favor of the Spa. MACARIO GUPO & OPRECINA MALIBIRAN-Covering an area of of 500 sq. meters described on ~~plan~~ this T.C.T. No. T-35632 for the sum fo P300.00 subject to all conditions stipulated in the Deed of ale executed by Paciencia Abling on file in this Registry.

Date of Instrument-Dec. 1, 1964

ate of Inscription - arch 11, 1977 at 1:45 pm.

SGD. RAMON G. GARCIA

(Actg.) Register of Deeds

SEE ENTRY NO. 572380 SUBD. PLAN-Psd-102236 for Lot 7-J adulyy approved by the LRC T.C.T. No. T -775 29 issued in the name of Macario Gupo on file in this Registry.

Date of Instrument-April 15, 1969

ate of Inscription-March 11, 1977 at 1:45 p.m.

SGD. RAMON G. GARCIA

Actg. Register of Deeds

SEE ENTRY NO. 138199-DOO.NO. 138199- SUBD. PLAN=116498- for Lots 6-A & 6-G duly approved by LRC Quezon City TCT No. T-78874 & T-78875 is added in the name of Paciencia Ablang on file in this Registry. This title is still existing.

date of Instrument-Feb. 20, 1970

Date of Inscription-June 16, 1977 at 1:25 p.m.

SGD. RAMON G. GARCIA

(Actg.) Register of "seeds"

"Page 10 of Section 7 of Report No. 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844,

AGRICULTURAL REGISTER OF 1880

Continuation of the Memorandum of Understanding from Page B)

0504

P-7 RT-27(1-35032) T-30

(Continuation of the Memorandum of Encumbrances from Page _____-B)

Entry No. 1405-Dec. No. 1405-PARTIAL SALE-In favor of VICAR APOSTOLIC OF CALAPAN-Coverin a portion of ONE THOUSAND SEVEN HUNDRED THREE (1,703) SQ. METERS more or less, described in this Transfer Certificate of Title No. RT-27 (T-35632) for the sum of SEVEN HUNDRED THIRTY (P730.00) PESOS in conformity with the conditions stipulated in the said Partial Sale executed by PATERENCIA ABLING Per Dec. No. 283; Page No. 57; Book No. I, Series of 1979 of Notary Public Rogelio Rinalof, Masad, Or. Mdo. on file in this Registry.

Date of Instrument- March 17, 1979
Date of Inscription-November 27, 1979

RAMON U. GARCIA
Actg. Register of Deeds

Entry No. 1406-Dec. No. 1406-PARTIAL SALE-In favor of SPS. ARCADIO CUNAWAN and MARIA DEL MUNDO, both of legal age, Filipinos, and a resident of Masad, Or. Mindoro covering a portion of SEVEN HUNDRED NINETY SEVEN (797) SQ. METERS described in this TCT No. Rt-27 (T-35632 for the sum of TWO HUNDRED PESOS (P200.00) in conformity with the conditions stipulated in the said Partial Sale executed by PATERENCIA ABLING Per Dec. No. 28; Page No. 57; Book No. III; Series of 1979 of Notary Public E.S. Alapitan of Masad, Or. Mindoro on file in this Registry.

Date of Instrument- Jan. 3, 1969
Date of Inscription-Nov. 27, 1979

RAMON U. GARCIA
Actg. Register of Deeds

SEE ENTRY 57238-Dec. No. 57238-LRC Pad-102236 duly approved by the LRC Quezon City TCT T-7504 issued in the name of VICAR APOSTOLIC OF CALAPAN for lot 7-0. This title is still existing with respect to the remaining lots.

Date of Instrument-April 13, 1969
Date of Inscription-November 27, 1979

RAMON U. GARCIA
Actg. Register of Deeds

SEE ENTRY 138199 -SUBD. PLAN-LRC No-116498 duly approved by the LRC Quezon City for lot 27-P-1. TCT No. T-7505 issued in the name of Sps. Arcadio Cunawana with respect to Lot 7505 TCT No. T-7506 issued to Paterencia Abling with respect to lot 27-P-2. This title is still existing.

Date of Instrument- Feb. 2, 1970
Date of Inscription-November 27, 1979

RAMON U. GARCIA
Actg. Register of Deeds

(Continued on Additional Sheet _____ Page _____)

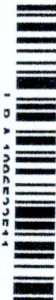
10-103

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

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

This is a Certified True Copy of TCT RT-27 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 8 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: VILLAS, JONATHAN FAMORCAN.

Ref. No. : 2022004498 OR No. : 1026293672
Date : 05/20/2022 OR Date : May 20 2022
Time : 12:33:01 PM Amt Paid: 1557.70



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

7

Page _____ -B

PAGE P RT 27 (T 35032) 132

(Continuation of the Memorandum of Encumbrances from Page _____ -A)

SEE ENTRY No. 138199 -Doc. No. 138199)-SUBD. PLAN-Pad-116498 duly approved by the LRC Quezon City. TCT No. T-7615 issued in the name of Paciencia Ablang with respect to Lot 6-B. This title is still existing.

Date of Instrument-Feb. 19, 1970
Date of Inscription-Dec. 5, 1979

RAMON G. GARCIA
Actg. Register of Deeds

SEE ENTRY No. 138199-Doc. No. 138199- SUBD. PLAN LRC Pad-116498 duly approved by the LRC Quezon City. TCT No. T-32853 issued in the name of P. Ablang with respect to Lot 6-A. This title is still existing.

Date of Instrument-Feb. 19, 1970
Date of Inscription-March 6, 1986

RAMON G. GARCIA
Register of Deeds

NOTHING FOLLOWS

3-2-18

(Continued on Page _____ -C

Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

This is a Certified True Copy of TCT RT-27 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 8 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: VILLAS, JONATHAN FAMORCAN.

Ref. No. : 2022004498 OR No. : 1026293672
Date : 05/20/2022 OR Date : May 20 2022
Time : 12:33:01 PM Amt Paid: 1557.70



Computations checked by J. L. Garcia
Checked by: J. L. Garcia
Finally checked by: J. L. Garcia
Verified by: J. L. Garcia

FLOR U. PELAYO
Officer-In-Charge

CM.12°52'N.121°27'E
CM.12°51'N.121°27'E SEC
CM.12°51'N.121°27'E SEC

Abstract



TAX DECLARATION OF REAL PROPERTY

TD No.: **2015-020001-02958**

Cancelled: ☐ Property Identification No.: **029-02-0001-010-208**

Owner: **ABLING, PACENCIA mrd. to PEDRO MASO**

TIN: _____

Address: **POBLACION, BANSUD, ORIENTAL MINDORO**

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: _____

POBLACION

BANSUD, ORIENTAL MINDORO

(Number and Street)

(Barangay/District)

(Municipality&Province/City)

OCT/TCT/CLOA No.: **T-117470**

Survey No.: **PSD-04-145463**

CCT: _____

Lot No.: **6-E-3-F**

Blk. No.: _____

Dated: _____

Cadastral Lot no: _____

Boundaries:

North: **NE LOT 1**

South: **SW LOT 6-A**

East: **SE BY PEDRO JUSTINIANO**

West: **NW BY JOSE SEMILLA**

KIND OF PROPERTY ASSESSED:

☒ **LAND:**

☐ **BUILDING:**

No. of Storeys: _____

Brief Description: _____

☐ **MACHINERY:**

☐ **OTHERS:**

Specify: _____

Classification	Area (sq.m.)	Market Value	Actual Use	Assessment Level	Assessed Value
AGRICULTURAL	10,530	50,406.58	UPLAND	40%	20,160.00
TOTAL :	10,530	Php 50,406.58			Php 20,160.00

Total Assessed Value

TWENTY THOUSAND ONE HUNDRED SIXTY PESOS ONLY

(Amount in words)

Taxable ☒

Exempt ☐

Effectivity of Assessment/Reassessment:

1 **2019**

Qtr. Yr.

RECOMMENDING APPROVAL:

APPROVED BY:

WENNIE S. MUDANZA, REA

05/03/2018

ONISIMO S. NALING, REA

05/03/2018

MUNICIPAL ASSESSOR

Date

Provincial Assessor

Date

This declaration cancels TD No.: **NEW**

Previous AV. Php

Previous Owner:

Memoranda: **ISSUED AS PER TITLE (UNDERCLARED PORTION OF LOT 6-E-3-A UNDER PIN 029-02-0001-010-108)**

Annotation: _____

CERTIFIED TRUE COPY

CAESAR A. PANGHINAN, REA

Provincial Assessor

04/29/2021

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.

DN. No. **1989202**

Date: _____

TAX DECLARATION OF REAL PROPERTY

TD No.: **2015-020001-02958**Cancelled: ☐Property Identification No.: **029-02-0001-010-208**Owner: **ABLING, PACENCIA mrd. to PEDRO MASO**

TIN: _____

Address: **POBLACION, BANSUD, ORIENTAL MINDORO**

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: _____

POBLACION

BANSUD, ORIENTAL MINDORO

(Number and Street)

(Barangay/District)

(Municipality&Province/City)

OCT/TCT/CLOA No.: **T-117470**Survey No.: **PSD-04-145463**

CCT: _____

Lot No.: **6-E-3-F**

Blk. No.: _____

Dated: _____

Cadastral Lot no: _____

Boundaries:

North: **NE LOT 1**South: **SW LOT 6-A**East: **SE BY PEDRO JUSTINIANO**West: **NW BY JOSE SEMILLA**

KIND OF PROPERTY ASSESSED:

☒ **LAND:**☐ **BUILDING:**

No. of Storeys: _____

Brief Description: _____

☐ **MACHINERY:**☐ **OTHERS:**

Specify: _____

Classification	Area (sq.m.)	Market Value	Actual Use	Assessment Level	Assessed Value
AGRICULTURAL	10,530	50,406.58	UPLAND	40%	20,160.00
TOTAL :	10,530	Php 50,406.58		Php	20,160.00

Total Assessed Value

TWENTY THOUSAND ONE HUNDRED SIXTY PESOS ONLY

(Amount in words)

Taxable ☒Exempt ☐

Effectivity of Assessment/Reassessment:

1

2019

Qtr.

Yr.

RECOMMENDING APPROVAL:

APPROVED BY:

WENNIE S. MUDANZA, REA

05/03/2018

ONISIMO S. NALING, REA

05/03/2018

MUNICIPAL ASSESSOR

Date

Provincial Assessor

Date

This declaration cancels TD No.: **NEW**

Previous AV. Php

Previous Owner:

Memoranda: **ISSUED AS PER TITLE (UNDERCLARED PORTION OF LOT 6-E-3-A UNDER PIN 029-02-0001-010-108)**

Annotation: _____

CERTIFIED TRUE COPY

CARLOS A. PANGILIN, REA

Provincial Assessor

04/29/2021

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.

1989202

TAX DECLARATION OF REAL PROPERTY

TD No.: **2015-020001- 03331** Cancelled: ☐ Property Identification No.: **029-02-0001-010-208**
 Owner: **ABLING, PACIENCIA MRD TO PEDRO MAZO**

POBLACION, BANSUD, ORIENTAL MINDORO

Address: _____ Telephone No.: _____
 Administrator/Beneficial User: _____ TIN: _____
 Address: _____ Telephone No.: _____

Location of Property: _____
 (Number and Street) **POBLACION** **BANSUD, ORIENTAL MINDORO**
 (Barangay/District) (Municipality/Province/City)
 OCT/TCT/CLOA No.: **064-T-117470** Survey No.: **PSD-04-145463**
VOLUME NO. 1-10, PAGE NO. 19

CCT: _____ Lot No.: **6-E-3-F** Blk. No.: _____
 Dated: _____ Cadastral Lot no: _____

Boundaries:
 North: **NE: LOT 1, 2, 3 & 4, (LRC) PSD-69346** South: **SW: LOT 6-A (LRC) PSD-116498; BY PEDRO LUS**
 East: **SE: BY PEDRO JUSTINIANO** **LOT 6-C, 6-D, 6-F, PSD-116498; LOT 6-E-3-A,B,C**
 West: **NW: BY JOSE SEMILLA**
SW: LOT 6-E-2, PSD-4A-005594
6-E-1, 6-E-3-E

KIND OF PROPERTY ASSESSED:

☒ **LAND:**

☐ **BUILDING:**

No. of Storeys: _____

Brief Description: _____

☐ **MACHINERY:**

☐ **OTHERS:**

Specify: _____

Classification	Area (sq.m.)	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	10530	2,990,520.00	RESIDENTIAL (11) (ROAD LOT)	20%	598,100.00
TOTAL :		10530			
		Php 2,990,520.00			
					Php 598,100.00

Total Assessed Value **FIVE HUNDRED AND NINETY-EIGHT THOUSAND ONE HUNDRED PESOS ONLY**
 (Amount in words).

Taxable ☐ Exempt ☒

Effectivity of Assessment/Reassessment: **1** **2023**
 Qtr. Yr.

RECOMMENDING APPROVAL:

APPROVED BY:

WENNIE S. MUDANZA, REA
 MUNICIPAL ASSESSOR

05/26/2022
 Date

CAESAR A. PANGILINAN, JR., REA
 PROVINCIAL ASSESSOR

Date

This declaration cancels TD No.: **2015-020001-02958 W**

Previous Owner: **SAME NAME**

Previous AV. Php **20,160.00**

Memoranda: **UPDATING AS PER ACTUAL USE OF LAND**

Annotation: _____

Owner's Name/Representative/Signature

CTC No. _____
 Issued on _____
 Issued at **BANSUD, OR. MINDORO**

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.

TD No.: **2015-020001- 03331** Cancelled: ☐ Property Identification No.: **029-02-0001-010-208**
Owner: **ABLING, PACIENCIA MRD TO PEDRO MAZO**

POBLACION, BANSUD, ORIENTAL MINDORO

Address: _____ Telephone No.: _____

Administrator/Beneficial User: _____ TIN: _____

Address: _____ Telephone No.: _____

Location of Property: _____ **POBLACION** **BANSUD, ORIENTAL MINDORO**
 (Number and Street) (Barangay/District) (Municipality/Province/City)

OCT/TCT/CLOA No.: 064-T-117470 Survey No.: PSD-04-145463

CCT: _____ Lot No.: 6-E-3-F Blk. No.: _____

Dated: _____ Cadastral Lot no: _____

Boundaries:
North: NE: LOT 1, 2, 3 & 4, (LRC) PSD-69346
South: SW: LOT 6-A (LRC) PSD-116408; BY PEDRO LUST

North: NE: LOT 1, 2, 3 & 4, (LRC) PSD-69346

East: SE: BY PEDRO JUSTINIANO West: NW: BY JOSE SEMILLA

West: NW: BY JOSE SEMILLA

SW: LOT 6-E-2, PSD-4A-005594

KIND OF PROPERTY ASSESSED: 6-E-1, 6-E-2-E

☒ **LAND:** ☐ **MACHINERY:**

☐ BUILDING: _____ ☐ OTHERS: _____

No. of Storeys: _____

Brief Description: _____

Classification	Area (sq.m.)	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	10530	2,990,520.00	RESIDENTIAL (11) (ROAD LOT)	20%	598,100.00
TOTAL :	10530	Php 2,990,520.00			Php 598,100.00

Total Assessed Value FIVE HUNDRED AND NINETY-EIGHT THOUSAND ONE HUNDRED PESOS ONLY

(Amount in words)

Taxable ☐ Exempt ☒

Effectivity of Assessment/Reassessment: 1 2023
 Qtr. Yr.

RECOMMENDING APPROVAL:

APPROVED BY:

WENNIE S. MUDANZA, REA
MUNICIPAL ASSESSOR

05/26/2022
Date

CAESAR A. PANGILINAN, JR., REA
PROVINCIAL ASSESSOR

Date _____

This declaration cancels TD No.: **2015-020001-02958 W**

Previous Owner: **SAME NAME**

Previous AV. Php	20,160.00
------------------	-----------

Memoranda: UPDATING AS PER ACTUAL USE OF LAND

Annotation:

CTC No.

Issued on _____

Issued at BANSUD, OR. MINDORO

Owner's Name/Representative/Signature

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.

Executive Order No. 113, s. 1955

Signed on May 2, 1955 (<https://www.officialgazette.gov.ph/1955/05/02/executive-order-no-113-s-1955/>)

MALACAÑANG
MANILA

BY THE PRESIDENT OF THE PHILIPPINES

EXECUTIVE ORDER NO. 113

ESTABLISHING THE CLASSIFICATION OF ROADS

In pursuance of the provisions of section 26, Article VIII of Republic Act No. 917, known as the "Philippine Highway" Act of nineteen hundred fifty three", and upon the recommendation of the National Transportation Board created by Executive Order No. 45, dated July 6, 1936, I, Ramon Magsaysay, President of the Philippines, do hereby establish the following national primary and national secondary and "national aid" provincial and city roads:

Provinces	From km.	To km.	Length km.
ABRA			
(National Primary Road) : None			

2. Mamburao Sablayan San Jose Road	105.55	240.30	134.75
3. San Jose-Bulalacao	0.00	27.60	27.60
4. Puerto Galera-Abra de Ilog Road	54.00	70.00	16.00
			213.90
(National Secondary Roads):			
1. San Jose Central Road	0.00	15.33	15.33
2. San Jose-Caminawit Port			
3. Naujan-Sablayan Road	61.60	101.60	40.00
			59.36
("National Aid" Provincial Roads):			
1. Mamburao-Palawan Road	134.50	144.50	10.00

MINDORO ORIENTAL

(National Primary Roads):			
1. Calapan South-Bulalacao-San Jose Rd.	0.00	174.00	174.00
2. Jct. San Teodoro-Puerto Galera-Abra de Ilog	4.78	54.00	49.22
			223.22

(National Secondary Roads):			
1. Naujan-Sabluyan Rd. (via Agricultural School)	31.00	52.00	21.00
2. Jole Jct.-Pola Road	58.50	70.50	12.00
3. Osmeña Street & Quezon Drive (Calapan)	0.00	2.50	2.50
4. Gov. Murphy Street	0.10	0.30	0.20
5. Calapan Airport Road	0.80	0.30	1.20
6. Phil. Constabulary Brks. Road	2.10	2.40	0.30
7. Cadre Road	2.29	2.05	0.36
			37.56
("National Aid" Provincial Roads):			
1. Nabuslot-Batingan-Maligaya road	50.70	76.70	16.00
2. Calapan South Jct.-Naujan Port Road	23.80	32.46	8.66
3. Salong-San Vicente Loop Road	0.75	2.13	1.38
4. Calapan Market Road	0.24	0.77	0.53
5. Calapan South Jst.-Calaspan-Sapul Jct. Rd.	2.00	2.97	0.97

6. Calapan-Sapul Road	0.55	2.00	1.45
7. Malitbog Jct.-Bongabong Road	99.90	102.40	2.50
			31.49
MISAMIS OCCIDENTAL			
(National Primary Roads): None			
(National Secondary Roads):			
1. Oroquieta-Pagadian Road	163.45	190.89)	64.94
	210.29	247.79)	
2. Oroquieta-Dipolog Road	247.79	297.05	49.26
3. Jimenez Port Road	228.27	229.13	0.86
			115.06
("National Aid" Provincial Roads):			
1. Oroquieta-Plaridel Road	247.79	270.68	22.89
MISAMIS ORRIENTAL			
(National Primary Roads):			
1. Misamis Oriental-Lanao Road	52.12	121.77	69.65

Sub-total (National Secondary Roads)	719.131 Kms.
Sub-total ("National Aid" City Roads and Streets)	313.408 Kms.
Toral	1,513.454 Kms.
GRAND TOTAL	18, 997.930 Kms.

GENERAL PROVISIONS

I. NATIONAL ROADS:

National Roads consist of two (2) classes, namely, national primary and national secondary. National primary roads form parts of the main trunk-line system continuous in extent; roads which are now declared national roads except those not forming parts of the continuous system, such as roads leading to national airports, seaports and parks, etc., or coast-to-coast roads not forming continuous part of the trunk-line system; and national secondary roads include all access roads, national, provincial and city roads and streets forming the secondary trunk-line system not classified as "primary roads," but shall exclude "feeder roads." All national roads, whether primary or secondary, shall be declared as such by the President of the Philippines upon the recommendation of the Secretary of Public Works and Communications. National roads shall have a right-of-way of not less than twenty (20) meters, provided that a right-of-way of at least 60 meters shall be reserved for roads constructed through unpatented public land and at least one hundred twenty (120) meters reserved through naturally forested areas of aesthetic or scientific value.

II. "NATIONAL AID" ROAD :

AERIAL VIEW

Right-of-Way Compensation Claim of the Heirs of Pacencia Abling

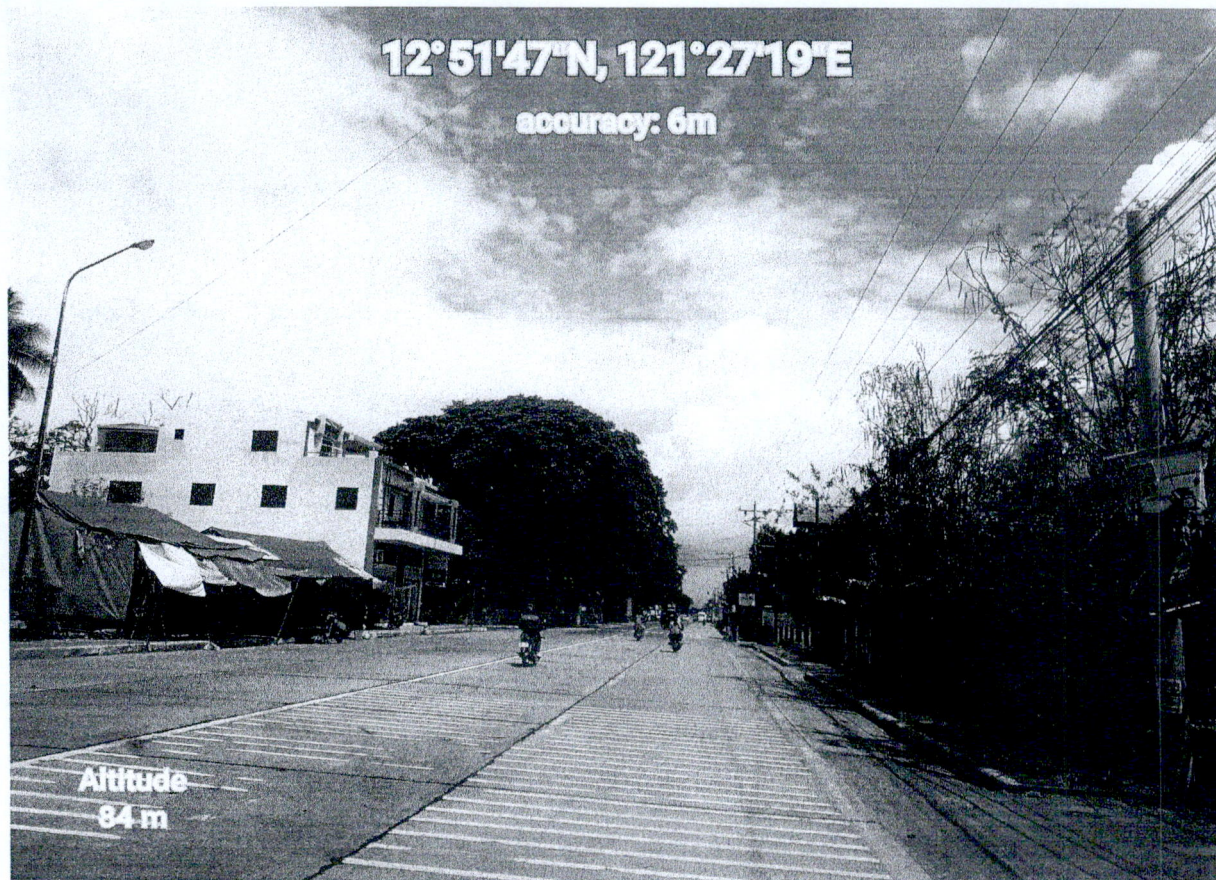


AERIAL VIEW

Right-of-Way Compensation Claim of the Heirs of Pacencia Abling



Prepared by DPWH-SMDEO, Roxas



BEGINNING OF ROAD LOT

12°51'32"N, 121°27'23"E

accuracy: 6m



Altitude
84 m

END OF ROAD LOT

C 8124



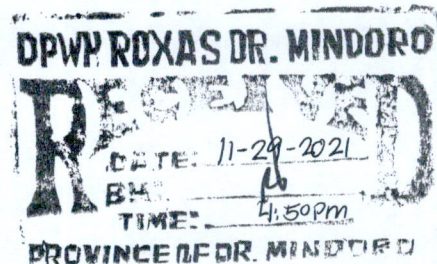
Republic of the Philippines
Department of Public Works and Highways
REGIONAL OFFICE IV-B
EDSA, Diliman, Quezon City

DPWH RMS ADM
DATE 11-24-2021
FILE NO. 403.701
Southern Mindoro

November 22, 2021

MEMORANDUM

TO : ANNIELYN E. PADULLO
District Engineer
Southern Mindoro District Engineering Office
Roxas, Oriental Mindoro



SUBJECT : Right-of-Way Compensation Claim of the Heirs of Pacencia Abling

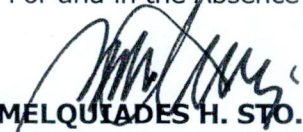
This is in connection with the Memorandum of Atty. Mel John I. Verzosa, Assistant Secretary for Legal Services and Special Concerns, dated August 31, 2021, relative to the above-mentioned subject, wherein the involved property, located at Poblacion, Bansud, Mindoro Oriental, was allegedly affected by a road constructed therein.

Since the supposed project was within the immediate area of your jurisdiction, using the herein attached documents as reference, you are hereby directed to conduct the necessary field verification in order to identify the exact infrastructure project involved and the concerned office that implemented the same. Within ten (10) days from receipt hereof, submit to this Regional Office findings and results of your verification.

For compliance.

GERALD A. PACANAN
OIC – Regional Director

"For and in the Absence of the OIC – Regional Director"


MELQUIADES H. STO. DOMINGO
OIC – Assistant Regional Director

- Encl: (1) Memorandum of Atty. Mel John I. Verzosa dated August 13, 2021
(2) Letter of Estela A. Delos Santos and Chelo G. Mazo dated July 4, 2021
(3) Transfer Certificate of Title No. 064-T-117470
(4) Tax Declaration of Real Property No. 029-02-0001-010-208
(5) Special Power of Attorney
(6) Subdivision Plan of Lot 6-E-3

Cc: **Atty. MEL JOHN I. VERSOZA**, Assistant Secretary for Legal Services and Special Concerns, DPWH Central Office
ESTELA A. DELOS SANTOS AND CHELO G. MAZO, Brgy. Canubing, Calapan City, Mindoro Oriental

R4B.8/SCG/CSC/FLC



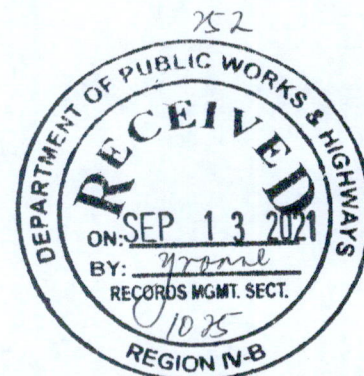
Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
CENTRAL OFFICE
Manila

9/10/2021
403-301
Mindoro Oriental

August 31, 2021

MEMORANDUM

TO : ARTHUR D. PASCUAL
OIC, Regional Director, Regional Office IV-B
This Department



SUBJECT : Request for Payment of Just Compensation of the Heirs of Pacencia Ablang

This refers to the letter dated 4 July 2021 addressed to Secretary Mark A. Villar from Estela A. Delos Santos and Chelo G. Mazo requesting for payment of the road right of way (RROW) claim due on its property which was affected by the road constructed in Poblacion, Bansud, Mindoro Oriental.

Per Department Order No. 65, series of 2017 (D.O. No. 65, s. 2017),¹ ROW operations were decentralized, rationalized and delegated to the concerned implementing offices and in order to streamline operations for the immediate settlement any and all legitimate claims for payment.

However, despite the directive of D.O. No. 65, s. 2017, a significant number of ROW claims undertaken by the respective implementing offices still reach the Office of the Secretary.

Thus, the Secretary issued a Memorandum² authorizing the undersigned to undertake appropriate action, including referrals/transmittal to proper office/s, monitoring and supervision, on all documents and matters related to ROW complaints against this Department and its personnel as well as administrative complaints.

On the basis of the Secretary's directive and authority, you are hereby directed to immediately address, act on, process, deny or approve, and/or settle the ROW concern of the above-mentioned claimant/s. In case the query is processed and/resolved to be denied/disapproved,

¹ Scope and Delegation of all ROW Functions

- 1.1 The approving authority for all ROW functions, claims and transactions, regardless of amount, involving both Public-Private Partnership (PPP) and Toll Regulatory Board (TRB) projects, shall be lodged with the PPP Service (PPPS) Director. xxx
- 1.2 The approving authority for ROW claims and transactions, regardless of amount, for regional projects that are neither PPP, TRB nor Unified Project Management Office (UPMO) projects, shall be lodged with the Regional Director(s) concerned. xxx
- 1.3 UPMO-ROW activities and their approving authorities shall continue to be governed by Department Order (D.O.) No. 203, s. 2016 and Special Order (S.O.) No. 1, series of 2017.

² Memorandum dated 09 June 2020, entitled, "Granting Authority to Monitor and Supervise Complaints Relating to Right-of-Way Claims, Personnel and Administrative Concerns."

please inform the claimant/s directly in writing, copy furnish the office of the undersigned, of the procedures and processes in which his claim is being handled, the reasons for the denial and remedial measures that may be undertaken by the claimant/s within the applicable periods as provided for under the Document Tracking System (DoTS), Republic Act No. 10752 and other applicable laws.

This referral should not be treated to influence the request. The evaluation should strictly comply based on the existing D.O.s mentioned.



ATTY. MEL JOHN I. VERZOSA

Assistant Secretary for Legal Services and Special Concerns

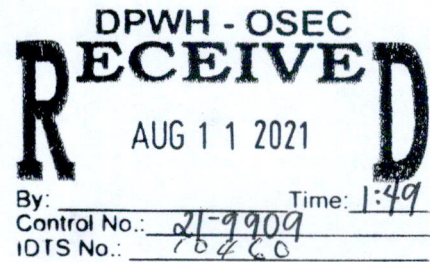
encl.: Letter of Estela A. Delos Santos and Chelo G. Mazo

cc: Mark A. Villar
Secretary

Estela A. Delos Santos and Chelo G. Mazo
Brgy. Canubing, Calapan City, Mindoro Oriental

July 4, 2021

HON. MARK A. VILLAR
Secretary
Department of Public Works and Highways
Bonifacio Dr., Port Area, Manila



RE: Claim for Compensation

Mr. Secretary:

The Heirs of Paciencia Ablang, represented herein by ESTELA A. DELOS SANTOS and CHELO G. MAZO (**Annexes "A + A1" SPA**), is the registered owner by succession of a certain lot with a total area of 10,530 sq. m particularly described under Transfer Certificate of Title No. 064-T-117470 (**Annex "B"**) and Tax Declaration No. 2015-020001-02958 (**Annex "C"**). Annotated thereon the memorandum of encumbrances that states:

A. ". : (ROADLOT) NO PORTION OF ANY STREET, PASSAGEWAY, WATERWAYS OR OPEN SPACE SO DELINEATED ON THE PLAN SHALL BE CLOSED OR OTHERWISE DISPOSED OF BY THE REGISTERED OWNER WITHOUT PRIOR APPROVAL OF THE COURT."

This encumbrance is in accordance to Section 50 of the Property Registration Act (Presidential Decree No. 1529) that reads:

Section 50 Subdivision and consolidation plans. Any owner subdividing a tract of registered land into lots which do not constitute a subdivision project as defined and provided for under P.D. No. 957, shall file with the Commissioner of Land Registration or the Bureau of Lands a subdivision plan of such land on which all boundaries, streets, passageways and waterways, if any, shall be distinctly and accurately delineated.

If a subdivision plan, be it simple or complex, duly approved by the Commissioner of Land Registration or the Bureau of Lands together with the approved technical descriptions and the corresponding owner's duplicate certificate of title is presented for registration, the Register of Deeds shall, without requiring further court approval of said plan, register the same in accordance with the provisions of the Land Registration Act, as amended: Provided, however, that the Register of Deeds shall annotate on the new certificate of title covering the street, passageway or open space, a memorandum to the effect **that except by way of donation in favor of the national government, province, city or municipality, no portion of any street, passageway, waterway or open space so delineated on the plan shall be closed or otherwise disposed of by the registered owner without the approval of the Court of First Instance of the province or city in which the land is situated.** (Emphasis supplied)

B. . : PURSUANT TO SECTION 7 OF REPUBLIC ACT NO. 26, THIS CERTIFICATE OF TITLE HAVING BEEN ADMINISTRATIVELY RECONSTITUTED IS WITHOUT PREJUDICE TO ANY PARTY WHOSE RIGHT OR INTEREST IN THE PROPERTY WAS DULY NOTED IN THE ORIGINAL HEREOF AT THE TIME IT WAS LOST OR DESTROYED.

IT IS HEREBY CERTIFIED THAT THIS CERTIFICATE OF TITLE, CONSISTING OF SIX (6) ON THIS DATE 3-17-78 HAS BEEN RECONSTITUTED FROM ITS OWNER'S DUPLICATE THE RECONSTITUTION HAVING BEEN EFFECTED ADMINISTRATIVELY, UNDER THE PROVISIONS OF REPUBLIC ACT NO. 26.

Section 59 of the PD 1529 specifically provides:

Section 59 Carry over of encumbrances. If, at the time of any transfer, subsisting encumbrances or annotations appear in the registration book, they shall be carried over and stated in the new certificate or certificates; **except so far as they may be simultaneously released or discharged.** [Emphasis supplied]

The encumbrances notwithstanding, the Heirs interpose this claim for compensation to compel the government to pay on the premise that firstly, no private property shall be taken for public use without payment of just compensation¹ and secondly, no person shall be denied life, liberty, and property without due process of law² and thirdly, Section 50 of the Property Registration Act applies only to subdivision streets.

1. The road built over TCT No. 064-T-117470 is a public thoroughfare

Section 50 of the Property Registration Decree contemplates roads and streets in a subdivided property, not public thoroughfares built on a private property that was taken from an owner for public purpose. A public thoroughfare is not a subdivision road or street.³ The road constructed in Poblacion, Bansud, Mindoro Oriental with TCT No. 064-T-117470 is part of national road along Calapan, Mindoro Oriental.

Further, the construction of national highways is the exclusive responsibility of the DPWH (National Government).

Thus, while the government's power to take private properties for public purpose is inherent, immense, and broad in scope, it is delimited by the right of an individual to be compensated. In a nutshell, the government may take, but it must pay.

2. TCT No. 064-T-117470 remains a private property of Paciencia Abing

Undoubtedly, Republic of the Philippines (Republic), through the DPWH constructed and maintained the national road over TCT No. 064-T-117470; occupied the property without the benefit of expropriation proceedings. The property is now being utilized, not for the benefit of the Heirs as private citizens but by the public. However, to date the Heirs remain uncompensated.

It bears stressing the ownership and title to TCT No. 064-T-117470 remained in the name of Paciencia Abing. There was neither donation nor cancellation of title. The Republic is already in possession of the property but is yet to acquire title to it. To legitimize such possession, the Republic must acquire the property from the Heirs by instituting expropriation proceedings or through negotiated sale, which has already been recognized in law as a mode of government acquisition of private property for public purpose.⁴

In a negotiated sale, the government is saved from a long and arduous expropriation proceeding.

3. The Heirs deserved to be compensated

Taking of private property without just compensation is a violation of a person's property right. When there is taking of private property for some public purpose, the owner of the property taken is entitled to be compensated.⁵

¹ Section 9, Article III, 1987 Constitution of the Philippines

² Section 1, Article III, 1987 Constitution of the Philippines

³ *REPUBLIC OF THE PHILIPPINES, represented by the DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS [DPWH] vs. ORTIGAS AND COMPANY LIMITED PARTNERSHIP*, G.R. No.171496 March 3, 2014

⁴ Republic Act No. 10752 (2016), Republic Act No. 8974 (2000), Sec. 3; Executive Order No. 1035 (1985), Secs. 6-7.

⁵ *DESAMA v. GOZUN*, 520 Phil. 457, 477 (2006)

There is taking when the following elements are present:

1. The government must enter the private property;
2. The entrance into the private property must be indefinite or permanent;
3. There is color of legal authority in the entry into the property;
4. The property is devoted to public use or purpose;
5. The use of property for public use removed from the owner all beneficial enjoyment of the property.⁶

The Republic, through DPWH constructed a road — a permanent structure — on Paciencia Ablang's property for the use of the general public is without a doubt a permanent entry. Given that the road was constructed for general public use stamps it with public character, and coursing the entry through the DPWH gives it a color of legal authority.

The Constitution proscribes taking of private property without just compensation,⁷ any taking must entail a corresponding appropriation for that purpose. Public funds, however, may only be appropriated for public purpose.⁸ **Employment of public funds to benefit a private individual constitutes malversation.**⁹

In contrast, when private property was taken for public use, as in this case, the government has no choice but to compensate the owner, lest it violates the constitutional provision against taking without just compensation.

In situations where the government does not take the trouble of initiating an expropriation proceeding, the private owner has the option to compel payment of the property taken, when justified.¹⁰

The foregoing is government action condemnable to the highest level where Government officials openly violate the Constitution with impunity. DPWH seized the property of Paciencia Ablang without the benefit of expropriation in violation of Sections 9 and 1, Article III of the 1987 Constitution of the Philippines. Also, by constructing and maintaining a national road over the private property of Paciencia Ablang, the **DPWH is liable for malversation** and graft and corruption as defined in Section 3 (a, e, and g) of Republic Act No. 3019.

The taking of an individual's private property is a deprivation which can only be justified by a higher good which is public use and can only be counterbalanced by just compensation. Without these safeguards, the taking of property would not only be unlawful, immoral and null and void, but would also constitute a gross and condemnable transgression of an individual's basic right to property as well.¹¹

IN VIEW OF THE FOREGOING, the Heirs are exercising their option of compelling the government through DPWH to pay for the property of Paciencia Ablang taken without the benefit of expropriation and submit that the just compensation for said property should be reckoned with as of this date since the taking/occupation of the property is void from the start. Accordingly, consider this a **DEMAND** to pay the current market value of the property as just compensation.

ESTELA A. DELOS SANTOS and CHELO G. MAZO

Brgy. Canubing, Calapan City, Mindoro Oriental; 534 Commissioner's Village, Brgy. Marfrancisco, Pinamalayan, Mindoro Oriental

⁶ *REPUBLIC V. VDA. DE CASTELLVI, ET AL.*, 157 Phil. 329, 345-347 (1974) [En Banc].

⁷ Section 9, Art. III, 1987 Constitution of the Republic of the Philippines

⁸ *Pascual v. Secretary of Public Works*, 110 Phil. 331, 340 (1960) [En Banc].

⁹ *Brgy. Sindalan v. Court of Appeals*, 547 Phil. 542, 559 (2007)

¹⁰ *Supra*

¹¹ *Apo Fruits Corporation and Hijo Plantation, Inc. v. The Honorable Court of Appeals and Land Bank of the Philippines*, Dissenting Opinion, G.R. No. 164195 citing *Barangay Sindalan, San Fernando Pampanga v. Court of Appeals*, G.R. No. 150640, 22 March 2007, 518 SCRA 649, 666.

**VERIFICATION AND CERTIFICATION OF
NON-FORUM SHOPPING**

**REPUBLIC OF THE PHILIPPINES)
CALAPAN CITY, ORIENTAL MINDORO**

)S.S.

The Heirs of Paciencia Abling, duly represented herein by ESTELA A. DELOS SANTOS and CHELO G. MAZO, of legal age, Filipino with business addresses at Brgy. Canubing, Calapan City, Mindoro Oriental and 534 Commissioner's Village, Brgy. Marfrancisco, Pinamalayan, Mindoro Oriental, after having been duly sworn to in accordance with law, do hereby depose and say: that

1. I represent the claimant in the present controversy;
2. I have caused the preparation of the foregoing Claim for Compensation consisting five (5) pages including the page on which this verification and certification is written;
3. I have read the allegations contained therein;
4. The allegations in the said Claim are true and correct as of my own knowledge and authentic records;
5. I have not commenced any action or filed any pleadings involving the same issues in any other courts, tribunals, and quasi-judicial bodies;
6. Should I later learn that the same or similar action or pleading has been filed; I undertake to report this fact to the Office of the Secretary/Regional Director of DPWH within five (5) days from knowledge and/or notice thereof.

AUG 03 2021

IN WITNESS WHEREOF, I have hereunto affixed my signature this ____ day of _____ 2021, in Calapan City, Oriental Mindoro.

ESTELA A. DELOS SANTOS
Affiant

CHELO G. MAZO
Affiant

AUG 03 2021

SUBSCRIBED AND SWORN to before me this ____ day of _____ 2021 in _____ City, by the affiant who exhibited to me his/her identification card _____ bearing his/her photograph and signature as proof of his/her identity.

Doc. No. 447
Page No. 91
Book No. 13
Series of 2021

Tyrone Kim D. Baculo
NOTARY PUBLIC
ATTY. TYRON KIM D. BACULO
Notary Public
Until December 31, 2022
Roll of Attorneys No. 65809
IBP No. 014875 / Lifetime / Oriental Mindoro
PTR No. 0689219 / 12-1-2020 (for 2021) / Calapan City
MCLE Compliance No. VI-0022615 / 02-02-19

202002026985008

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Calapan, Mindoro Oriental

Transfer Certificate of Title

NEW OWNER'S DUPLICATE • NEW OWNER'S DUPLICATE • NEW OWNER'S DUPLICATE • NEW OWNER'S DUPLICATE • NEW OWNER'S DUPLICATE

No. 064-T-117470

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF POBLACION, MUN. OF BANSUD, PROVINCE OF ORIENTAL MINDORO, ISLAND OF MINDORO, more particularly bounded and described as follows:

A PARCEL OF LAND (LOT 6-E-3-F, OF THE SUBD. PLAN, PSD-04-145463, BEING A PORTION OF LOT 6-E-3, PSD-4A-005494, L.R.C. REC. NO.), SITUATED IN THE BRGY. OF POBLACION, MUN. OF BANSUD, PROVINCE OF ORIENTAL MINDORO, ISLAND OF MINDORO. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 6- (Continued on next page)

is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of

Owner: PACIENCIA ABLING MARRIED TO PEDRO MASO, OF LEGAL AGE, FILIPINO

Address: BANSUD, ORIENTAL MINDORO

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Patent Type: Homestead Patent

Original RD: CALAPAN, MINDORO
ORIENTAL

Patent Date: 12/16/1937

OCT Date: 01/ 31/ 1938

Under Act No.: 2874

OCT No.: OCT-2956

Volume No.: I-10

Page No.: 19

Original Owner: - - -

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-114530 T-854 by virtue hereof in so far as, the above-described land is concerned.

Entered at Calapan, Mindoro Oriental, Philippines on the 21st day of AUGUST 2002 at 09:41am.

(SGD.) ATTY. PEPITO P. MORTEL
REGISTER OF DEEDS



TCT No.: 064-T-117470

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

-A (LRC) PSD-116498; ON THE NW., ALONG LINE 2-3 BY JOSE SEMILLA; ON THE NE., ALONG LINE 3-4 BY LOT 1; ALONG LINE 4-5 BY LOT 3; ALONG LINE 5-6 BY LOT 2; ALONG LINE 6-7-8-9 BY LOT 4, ALL OF (LRC) PSD-69346; ON THE SE., ALONG LINE 9-10 BY PEDRO JUSTINIANO; ON THE SW., ALONG LINE 10-11 BY PEDRO LUSTERION; ON THE SW., ALONG LINE 11-12 BY LOT 6-D; ALONG LINE 12-13 BY LOT 6-C, BOTH OF PSD-116498; ALONG LINE 13-14 BY LOT 6-E-3-C; ALONG LINE 14-15 BY LOT 6-F, (LRC) PSD-116498; ALONG LINE 15-16 BY LOT 6-E-3-B; ALONG LINE 16-17 BY LOT 6-E-3-A; ALONG LINE 18-19 BY LOT 6-E-3-D, ALL OF THE SUBD. PLAN; ALONG LINE 19-20 BY LOT 6-E-2, PSD-4A-005594, LOT 6-E-1; AND ALONG LINE 20-1 BY LOT 6-E-3-E, OF THE SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 60 DEG. 36'E., 3590.74 M. FROM BLBM 1, BO. OF AGSALIN, PINAMALAYAN, ORIENTAL MINDORO.

THENCE N. 17 DEG. 31'W., 89.26 M. TO POINT 2;
THENCE N. 84 DEG. 59'E., 20.74 M. TO POINT 3;
THENCE S. 17 DEG. 31'E., 73.00 M. TO POINT 4;
THENCE S. 17 DEG. 31'E., 15.00 M. TO POINT 5;
THENCE S. 17 DEG. 32'E., 201.09 M. TO POINT 6;
THENCE S. 17 DEG. 32'E., 137.32 M. TO POINT 7;
THENCE S. 17 DEG. 31'E., 16.68 M. TO POINT 8;
THENCE S. 17 DEG. 31'E., 78.96 M. TO POINT 9;
THENCE S. 19 DEG. 13'W., 2.92 M. TO POINT 10;
THENCE N. 66 DEG. 37'W., 24.60 M. TO POINT 11;
THENCE N. 17 DEG. 31'W., 18.28 M. TO POINT 12;
THENCE N. 17 DEG. 31'W., 20.00 M. TO POINT 13;
THENCE N. 17 DEG. 31'W., 29.51 M. TO POINT 14;
THENCE N. 17 DEG. 31'W., 10.00 M. TO POINT 15;
THENCE N. 17 DEG. 31'W., 69.90 M. TO POINT 16;
THENCE N. 17 DEG. 31'W., 10.00 M. TO POINT 17;
THENCE N. 17 DEG. 31'W., 10.00 M. TO POINT 18;
THENCE N. 17 DEG. 31'W., 215.35 M. TO POINT 19;
THENCE N. 17 DEG. 31'W., 20.00 M. TO POINT 20;
THENCE N. 17 DEG. 32'W., 20.48 M. TO POINT OF
BEGINNING, CONTAINING AN AREA OF TEN THOUSAND FIVE HUNDRED THIRTY
(10,530) SQUARE METERS ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN
AND DATE MARKED ON THE GROUND BY P.S CYL. CONC. MONS. 16 X 60 CM.,
BEARINGS GRUD; DATE OF ORIGINAL SURVEY, MAY 28, 1938, AND THAT OF THE
SUBD. SURVEY, NOV. 28, 2001, AND WAS APPROVED ON AUGUST 2, 2002.

202002028985006

TCT No.: 064-T-117470

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

. : (ROADLOT): NO PORTION OF ANY STREET, PASSAGEWAY, WATERWAYS OR OPEN SPACE SO DELINEATED ON THE PLAN SHALL BE CLOSED OR OTHERWISE DISPOSED OF BY THE REGISTERED OWNER WITHOUT THE APPROVAL OF THE COURT OF FIRST INSTANCE OF THE PROVINCE OR CITY IN WHICH LAND IS SITUATED.

. : PURSUANT TO SECTION 7 OF REPUBLIC ACT NO. 26, THIS CERTIFICATE OF TITLE HAVING BEEN ADMINISTRATIVELY RECONSTITUTED IS WITHOUT PREJUDICE TO ANY PARTY WHOSE RIGHT OR INTEREST IN THE PROPERTY WAS DULY NOTED ON THE ORIGINAL HEREOF AT THE TIME IT WAS LOST OR DESTROYED.

(SGD) RAMON G. GARCIA
ACTG. REGISTER OF DEEDS

IT IS HEREBY CERTIFIED THAT THIS CERTIFICATE OF TITLE, CONSISTING OF SIX (6) PAGES ON THIS DATE 3-17-78, HAS BEEN RECONSTITUTED FROM ITS OWNER'S DUPLICATE THE RECONSTITUTION HAVING BEEN EFFECTED ADMINISTRATIVELY, UNDER THE PROVISIONS OF REPUBLIC ACT NO. 26.

(SGD) RAMON G. GARCIA
ACTG. REGISTER OF DEEDS

NOTE: THE FOREGOING ANNOTATION HAS BEEN COPIED FROM TCT NO. T-7615 T-40.

SGD. ATTY. PEPITO P. MORTEL
REGISTER OF DEEDS

Entry No.: 2018003134

Date: May 22, 2018 11:10:54AM

AFFIDAVIT OF LOSS : EXECUTED BY JUSELINE A. MAZO-ADORA, OF LEGAL AGE, ONE OF THE HEIRS AND ATTORNEY-IN-FACT OF THE HEIRS OF THE LATE SPOUSES PACENCIA ABLING AND PEDRO MAZO, ATTESTING THAT THE OWNER'S DUPLICATE COPIES OF TCT NOS. T-117466; T-117467; T-117468; T-117469 & T-117470 WERE LOST, SUBSCRIBED AND SWORN TO BEFORE NOTARY PUBLIC OF MANDALUYONG CITY, ATTY. GAUDENCIO A. PALAFOX, AS PER DOC. NO. 413, PAGE NO. 83, BOOK NO. VII, SERIES OF 2018.

DATE OF INSTRUMENT - MAY 03, 2018

NOTE: WITH ATTACHED EJS AND GENERAL POWER OF ATTORNEY

(SGD.) ATTY. EDMUND DANTE E. JANDA, MNSA
Register of Deeds IV

ATTY. WARREN-DERICK TACCAD LEGASPI
Acting Registrar of Deeds

Entry No.: 2021002551

Date: May 11, 2021 02:00:25PM

ISSUANCE OF NEW OWNER'S DUPLICATE COPY OF TITLE : BY VIRTUE OF THE



92020020985005

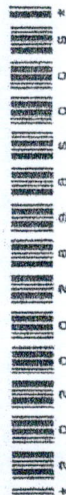
TCT No.: 064-T-117470

Page No.: 4

DECISION OF THE REGIONAL TRIAL COURT FOURTH JUDICIAL REGION BRANCH
41 PINAMALAYAN, ORIENTAL MINDORO, RENDERED BY HON. HARRY D.
JAMINOLA, PRESIDING JUDGE, UNDER PET. NO. CLT18H2806, THE REGISTER
OF DEEDS OF ORIENTAL MINDORO IS HEREBY ORDERED TO RE-ISSUE ANOTHER
OWNER'S DUPLICATE COPIES OF TRANSFER CERTIFICATES OF TITLE NOS.
T-117466, T-117467, T-117468, T-117469 AND T-117470 WITH THE SAME
FAITH AND CREDIT AS THE ORIGINAL.

DATE OF INSTRUMENT - DECEMBER 13, 2018

ATTY. WARREN-DERICK TACCAD LEGASPI
Acting Registrar of Deeds



TAX DECLARATION OF REAL PROPERTY

TD No.: **2015-020001-02958**

Cancelled: ☐

Property Identification No.: **029-02-0001-010-208**

Owner: **ABLING, PACENCIA mrd. to PEDRO MASO**

TIN: _____

Address: **POBLACION, BANSUD, ORIENTAL MINDORO**

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: _____

POBLACION

BANSUD, ORIENTAL MINDORO

(Number and Street)

(Barangay/District)

(Municipality&Province/City)

OCT/TCT/CLOA No.: **T-117470**

Survey No.: **PSD-04-145463**

CCT: _____

Lot No.: **6-E-3-F**

Blk. No.: _____

Dated: _____

Cadastral Lot no: _____

Boundaries:

North: **NE LOT 1**

South: **SW LOT 6-A**

East: **SE BY PEDRO JUSTINIANO**

West: **NW BY JOSE SEMILLA**

KIND OF PROPERTY ASSESSED:

☒ **LAND:**

☐ **BUILDING:**

No. of Storeys: _____

Brief Description: _____

☐ **MACHINERY:**

☐ **OTHERS:**

Specify: _____

Classification	Area (sq.m.)	Market Value	Actual Use	Assessment Level	Assessed Value
AGRICULTURAL	10,530	50,406.58	UPLAND	40%	20,160.00
TOTAL :	10,530	Php 50,406.58		Php	20,160.00

Total Assessed Value

TWENTY THOUSAND ONE HUNDRED SIXTY PESOS ONLY

(Amount in words)

Taxable ☒

Exempt ☐

Effectivity of Assessment/Reassessment: **1**

2019

Qtr.

Yr.

RECOMMENDING APPROVAL:

APPROVED BY:

WENNIE S. MUDANZA, REA

05/03/2018

ONISIMO S. NALING, REA

05/03/2018

MUNICIPAL ASSESSOR

Date

Provincial Assessor

Date

This declaration cancels TD No.: **NEW**

Previous AV. Php

Previous Owner:

Memoranda: **ISSUED AS PER TITLE (UNDERCLARED PORTION OF LOT 6-E-3-A UNDER PIN 029-02-0001-010-108)**

Annotation: _____

CERTIFIED TRUE COPY

CAESAR A. PANGILINAN, JR., MPA, REA


Provincial Assessor

04/29/2021


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. **19892 02**

Date: **4 29 2021**



Republic of the Philippines
Office of the Senior Citizens Affairs (OSCA)
Calapan City, Oriental Mindoro




Name: **ESTELA A. DELOS SANTOS**

Address: **Canubing 2, Calapan Cit**

04-30-1960
Date of Birth

F
Sex

06-05-2020
Date Issued


Signature / Thumb mark

14894
Control No.

This Card Is non-transferrable



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
BUREAU OF INTERNAL REVENUE



DELOS SANTOS, ESTELA ABARICO

TIN: **456-632-868-000**

Canubing II Calapan City
Oriental Mindoro

BIRTH DATE: 30 Apr 60

ISSUE DATE: 22 Aug 20

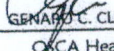

SIGNATURE

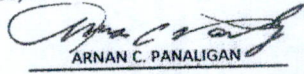


Benefits and Privileges under RA 9994

Free Medical / dental, diagnostic & laboratory service in all government facilities
20 % discount for medicines
20 % discount in hotels, restaurants, recreation centers
20 % discount in theaters, cinema houses and concert halls
20% discount in medical / dental services, diagnostic & laboratory fees in private facilities
20 % discount in fare for domestic air, sea travel and public land transportation
5% discount in basic necessities and prime commodities
12% VAT-exemption on the purchase of goods & services which are entitled to the 20% discount
5% discount for the monthly utilization of water and electricity, provided that the water and electricity meter bases are under the name of the senior citizens

Persons and Corporations violating RA 9994 shall be penalized. Only for the exclusive use of Senior Citizens; abuse of privileges is punishable by law.


GENARO C. CLEOFE
OSCA Head


ARNAN C. PANALIGAN
City Mayor

009686376

- This card bears your permanent Taxpayer Identification Number (TIN). Always indicate your TIN on all returns / documents filed with the BIR.
- Report immediately to your Revenue District Officer, the loss of this card and change of name or address.
- Any person who secures and / or uses more than one TIN shall be criminally liable and shall be punishable by fine and imprisonment.



REPUBLIC OF THE PHILIPPINES

DEPARTMENT OF FINANCE

BUREAU OF INTERNAL REVENUE

MAZO, CHELO GARCIA

TIN: 724-531-371-000

COMMISSIONER'S VILLAGE BRGY.

MAR FRANCISCO PINAMALAYAN

ORIENTAL MINDORO

BIRTH DATE: 09/27/1974

ISSUE DATE: 04/15/2021



SIGNATURE





Republic of the Philippines

COMMISSION ON ELECTIONS

PINAMALAYAN, ORIENTAL MINDORO

VIN: 5209-0021A-127740GM20000

MAZO

CHELO

GARCIA

Date of Birth: September 27, 1974

Civil Status: Single

Citizenship: Filipino

Address: 0261 LEUTERIO, ZONE III (POB)

Precinct No: 0021A





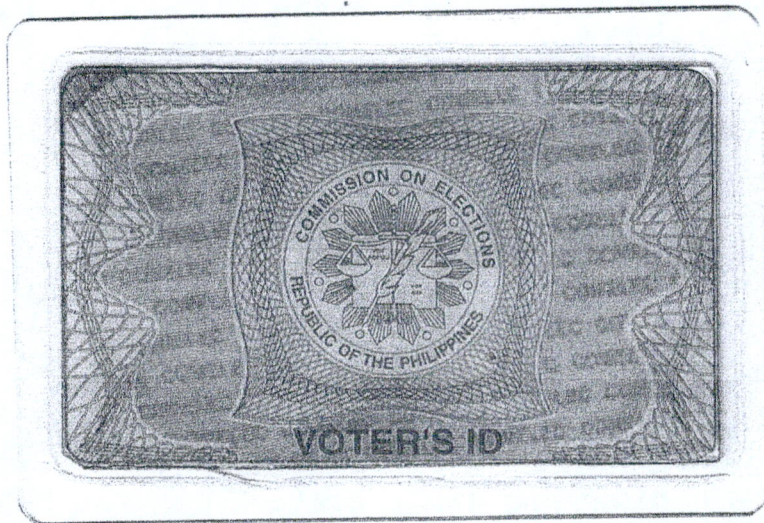
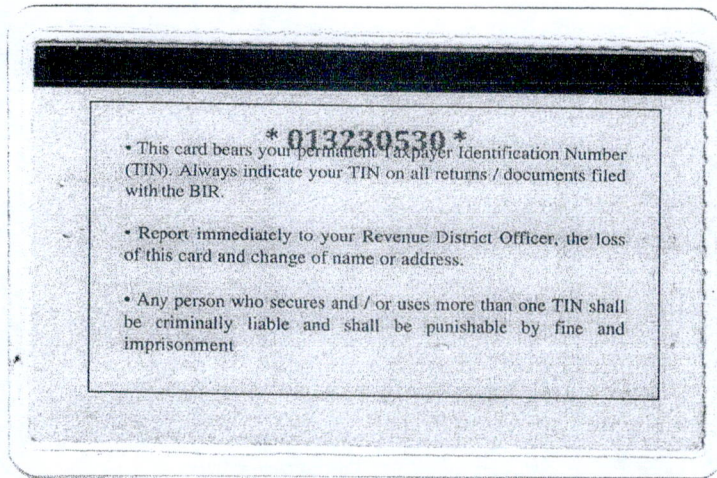
Signature of Voter



SIXTO S. BRILLANTES, JR.

Chairman





SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

KAMI, **LUZ A. MAZO-FLORES**, nakatira sa Tawiran, Calapan City, **ROSENDO ABLING MAZO**, nakatira sa Poblacion, Lobo, Batangas, **JUSELINE S. MAZO-ADORA**, nakatira sa Ibaba East, Calapan City, **JOSE SAMACO MAZO**, nakatira sa Ibaba East, Calapan City, **RUEL GARCIA MAZO**, nakatira sa Socorro Or. Mindoro, **FRESCIOZA G. MAZO**, nakatira sa Socorro Or. Mindoro, **MARIA FE MAZO**, nakatira sa Socorro Or. Mindoro, **RUBY ABLING ABARICO**, nakatira sa Tawiran, Calapan City, **RAFAEL ABLING ABARICO**, nakatira sa Tawiran, Calapan City, at **NORBERTO ABLING ABARICO**, nakatira sa San Jose, Occidental Mindoro, lahat ay nasa hustong gulang, Filipino ay **NAGHIHIRANG** at **NAGTATALAGA** kina **ESTELLA ABLING ABARICO-DELOS SANTOS** nakatira sa Canubing II, Calapan City at **CHELO GARCIA MAZO** nakatira sa Socorro, Oriental Mindoro, may sapat na gulang, bilang aming natatanging mga kinatawan (Attorneys-In-Fact) na may tungkulin at kapangyarihan na gawin at gampanan para sa aming kapakanan ang mga sumusunod:

1. Kami ang mga lehitimong tagapagmana ng mag-asawang sina **PACENCIA ABLING** at **PEDRO MAZO** na nagmamay-ari ng mga lupain sa Poblacion, Bansud, Oriental Mindoro na nasa ilalim ng 1) TCT No. T-117466 na may sukat na **THREE THOUSAND EIGHTY TWO (3,082)** square meters; 2) TCT No. T-117467 na may sukat na **ONE THOUSAND TWO HUNDRED (1,200)** square meters; 3) TCT No. T-117468 na may sukat na **EIGHT THOUSAND SEVEN HUNDRED SEVENTEEN (8,717)** square meters; 4) TCT No. T-117469 na may sukat na **SIX HUNDRED NINETY (690)** square meters; 5) TCT No. T-117470 na may sukat na **TEN THOUSAND FIVE HUNDRED THIRTY (10,530)** square meters; 6) TCT No. T-56355 na may sukat na **TWO HUNDRED SIXTY SEVEN (267)** square meters; 7) TCT No. T-149557 na may sukat na **ONE HUNDRED NINETY SIX (196)** square meters; 8) TCT No. T-14572 na may sukat na **TEN THOUSAND NINE HUNDRED FIFTY TWO (10,952)** square meters; 9) TCT No. T-88467 na may sukat na **SEVEN HUNDRED SEVENTY FOUR (774)** square meters; 10) TCT No. T-88470 na may sukat na **TWO HUNDRED TWENTY NINE (229)** square meters; 11) TCT No. T-88466 na may sukat na **NINE HUNDRED SEVENTY SEVEN (997)** square meters; 12) TCT No. T-80213 na may sukat na **TWO THOUSAND EIGHT HUNDRED SEVENTY (2,870)** square meters; 13) TCT No. T-80214 na may sukat na **TWO HUNDRED ONE (201)** square meters; 14) TCT No. T-56356 na may sukat na **THREE HUNDRED TWENTY FOUR (324)** square meters at 15) TCT No. T-91549 na may sukat na **FOUR HUNDRED (400)** square meters;
2. Na ang aming mga kinatawan na sina o alinman kay **ESTELLA A. ABARICO-DELOS SANTOS** o **CHELO GARCIA MAZO** ay binibigyan namin ng Karapatan upang magkatuwang na kumuha ng kopya ng mga titulong naaprubahan na ng korte base sa aming petisyon, muta sa Register of Deeds;
3. Na magkatuwang na mag-asikaso at gumawa ng hakbang patungkol naman sa mga ari-arian na nasa ilalim ng mga **titulong** hindi pa nakasama sa unang petisyon sa korte at sa anupamang ari-arian na madidiskubre sa hinaharap;
4. Na magkatuwang na maghanap ng mapapagbentahan o humanap ng anumang paraan para ma-"dispose" ang mga nasabing ari-arian;
5. Na magkatuwang na lumagda sa mga dokumento ng bentahan o kasunduan na kinakailangan bilang aming **KINATAWAN**;

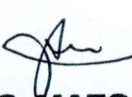
6. Magkatuwang na tumanggap ng kabayaran sa anumang bentahan o kasunduan na papasukin bilang aming KINATAWAN at magsulit sa amin ng nasabing salapi o kabayaran na kanilang tinanggap.

DITO AMING IGINAGAWAD sa naturang aming MGA KINATAWAN ang lahat ng kapangyarihang kumilos at magsagawa upang isakatuparan ang kapangyarihang humirang ng tagapag-ayos at sa bisa ng karapatang dito ay ginawad sa kanya ng kahalintulad ng kung kami, sa ganang aming sarili ang mismong magsasagawa, ay dito'y AMING PINAPAGTIBAY ANG LAHAT ng kanilang gagawin.


SA KATUNAYAN NG LAHAT, kami ay lumalagda sa ibaba nito ngayong ika-
_____ ng _____ 2021 dito sa lungsod ng _____.



LUZ A. MAZO-FLORES OSPA ID CONTROL # 07726



ROSENDO ABLING MAZO OSPA ID CONTROL # 0009785

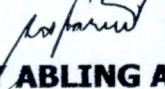

JUSELINE S. MAZO-ADORA TIN# 434-340-227
DSWD ID



JOSE SAMACO MAZO TIN# 724-531-250

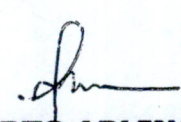

RUEL G. MAZO
UNIFIED MULTIPURPOSE ID
CRN + 0032 206 2516-2


FRESCIOZA G. MAZO SSS ID 4520211


MARIA FE MAZO TIN# 716-288-162-000


RUBY ABLING ABARICO OSPA ID CONTROL # 12959


RAFAEL ABLING ABARICO
UNIFIED MULTIPURPOSE ID
CRN 0111-4121109-0


NORBERTO ABLING ABARICO
Brgy RESIDENT ID
ID NO 2020-1075

ACKNOWLEDGMENT

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

BEFORE ME, a Notary Public in and for _____, Oriental Mindoro, this _____ day of _____, 2021, personally appeared with proof of their identities, the following:

[Signature]
LUZ A. MAZO-FLORES OSCA ID CONTROL # 07726

[Signature]
ROSENDO ABLING MAZO OSCA ID CONTROL # 0009785

[Signature]
JUSELINE S. MAZO-ADORA TIN# 404-340-227
DRAWD ID

[Signature]
JOSE SAMACO MAZO TIN# 724-531-250

[Signature]
RUEL GARCIA MAZO
UNIFIED MULTIPURPOSE ID
CRN - 0033-2062516-2

[Signature]
FRESCIOZA G. MAZO SSS ID 4A-26211

[Signature]
MARIA FE MAZO
TIN # 716-288-160-000

[Signature]
RUBY ABLING ABARICO OSCA ID CONTROL # 12959

[Signature]
RAFAEL ABLING ABARICO
UNIFIED MULTIPURPOSE ID
CRN 0111-4121109-0

[Signature]
NORBERTO ABLING ABARICO
BR64 RESIDENT ID
ID NO 2020-1075

all known to me to be the same persons who executed by the foregoing instrument and they acknowledged to me that the same is their free and voluntary act and deed.

WITNESS MY HAND AND SEAL in the place and on the date first above written.

NOTARY PUBLIC

[Signature]
ATTY. ESTRELLA C. BALTAZAR
NOTARY PUBLIC
UNTIL DECEMBER 31, 2020

IBP LIFETIME NO 016829 ORIENTAL MDQ
PTR NO. 0571653 A. JANUARY 06, 2020 CAL.
ROLL OF ATTORNEYS NO. 69771
MCLE COMPLIANCE NO. 011-0001881 4.14 2025

Doc. No. 304 ;
Page No. 61 ;
Book No. 1 ;
Series of 20 21 .



Republic of the Philippines
Supreme Court
Manila

EN BANC

NOTICE

Sirs/Mesdames:

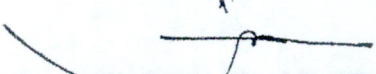
*Please take notice that the Court en banc issued a Resolution dated **DECEMBER 1, 2020**, which reads as follows:*

"B.M. No. 3795 (Re: Request for Extension of Existing Notarial Commissions).- The Court Resolved to

(a) **NOTE** the Letter dated November 23, 2020 of Atty. Domingo Egon Q. Cayosa, National President, Integrated Bar of the Philippines; Atty. Jose Perpetuo M. Lotilla, President, Philippine Bar Association; and Attys. Sherisa P. Nuesa and Jerome R. Pascual III, Chairperson and President, respectively, Judicial Reform Initiative, informing the Court of the difficulties and delays encountered in obtaining documentation requirements for the renewal of notarial commissions due to work disruptions and travel restrictions caused by the current national health crisis; and

(b) **GRANT** the request for the automatic extension of the validity of existing notarial commissions granted in 2019 and expiring on December 31, 2020, **for a period of six (6) months, or until June 30, 2021.**" Perlas-Bernabe, Leonen and Delos Santos, JJ., on official leave. (adv4)

By authority of the Court:


EDGAR O. ARICHETA
Clerk of Court



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
SOUTHERN MINDORO
DISTRICT ENGINEERING OFFICE
REGIONAL OFFICE IV-B
Roxas, Oriental Mindoro

December 17, 2021

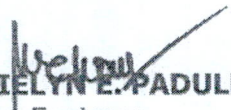
MEMORANDUM

FOR : GERALD A. PACANAN
OIC-Regional Director
DPWH, Region IV-B
EDSA, Quezon City

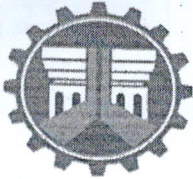
SUBJECT : Right-of-Way Compensation Claim of the Heirs of Pacencia Abling

Respectfully furnished is the copy of reply letter to Estela A. Delos Santos and Chelo G. Mazo regarding the Request for Payment of Just Compensation of the heirs of Pacencia Abling.

For information and reference.


ANNIELYN E. PADULLO
District Engineer

R4B.12.1 JFV/DVG



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
SOUTHERN MINDORO
DISTRICT ENGINEERING OFFICE
REGIONAL OFFICE IV-B
Roxas, Oriental Mindoro

December 6, 2021

ESTELA A. DELOS SANTOS & CHELO G. MAZO

Brgy. Canubing, Calapan City;
534 Commissioner's Village,
Brgy, Marfrancisco, Pinamalayan, Or. Mindoro

SUBJECT : Right-of-Way Compensation Claim of the Heirs of Pacencia Abling

Dear Madam,

This refers to the memorandum of Regional Director, Gerald A. Pacanan, DPWH Region IV-B dated, November 22, 2021 received by this office on November 29, 2021, relative to the above subject.

Please be informed that the District's Right-of-Way Agent inspected the site together with the representative you sent, however your representative has no knowledge of the actual location of the site. We have requested a parcellary plan to validate the said parcel of land but as of to date, such document has not been made available to us.

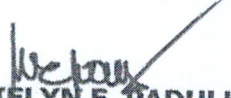
Further, the Transfer Certificate of Title presented is a Homestead Patent granted by the government under CA 141 commonly known as the Public Land Act.

It maybe informed that CA 141 Section 112, states that said land shall further be subjected to a right of way not exceeding sixty (60) meters for public highways and similar works as the Government or any public or Quasi-public service or enterprise may be reasonably require for carrying on their business, with damages only for the improvements thereat. (As amended by P.D. 635.)

Also, as what is stated in the attached TCT No. 064-7-117470 Memorandum of Encumbrances and is now listed to the Land Registration Authority (LRA), road lot has been identified and shall not be closed nor otherwise disposed by the registered owner it now being a public thoroughfare.

We deemed that your concern cannot be considered as provided under RA 10752 as the land was acquired through a gratuitous manner and has happened before the implementation of this act.

Respectfully yours,


ANNIELYN E. PADULLO
District Engineer

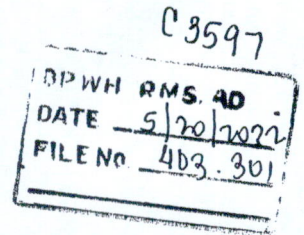
Cc: **Dir. Gerald A. Pacanan**, OIC-Regional Director
DPWH Region IV-B, Edsa, Quezon City

R4B.12.1 JFV/DVG



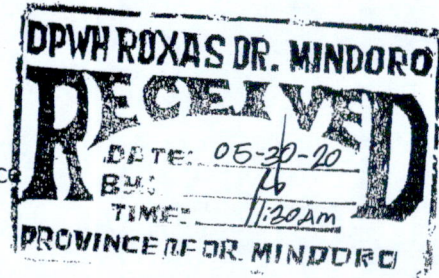
Republic of the Philippines
Department of Public Works and Highways
REGIONAL OFFICE IV-B
EDSA, Diliman, Quezon City

May 18, 2022



MEMORANDUM

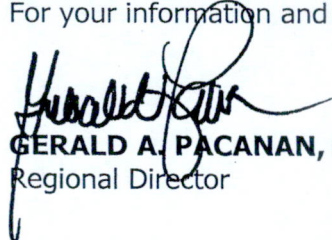
TO : ANNIELYN E. PADULLO
District Engineer
Southern Mindoro District Engineering Office
Roxas, Mindoro Oriental



SUBJECT : Right-of-Way Compensation Claim of the Heirs of Pacencia Abling

Transmitted herein is the letter of Estella A. Delos Santos, dated April 29, 2022, relative to your denial of their claim for compensation of the properties of the Heirs of Pacencia Abling.

For your information and appropriate action.


GERALD A. PACANAN, CESO III
Regional Director

Cc: **Estella A. Delos Santos**
Canubing II Calapan City, Oriental Mindoro

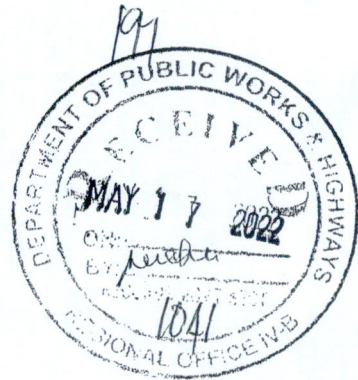
Encl. As stated.

R4B.8/SCG/CSC/FLC

April 29, 2022

HON ROGER G. MERCADO

Secretary
Department of Public Works and Highways
Bonifacio Dr., Port Area, Manila



Attention: **ANNIELYN E. PADULLO**
District Engineer

Re : **Claim for Compensation**

Mr. Secretary:

We refer to the Letter – Reply' dated December 6, 2021 of Ms. Annielyn E. Padullo, District Engineer (DE Padullo), Southern Mindoro District Engineering Office, Regional Office IV – B, Roxas, Oriental Mindoro where she denied our claim for compensation for the properties of Paciencia Ablang taken by the Department of Public Works and Highways (DPWH) for the construction of a national road.

We beg to disagree.

The Transfer Certificate of Title No. 064-T-117470 registered in the name of Paciencia Ablang is a Homestead Patent granted by the government under Commonwealth Act No. 2874 contrary to the statement of DE Padullo in her letter-reply.

Section 110 of Act No. 2874 pertinently states:

Section 110. Said lands shall further be subject to a right of way not over twenty Meters in width for public highways, railroads, irrigation, ditches, aqueducts, telegraph and telephone lines, and similar works as the Government or any public or quasi-public service or enterprise, including mining of forest concessionaires, may reasonably require for carrying on their business, with damages for the improvements only. (As amended be Section 21 of Act No. 3517).

Out of the 10,708 sq. meter total area of the lot taken, only a strip of twenty (20) meter in Width is reserved for public highway, railroads... as amended by Sec 21 of Act No. 3517. The remaining area is compensable.

Even assuming that the subject land was issued under CA 141, Department Order No. 011, Series of 2004 of DPWH provides:

"... If the title to the property was acquired before January 7, 1975, under the Public Land Act, the government shall be entitled to a 20-meter right-of-way under Sec.

Annex "A"
Annex "B"

LETTER-COMPAINT FOR COMPENSATION VS. DPWH

The Heirs of Paciencia Ablang claimant

Page **2** of **4**

112 of C.A. 141 or 6-meter right-of-way if the title was acquired on or after said date under P.D. 635, with corresponding compensation only for the affected improvements thereon." ...

At the risk of being importune, the Memorandum of Encumbrance annotated on the title which states:

A." : (ROADLOT) NO PORTION OF ANY STREET, PASSAGEWAY WATERWAYS OR OPEN SPACE SO DELINEATED ON THE PLAN SHALL BE CLOSED OR OTHERWISE DISPOSED OF BY THE REGISTERED OWNER WITHOUT PRIOR APPROVAL OF THE COURT."

This encumbrance is in accordance to Section 50 of the Property Registration Act (Presidential Decree No. 1529) that reads in full:

Section 50 Subdivision and consolidation plans. Any owner subdividing a tract of Registered land into lots which do not constitute a subdivision projects as defined and provided for under P.D. No. 957, shall file with the Commissioner of Land Registration or the Bureau of Lands a subdivision plan of such land on which all Boundaries, streets, passageways and waterways, if any, shall be distinctly and accurately delineated.

If a subdivision plan, be it simple or complex, duly approved by the Commissioner of Land Registration or the Bureau of Lands together with the approved technical descriptions and corresponding owner's duplicate certificate of title is presented for registration, the Register of Deeds shall, without requiring further court approval of said plan, register the same in accordance with the provisions of the Land Registration Act, as amended: Provided, however, that the Register of Deeds shall annotate on the new certificate of title covering the street, passageway or open space, a memorandum to the effect **that except by way of donation in favor of the national government, province, city o municipality, no portion of any street, passageway, waterway or open space so delineated on the plan shall be closed or otherwise disposed of by the registered owner without the approval of the Court of First Instance of the province or city in which the land is situated.** (Emphasis supplied)

Section 50 of the Property Registration Decree contemplates roads and streets in a Subdivided property, not public thoroughfares built on a private property that was taken from an owner for public purpose. A public thoroughfare is not a subdivision road or street. The road constructed on TCT No. 064-T-117470 is part of national road along Poblacion Bansud, Mindoro Oriental.

Further, the construction of national highways is the exclusive responsibility of the DPWH (National Government).

LETTER-COMPAINT FOR COMPENSATION VS. DPWH

The Heirs of Paciencia Ablang claimant

Page 3 of 4

Thus, while the government's power to take private properties for public purpose is inherent, immense, and broad in scope, it is delaminated by the right of an individual to be compensated. In a nutshell, the government may take, but it must pay.

It bears stressing that the ownership and title to TCT No. 064-T-117470 remained in the name of Paciencia Ablang. There was neither donation nor cancellation of title. The Republic is already in possession of the property but is yet to acquire title to it. To legitimize such possession, the Republic must acquire the property from the Heirs by instituting expropriation proceedings or through negotiated sale, which has already been recognized in law as a mode of government acquisition of private property for public purpose.

In a negotiated sale, the government is saved from a long and arduous expropriation proceeding.

At what point in time then, should the value of the land be computed: at the time of the "taking" or at the time of the filing of expropriation complaint?

The taking of the property of Paciencia Ablang was without the benefit of expropriation. For several decades and a fraction thereof, the heirs of Paciencia Ablang were deprived of the beneficial use and enjoyment of the property. In the of "The Heirs of Mateo Pidacan and Romana Bigo, namely: Pacita Pidacan Vda. De Zubiri and Adela Pidacan Vda. De Robles vs. Air Transportation Office, represented by its Acting Director Bienvenido Manga," the Court addressed the issue in this wise:

"... that ATO's act of converting petitioners' private property into an airport came within the purview of eminent domain and as a consequence, petitioners were completely deprived of the beneficial use and enjoyment of their property. We **declared that justice and fairness dictate that the appropriate reckoning point for the valuation of petitioners' property was when the RTC made its order or expropriation in 2001.**" [Emphasis supplied]

The time of taking is when the appropriate Regional Trial Court (RTC) makes the order of expropriation. This is without prejudice to the right of the property owner (heirs) to file the appropriate criminal, civil and administrative cases against those public officers responsible for the taking of the property of Paciencia Ablang in violation of her constitutional rights. Taking of private property without just compensation is a violation of a person's property right.

Taking of private property without just compensation is a violation of a person's property right. When there is taking of private property for some public purpose, the owner of the property taken is entitled to be compensated.

The Constitution proscribes taking of private without just compensation.

Republic Act No. 10752 (2016), Republic Act No.8974 (2000), Sec 3; Executive Order No. 1035 (1985), Secs.6-7

G.R. No. 186192, August 25,2010

DESAMA v. GOZUN, 520 Phil. 457,477 (200 Section 9, Art III, 1987 Constitution of the Republic of the Philippines

LETTER-COMPAINT FOR COMPENSATION VS. DPWH

The Heirs of Paciencia Abling claimant

Page 4 of 4

The foregoing is government action condemnable to the highest level where Government officials openly violate the Constitution with impunity. DPWH seized the property of Paciencia Abling without the benefit of expropriation in violation of Sections 9 and 1, Article III of the 1987 Constitution of the Philippines. Also, by constructing and maintaining a national road over the private property of Paciencia Ablin, the officials of **DPWH is liable for malversation** and graft and corruption as defined in Section 3 (a, e, and g) of Republic Act No. 3019.

The taking of an individual's private property is a deprivation which can only be justified by a higher good which is public use and can only be counterbalanced by just compensation. Without these safeguards, the taking of property would not only be unlawful, immoral and null and void, but would also constitute a gross and condemnable transgression of an individual's basic right to property as well.

We hope that we made our position on the matter plainly.

EAD.
Estella A. Delos Santos
Canubing II Calapan City, Or. Mindoro

Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
SOUTHERN MINDORO
DISTRICT ENGINEERING OFFICE
REGIONAL OFFICE IV-B
Roxas, Oriental Mindoro

(2)

REFERRAL / ACTION SLIP

FOR/TO : _____ REFERENCE NO : RMB12.5-55-0218
DATE : 5/13/2022
SUBJECT : Claim for Compensation

<input checked="" type="checkbox"/>	URGENT, PLEASE RUSH!
<input type="checkbox"/>	See me / Let's Discuss
<input type="checkbox"/>	Draft reply
<input type="checkbox"/>	For review / Initial
<input type="checkbox"/>	For compliance
<input type="checkbox"/>	For comment / recommendation
<input type="checkbox"/>	For review / evaluation
<input checked="" type="checkbox"/>	For appropriate action
<input type="checkbox"/>	For information / reference
<input type="checkbox"/>	For dissemination
<input type="checkbox"/>	For file
<input type="checkbox"/>	Return document/s to me

REMARKS :

Attn: Asst. Engr. S. V. Vivar
Please prepare a
reply informing receipt of letter
and is now under further
investigation and validation to be
to the Legal Section Regional Office
Attn: Engr. Detina V. Guevarra Jr and
Mr. Jon Villac. please see
me and receive the paired
copy of Mr. Estela A. Delos Santos

ANNIELYN E. PADULLO
District Engineer

DEADLINE : _____

ACTION SLIP

Date: May 16, 2022

FOR/TO: _____

SUBJECT: Claim for Compensation

URGENT, PLEASE RUSH!

- | | |
|--------------------------|----------------------------|
| <input type="checkbox"/> | See me/ Let's Discuss |
| <input type="checkbox"/> | Draft Reply |
| <input type="checkbox"/> | For Review/Initial |
| <input type="checkbox"/> | For Compliance |
| <input type="checkbox"/> | For comment/recommendation |
| <input type="checkbox"/> | For review/evaluation |
| <input type="checkbox"/> | For appropriate action |
| <input type="checkbox"/> | For Information/Reference |
| <input type="checkbox"/> | For Dissemination |
| <input type="checkbox"/> | For File |
| <input type="checkbox"/> | Return documents to me |

Remarks: _____

QMS-HRAS-RMD Form 4



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
OFFICE OF THE DISTRICT ENGINEER

ROUTING SLIP

Reference No: 14B-12-5-55-0218
Subject: Claim for Compensation

FROM: <u>ESTELA A. DELOS SANTOS</u>	DATE: <u>5/13/22</u>
	Time: <u>4:40</u>

TO:

DISTRICT ENGINEER	<u>duy</u>	<u>5/13/22</u>	<u>4:45pm</u>
ASST. DISTRICT ENGINEER			
ADMINISTRATIVE OFFICER			
SECTION			
OTHERS			

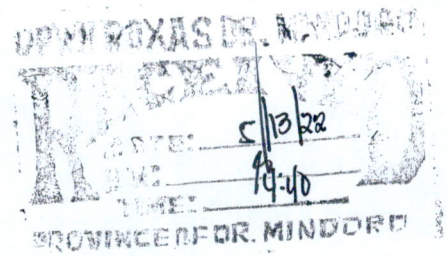
N.B Action must be taken within 15 days from receipt of
correspondence pursuant to the Provision of Sec.5(s) RA 6713

April 29, 2022

HON ROGER G. MERCADO

Secretary

Department of Public Works and Highways
Bonifacio Dr., Port Area, Manila



Attention: **ANNIELYN E. PADULLO**
District Engineer

Re : **Claim for Compensation**

Mr. Secretary:

We refer to the Letter – Reply' dated December 6, 2021 of Ms. Annielyn E. Padullo, District Engineer (DE Padullo), Southern Mindoro District Engineering Office, Regional Office IV – B, Roxas, Oriental Mindoro where she denied our claim for compensation for the properties of Paciencia Ablang taken by the Department of Public Works and Highways (DPWH) for the construction of a national road.

We beg to disagree.

The Transfer Certificate of Title No. 064-T-117470 registered in the name of Paciencia Ablang is a Homestead Patent granted by the government under Commonwealth Act No. 2874 contrary to the statement of DE Padullo in her letter-reply.

Section 110 of Act No. 2874 pertinently states:

Section 110. Said lands shall further be subject to a right of way not over twenty Meters in width for public highways, railroads, irrigation, ditches, aqueducts, telegraph and telephone lines, and similar works as the Government or any public or quasi-public service or enterprise, including mining of forest concessionaires, may reasonably require for carrying on their business, with damages for the improvements only. (As amended by Section 21 of Act No. 3517).

Out of the 10,708 sq. meter total area of the lot taken, only a strip of twenty (20) meter in Width is reserved for public highway, railroads... as amended by Sec 21 of Act No. 3517. The remaining area is compensable.

Even assuming that the subject land was issued under CA 141, Department Order No. 011, Series of 2004 of DPWH provides:

"... If the title to the property was acquired before January 7, 1975, under the Public Land Act, the government shall be entitled to a 20-meter right-of-way under Sec.

Annex "A"
Annex "B"

LETTER-COMPAINT FOR COMPENSATION VS. DPWH

The Heirs of Paciencia Ablang claimant

Page 2 of 4

112 of C.A. 141 or 6-meter right-of-way if the title was acquired on or after said date under P.D. 635, with corresponding compensation only for the affected improvements thereon." ...

At the risk of being importune, the Memorandum of Encumbrance annotated on the title which states:

A." : (ROADLOT) NO PORTION OF ANY STREET, PASSAGEWAY WATERWAYS OR OPEN SPACE SO DELINEATED ON THE PLAN SHALL BE CLOSED OR OTHERWISE DISPOSED OF BY THE REGISTERED OWNER WITHOUT PRIOR APPROVAL OF THE COURT."

This encumbrance is in accordance to Section 50 of the Property Registration Act (Presidential Decree No. 1529) that reads in full:

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LETTER-COMPAINT FOR COMPENSATION VS. DPWH

The Heirs of Paciencia Abling claimant

Page 3 of 4

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G.R. No. 186192, August 25,2010

DESAMA v. GOZUN, 520 Phil. 457,477 (200 Section 9, Art III, 1987 Constitution of the Republic of the Philippines

LETTER-COMPAINT FOR COMPENSATION VS. DPWH


The Heirs of Paciencia Abling claimant

Page 4 of 4

The foregoing is government action condemnable to the highest level where Government officials openly violate the Constitution with impunity. DPWH seized the property of Paciencia Abling without the benefit of expropriation in violation of Sections 9 and 1, Article III of the 1987 Constitution of the Philippines. Also, by constructing and maintaining a national road over the private property of Paciencia Ablin, the officials of **DPWH is liable for malversation** and graft and corruption as defined in Section 3 (a, e, and g) of Republic Act No. 3019.

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We hope that we made our position on the matter plainly.


Estella A, Delos Santos
Canubing II Calapan City, Or. Mindoro

Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
SOUTHERN MINDORO
DISTRICT ENGINEERING OFFICE
REGIONAL OFFICE IV-B
Roxas, Oriental Mindoro

REFERRAL / ACTION SLIP

FOR/TO : RDS REFERENCE NO : R4B.12.5-302-1112
SUBJECT : Right-of-Way Compensation claim of the heirs of
Pacanda abling DATE : Dec. 1, 2021

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URGENT, PLEASE RUSH !

See me / Let's Discuss w/ our DE

Draft reply

For review / Initial

For compliance

For comment / recommendation

For review / evaluation

For appropriate action

For information / reference

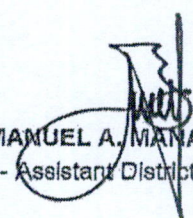
For dissemination

For file

Return document/s to me

REMARKS :

ATTN: MR. J. VILLAS


EMMANUEL A. MANALAYSAY
OIC - Assistant District Engineer

DEADLINE : _____



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
OFFICE OF THE DISTRICT ENGINEER

ROUTING SLIP

Reference No: R4B.12.5-302-1112Subject: Right of Way Compensation Claims

FROM: N.B. / R.D. PACAMAN DATE: 11-29-2021
Time: 4:50 PM

TO:

DISTRICT ENGINEER

ASST. DISTRICT ENGINEER

ADMINISTRATIVE OFFICER

SECTION

OTHERS



Republic of the Philippines
Department of Public Works and Highways
REGIONAL OFFICE IV-B
EDSA, Dilliman, Quezon City

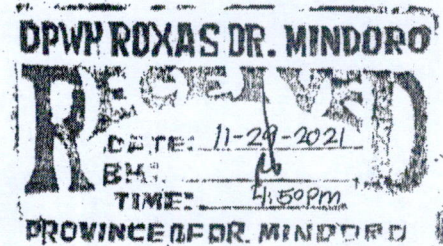
C 8124

DPWH RMS ADM
DATE 11-24-2021
FILE NO 403.701
Southern Mindoro

November 22, 2021

MEMORANDUM

TO : ANNIELYN E. PADULLO
District Engineer
Southern Mindoro District Engineering Office
Roxas, Oriental Mindoro



SUBJECT : Right-of-Way Compensation Claim of the Heirs of Pacencia Abling

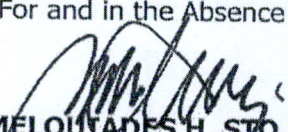
This is in connection with the Memorandum of Atty. Mel John I. Verzosa, Assistant Secretary for Legal Services and Special Concerns, dated August 31, 2021, relative to the above-mentioned subject, wherein the involved property, located at Poblacion, Bansud, Mindoro Oriental, was allegedly affected by a road constructed therein.

Since the supposed project was within the immediate area of your jurisdiction, using the herein attached documents as reference, you are hereby directed to conduct the necessary field verification in order to identify the exact infrastructure project involved and the concerned office that implemented the same. Within ten (10) days from receipt hereof, submit to this Regional Office findings and results of your verification.

For compliance.

GERALD A. PACANAN
OIC – Regional Director

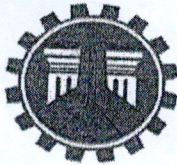
"For and in the Absence of the OIC – Regional Director"


MELQUIADES H. STO. DOMINGO
OIC – Assistant Regional Director

- Encl: (1) Memorandum of Atty. Mel John I. Verzosa dated August 13, 2021
(2) Letter of Estela A. Delos Santos and Chelo G. Mazo dated July 4, 2021
(3) Transfer Certificate of Title No. 064-T-117470
(4) Tax Declaration of Real Property No. 029-02-0001-010-208
(5) Special Power of Attorney
(6) Subdivision Plan of Lot 6-E-3

Cc: **Atty. MEL JOHN I. VERSOZA**, Assistant Secretary for Legal Services and Special Concerns, DPWH Central Office
ESTELA A. DELOS SANTOS AND CHELO G. MAZO, Brgy. Canubing, Calapan City, Mindoro Oriental

R4B.8/SCG/CSC/FLC



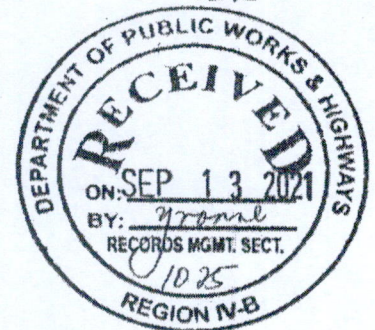
Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
CENTRAL OFFICE
Manila

9/10/2021
403-301
Mindoro Oriental

August 31, 2021

MEMORANDUM

TO : **ARTHUR D. PASCUAL**
OIC, Regional Director, Regional Office IV-B
This Department



SUBJECT : **Request for Payment of Just Compensation of the Heirs of Pacencia Abling**

This refers to the letter dated 4 July 2021 addressed to Secretary Mark A. Villar from Estela A. Delos Santos and Chelo G. Mazo requesting for payment of the road right of way (RROW) claim due on its property which was affected by the road constructed in Poblacion, Bansud, Mindoro Oriental.

Per Department Order No. 65, series of 2017 (D.O. No. 65, s. 2017),¹ ROW operations were decentralized, rationalized and delegated to the concerned implementing offices and in order to streamline operations for the immediate settlement any and all legitimate claims for payment.

However, despite the directive of D.O. No. 65, s. 2017, a significant number of ROW claims undertaken by the respective implementing offices still reach the Office of the Secretary.

Thus, the Secretary issued a Memorandum² authorizing the undersigned to undertake appropriate action, including referrals/transmittal to proper office/s, monitoring and supervision, on all documents and matters related to ROW complaints against this Department and its personnel as well as administrative complaints.

On the basis of the Secretary's directive and authority, you are hereby directed to immediately address, act on, process, deny or approve, and/or settle the ROW concern of the above-mentioned claimant/s. In case the query is processed and/resolved to be denied/disapproved,

¹ Scope and Delegation of all ROW Functions

- 1.1 The approving authority for all ROW functions, claims and transactions, regardless of amount, involving both Public-Private Partnership (PPP) and Toll Regulatory Board (TRB) projects, shall be lodged with the PPP Service (PPPS) Director. xxx
- 1.2 The approving authority for ROW claims and transactions, regardless of amount, for regional projects that are neither PPP, TRB nor Unified Project Management Office (UPMO) projects, shall be lodged with the Regional Director(s) concerned. xxx
- 1.3 UPMO-ROW activities and their approving authorities shall continue to be governed by Department Order (D.O.) No. 203, s. 2016 and Special Order (S.O.) No. 1, series of 2017.

² Memorandum dated 09 June 2020, entitled, "Granting Authority to Monitor and Supervise Complaints Relating to Right-of-Way Claims, Personnel and Administrative Concerns."

please inform the claimant/s directly in writing, copy furnish the office of the undersigned, of the procedures and processes in which his claim is being handled, the reasons for the denial and remedial measures that may be undertaken by the claimant/s within the applicable periods as provided for under the Document Tracking System (DoTS), Republic Act No. 10752 and other applicable laws.

This referral should not be treated to influence the request. The evaluation should strictly comply based on the existing D.O.S mentioned.



ATTY. MEL JOHN I. VERZOSA

Assistant Secretary for Legal Services and Special Concerns

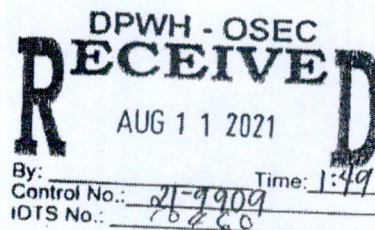
encl.: Letter of Estela A. Delos Santos and Chelo G. Mazo

cc: Mark A. Villar
Secretary

Estela A. Delos Santos and Chelo G. Mazo
Brgy. Canubing, Calapan City, Mindoro Oriental

July 4, 2021

HON. MARK A. VILLAR
Secretary
Department of Public Works and Highways
Bonifacio Dr., Port Area, Manila



RE: Claim for Compensation

Mr. Secretary:

The Heirs of Paciencia Ablang, represented herein by ESTELA A. DELOS SANTOS and CHELO G. MAZO (Annexes "A + A1" SPA), is the registered owner by succession of a certain lot with a total area of 10,530 sq. m particularly described under Transfer Certificate of Title No. 064-T-117470 (Annex "B") and Tax Declaration No. 2015-020001-02958 (Annex "C"). Annotated thereon the memorandum of encumbrances that states:

A. " : (ROADLOT) NO PORTION OF ANY STREET, PASSAGEWAY, WATERWAYS OR OPEN SPACE SO DELINEATED ON THE PLAN SHALL BE CLOSED OR OTHERWISE DISPOSED OF BY THE REGISTERED OWNER WITHOUT PRIOR APPROVAL OF THE COURT."

This encumbrance is in accordance to Section 50 of the Property Registration Act (Presidential Decree No. 1529) that reads:

Section 50 Subdivision and consolidation plans. Any owner subdividing a tract of registered land into lots which do not constitute a subdivision project as defined and provided for under P.D. No. 957, shall file with the Commissioner of Land Registration or the Bureau of Lands a subdivision plan of such land on which all boundaries, streets, passageways and waterways, if any, shall be distinctly and accurately delineated.

If a subdivision plan, be it simple or complex, duly approved by the Commissioner of Land Registration or the Bureau of Lands together with the approved technical descriptions and the corresponding owner's duplicate certificate of title is presented for registration, the Register of Deeds shall, without requiring further court approval of said plan, register the same in accordance with the provisions of the Land Registration Act, as amended: Provided, however, that the Register of Deeds shall annotate on the new certificate of title covering the street, passageway or open space, a memorandum to the effect that except by way of donation in favor of the national government, province, city or municipality, no portion of any street, passageway, waterway or open space so delineated on the plan shall be closed or otherwise disposed of by the registered owner without the approval of the Court of First Instance of the province or city in which the land is situated. (Emphasis supplied)

B. . : PURSUANT TO SECTION 7 OF REPUBLIC ACT NO. 26, THIS CERTIFICATE OF TITLE HAVING BEEN ADMINISTRATIVELY RECONSTITUTED IS WITHOUT PREJUDICE TO ANY PARTY WHOSE RIGHT OR INTEREST IN THE PROPERTY WAS DULY NOTED IN THE ORIGINAL HEREOF AT THE TIME IT WAS LOST OR DESTROYED.

IT IS HEREBY CERTIFIED THAT THIS CERTIFICATE OF TITLE, CONSISTING OF SIX (6) ON THIS DATE 3-17-78 HAS BEEN RECONSTITUTED FROM ITS OWNER'S DUPLICATE THE RECONSTITUTION HAVING BEEN EFFECTED ADMINISTRATIVELY, UNDER THE PROVISIONS OF REPUBLIC ACT NO. 26.

Section 59 of the PD 1529 specifically provides:

Section 59 Carry over of encumbrances. If, at the time of any transfer, subsisting encumbrances or annotations appear in the registration book, they shall be carried over and stated in the new certificate or certificates; **except so far as they may be simultaneously released or discharged.** [Emphasis supplied]

The encumbrances notwithstanding, the Heirs interpose this claim for compensation to compel the government to pay on the premise that firstly, no private property shall be taken for public use without payment of just compensation¹ and secondly, no person shall be denied life, liberty, and property without due process of law² and thirdly, Section 50 of the Property Registration Act applies only to subdivision streets.

1. The road built over TCT No. 064-T-117470 is a public thoroughfare

Section 50 of the Property Registration Decree contemplates roads and streets in a subdivided property, not public thoroughfares built on a private property that was taken from an owner for public purpose. A public thoroughfare is not a subdivision road or street.³ The road constructed in Poblacion, Bansud, Mindoro Oriental with TCT No. 064-T-117470 is part of national road along Calapan, Mindoro Oriental.

Further, the construction of national highways is the exclusive responsibility of the DPWH (National Government).

Thus, while the government's power to take private properties for public purpose is inherent, immense, and broad in scope, it is delimited by the right of an individual to be compensated. In a nutshell, the government may take, but it must pay.

2. TCT No. 064-T-117470 remains a private property of Paciencia Abling

Undoubtedly, Republic of the Philippines (Republic), through the DPWH constructed and maintained the national road over TCT No. 064-T-117470; occupied the property without the benefit of expropriation proceedings. The property is now being utilized, not for the benefit of the Heirs as private citizens but by the public. However, to date the Heirs remain uncompensated.

It bears stressing the ownership and title to TCT No. 064-T-117470 remained in the name of Paciencia Abling. There was neither donation nor cancellation of title. The Republic is already in possession of the property but is yet to acquire title to it. To legitimize such possession, the Republic must acquire the property from the Heirs by instituting expropriation proceedings or through negotiated sale, which has already been recognized in law as a mode of government acquisition of private property for public purpose.⁴

In a negotiated sale, the government is saved from a long and arduous expropriation proceeding.

3. The Heirs deserved to be compensated

Taking of private property without just compensation is a violation of a person's property right. When there is taking of private property for some public purpose, the owner of the property taken is entitled to be compensated.⁵

¹ Section 9, Article III, 1987 Constitution of the Philippines

² Section 1, Article III, 1987 Constitution of the Philippines

³ *REPUBLIC OF THE PHILIPPINES, represented by the DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS [DPWH] vs. ORTIGAS AND COMPANY LIMITED PARTNERSHIP*, G.R. No. 171496 March 3, 2014

⁴ Republic Act No. 10752 (2016), Republic Act No. 8974 (2000), Sec. 3; Executive Order No. 1035 (1985), Secs. 6-7.

⁵ *DESAMA v. GOZUN*, 520 Phil. 457, 477 (2006)

There is taking when the following elements are present:

1. The government must enter the private property;
2. The entrance into the private property must be indefinite or permanent;
3. There is color of legal authority in the entry into the property;
4. The property is devoted to public use or purpose;
5. The use of property for public use removed from the owner all beneficial enjoyment of the property.⁶

The Republic, through DPWH constructed a road — a permanent structure — on Paciencia Abing's property for the use of the general public is without a doubt a permanent entry. Given that the road was constructed for general public use stamps it with public character, and coursing the entry through the DPWH gives it a color of legal authority.

The Constitution proscribes taking of private property without just compensation,⁷ any taking must entail a corresponding appropriation for that purpose. Public funds, however, may only be appropriated for public purpose.⁸ Employment of public funds to benefit a private individual constitutes malversation.⁹

In contrast, when private property was taken for public use, as in this case, the government has no choice but to compensate the owner, lest it violates the constitutional provision against taking without just compensation.

In situations where the government does not take the trouble of initiating an expropriation proceeding, the private owner has the option to compel payment of the property taken, when justified.¹⁰

The foregoing is government action condemnable to the highest level where Government officials openly violate the Constitution with impunity. DPWH seized the property of Paciencia Abing without the benefit of expropriation in violation of Sections 9 and 1, Article III of the 1987 Constitution of the Philippines. Also, by constructing and maintaining a national road over the private property of Paciencia Abing, the **DPWH is liable for malversation** and graft and corruption as defined in Section 3 (a, e, and g) of Republic Act No. 3019.

The taking of an individual's private property is a deprivation which can only be justified by a higher good which is public use and can only be counterbalanced by just compensation. Without these safeguards, the taking of property would not only be unlawful, immoral and null and void, but would also constitute a gross and condemnable transgression of an individual's basic right to property as well.¹¹

IN VIEW OF THE FOREGOING, the Heirs are exercising their option of compelling the government through DPWH to pay for the property of Paciencia Abing taken without the benefit of expropriation and submit that the just compensation for said property should be reckoned with as of this date since the taking/occupation of the property is void from the start. Accordingly, consider this a **DEMAND** to pay the current market value of the property as just compensation.

ESTELA A. DELOS SANTOS and CHELO G. MAZO

Brgy. Canubing, Calapan City, Mindoro Oriental; 534 Commissioner's Village, Brgy. Marfrancisco, Pinamalayan, Mindoro Oriental

⁶ *REPUBLIC V. VDA. DE CASTELLVI, ET AL.*, 157 Phil. 329, 345-347 (1974) [En Banc].

⁷ Section 9, Art. III, 1987 Constitution of the Republic of the Philippines

⁸ *Pascual v. Secretary of Public Works*, 110 Phil. 331, 340 (1960) [En Banc].

⁹ *Brgy. Sindalan v. Court of Appeals*, 547 Phil. 542, 559 (2007)

¹⁰ *Supra*

¹¹ *Apo Fruits Corporation and Hijo Plantation, Inc. v. The Honorable Court of Appeals and Land Bank of the Philippines*, Dissenting Opinion, G.R. No. 164195 citing *Barangay Sindalan, San Fernando Pampanga v. Court of Appeals*, G.R. No. 150640, 22 March 2007, 518 SCRA 649, 666.

VERIFICATION AND CERTIFICATION OF
NON-FORUM SHOPPING

REPUBLIC OF THE PHILIPPINES)
CALAPAN CITY, ORIENTAL MINDORO

)S.S.

The Heirs of Paciencia Abling, duly represented herein by ESTELA A. DELOS SANTOS and CHELO G. MAZO, of legal age, Filipino with business addresses at Brgy. Canubing, Calapan City, Mindoro Oriental and 534 Commissioner's Village, Brgy. Marfrancisco, Pinamalayan, Mindoro Oriental, after having been duly sworn to in accordance with law, do hereby depose and say: that

1. I represent the claimant in the present controversy;
2. I have caused the preparation of the foregoing Claim for Compensation consisting five (5) pages including the page on which this verification and certification is written;
3. I have read the allegations contained therein;
4. The allegations in the said Claim are true and correct as of my own knowledge and authentic records;
5. I have not commenced any action or filed any pleadings involving the same issues in any other courts, tribunals, and quasi-judicial bodies;
6. Should I later learn that the same or similar action or pleading has been filed; I undertake to report this fact to the Office of the Secretary/Regional Director of DPWH within five (5) days from knowledge and/or notice thereof.

IN WITNESS WHEREOF, I have hereunto affixed my signature this 03 day of AUG 2021, in Calapan City, Oriental Mindoro.

ESTELA A. DELOS SANTOS
Affiant

CHELO G. MAZO
Affiant

SUBSCRIBED AND SWORN to before me this 03 day of AUG 2021 in _____ City, by the affiant who exhibited to me his/her identification card _____ bearing his/her photograph and signature as proof of his/her identity.

Doc. No. 447
Page No. 91
Book No. 13
Series of 2021

NOTARY PUBLIC
ATTY. TYRON JIM D. BACULO
Notary Public
Until December 31, 2022
Roll of Attorneys No. 65809
IBP No. 014875 / Lifetime / Oriental Mindoro
PTR No. 0689219 / 12-1-2020 (for 2021) / Calapan City
MCLE Compliance No. VI-0022615 / 02-02-19

42020028965006

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Calapan, Mindoro Oriental

Transfer Certificate of Title

NEW OWNER'S DUPLICATE - NEW OWNER'S DUPLICATE - NEW OWNER'S DUPLICATE - NEW OWNER'S DUPLICATE - NEW OWNER'S DUPLICATE

No. 064-T-117470

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF POBLACION, MUN. OF BANSUD, PROVINCE OF ORIENTAL MINDORO, ISLAND OF MINDORO, more particularly bounded and described as follows:

A PARCEL OF LAND (LOT 6-E-3-F, OF THE SUBD. PLAN, PSD-04-145463, BEING A PORTION OF LOT 6-E-3, PSD-4A-005494, L.R.C. REC. NO.), SITUATED IN THE BRGY. OF POBLACION, MUN. OF BANSUD, PROVINCE OF ORIENTAL MINDORO, ISLAND OF MINDORO. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 6- (Continued on next page)

is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of

Owner: PACIENCIA ABLING MARRIED TO PEDRO MASO, OF LEGAL AGE, FILIPINO

Address: BANSUD, ORIENTAL MINDORO

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Patent Type: Homestead Patent

Original RD: CALAPAN, MINDORO
ORIENTAL

Patent Date: 12/16/1937

OCT Date: 01/ 31/ 1938

Under Act No.: 2874

OCT No.: OCT-2956

Volume No.: I-10

Page No.: 19

Original Owner: - - -

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-114530 T-854 by virtue hereof in so far as the above-described land is concerned.

Entered at Calapan, Mindoro Oriental, Philippines on the 21st day of AUGUST 2002 at 09:41am.

(SGD.) ATTY. PEPITO P. MORTEL
REGISTER OF DEEDS





Republic of the Philippines
Supreme Court
Manila

EN BANC

NOTICE

Sirs/Mesdames:

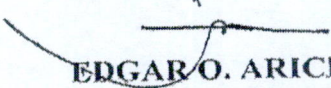
*Please take notice that the Court en banc issued a Resolution dated **DECEMBER 1, 2020**, which reads as follows:*

"B.M. No. 3795 (Re: Request for Extension of Existing Notarial Commissions).- The Court Resolved to

(a) **NOTE** the Letter dated November 23, 2020 of Atty. Domingo Egon Q. Cayosa, National President, Integrated Bar of the Philippines; Atty. Jose Perpetuo M. Lotilla, President, Philippine Bar Association; and Attys. Sherisa P. Nuesa and Jerome R. Pascual III, Chairperson and President, respectively, Judicial Reform Initiative, informing the Court of the difficulties and delays encountered in obtaining documentation requirements for the renewal of notarial commissions due to work disruptions and travel restrictions caused by the current national health crisis; and

(b) **GRANT** the request for the automatic extension of the validity of existing notarial commissions granted in 2019 and expiring on December 31, 2020, **for a period of six (6) months, or until June 30, 2021.**" Perlas-Bernabe, Leonen and Delos Santos, JJ., on official leave. (adv4)

By authority of the Court:


EDGAR O. ARICHETA
Clerk of Court

ACKNOWLEDGMENT

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

BEFORE ME, a Notary Public in and for _____, Oriental Mindoro, this
_____ day of _____, 2021, personally appeared with proof of their
identities, the following:

[Signature]
LUZA MAZO-FLORES OSCA ID CONTROL # 07726

[Signature]
ROSENDO ABLING MAZO OSCA ID CONTROL # 0009785

[Signature]
JUSELINE S. MAZO-ADORA TIN# 421-340-227
DRAWD ID

[Signature]
JOSE SAMACO MAZO TIN# 724-531-25

[Signature]
RUEL GARCIA MAZO
UNIFIED MULTIPURPOSE ID
CRN - 0033-2062516-2

[Signature]
FRESCIOZA G. MAZO SSS ID 4A-26211

[Signature]
MARIA FE MAZO
TIN # 716-288-160-000

[Signature]
RUBY ABLING ABARICO OSCA ID CONTROL # 12959

[Signature]
RAFAEL ABLING ABARICO
UNIFIED MULTIPURPOSE ID
CRN 0111-4121109-0

[Signature]
NORBERTO ABLING ABARICO
BRGY RESIDENT ID
ID NO 2020-1075

all known to me to be the same persons who executed by the foregoing instrument and
they acknowledged to me that the same is their free and voluntary act and deed.

WITNESS MY HAND AND SEAL in the place and on the date first above
written.

NOTARY PUBLIC

[Signature]
ATTY. ESTRELLA C. BALTAZAR
NOTARY PUBLIC
UNTIL DECEMBER 31, 2020

IBP LIFETIME NO 016823 ORIENTAL MDO
PTR NO. 0571663 A. JANUARY 06, 2020 CAL.
ROLL OF ATTORNEYS NO. 69771
MCLE COMPLIANCE NO. 011-0001881 4.14 2025

Doc. No. 304 ;
Page No. 61 ;
Book No. 1 ;
Series of 20 21 .

6. Magkatuwang na tumanggap ng kabayaran sa anumang bentahan o kasunduan na papasukin bilang aming KINATAWAN at magsulit sa amin ng nasabing salapi o kabayaran na kanilang tinanggap.

DITO AMING IGINAGAWAD sa naturang aming MGA KINATAWAN ang lahat ng kapangyarihang kumilos at magsagawa upang isakatuparan ang kapangyarihang humirang ng tagapag-ayos at sa bisa ng karapatang dito ay ginawad sa kanya ng kahalintulad ng kung kami, sa ganang aming sarili ang mismong magsasagawa, ay dito'y AMING PINAPAGTIBAY ANG LAHAT ng kanilang gagawin.

SA KATUNAYAN NG LAHAT, kami ay lumalagda sa ibaba nito ngayong ika-
_____ ng _____ 2021 dito sa lungsod ng _____.

[Signature]
LUZ A. MAZO-FLORES OSCA ID CONTROL # 07726

[Signature] OSCA ID CONTROL # 0009785
ROSENDO ABLING MAZO

[Signature] TIN# 434-340-227
DSWD ID
JUSELINE S. MAZO-ADORA

[Signature] TIN# 724-531-250
JOSE SAMACO MAZO

[Signature]
RUEL C. MAZO
UNIFIED MULTIPURPOSE ID
CRN # 0032 206 2516-2

[Signature] SSS ID 41520211
FRESCIOZA G. MAZO

[Signature] TIN# 716-288-1620-000
MARIA FE MAZO

[Signature] OSCA ID CONTROL # 12959
RUBY ABLING ABARICO

[Signature]
RAFAEL ABLING ABARICO
UNIFIED MULTIPURPOSE ID
CRN 0111-4121109-0

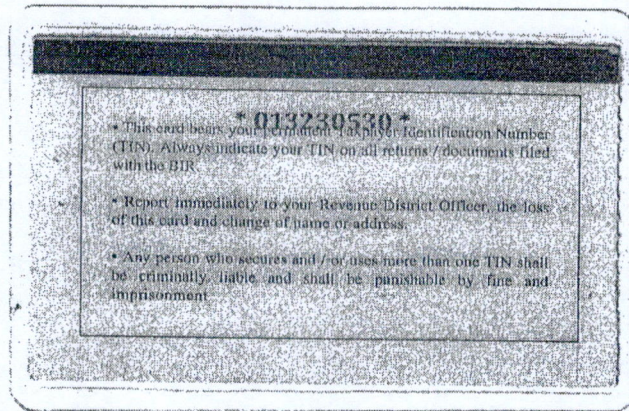
[Signature]
NORBERTO ABLING ABARICO
Brgy RESIDENT ID
ID NO 2020-1075

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

KAMI, **LUZ A. MAZO-FLORES**, nakatira sa Tawiran, Calapan City, **ROSENDO ABLING MAZO**, nakatira sa Poblacion, Lobo, Batangas, **JUSELINE S. MAZO-ADORA**, nakatira sa Ibaba East, Calapan City, **JOSE SAMACO MAZO**, nakatira sa Ibaba East, Calapan City, **RUEL GARCIA MAZO**, nakatira sa Socorro Or. Mindoro, **FRESCIOZA G. MAZO**, nakatira sa Socorro Or. Mindoro, **MARIA FE MAZO**, nakatira sa Socorro Or. Mindoro, **RUBY ABLING ABARICO**, nakatira sa Tawiran, Calapan City, **RAFAEL ABLING ABARICO**, nakatira sa Tawiran, Calapan City, at **NORBERTO ABLING ABARICO**, nakatira sa San Jose, Occidental Mindoro, lahat ay nasa hustong gulang, Filipino ay **NAGHIHIRANG** at **NAGTATALAGA** kina **ESTELLA ABLING ABARICO-DELOS SANTOS** nakatira sa Canubing II, Calapan City at **CHELO GARCIA MAZO** nakatira sa Socorro, Oriental Mindoro, may sapat na gulang, bilang aming natatanging mga kinatawan (Attorneys-In-Fact) na may tungkulin at kapangyarihan na gawin at gampanan para sa aming kapakanan ang mga sumusunod:

1. Kami ang mga lehitimong tagapagmana ng mag-asawang sina **PACENCIA ABLING** at **PEDRO MAZO** na nagmamay-ari ng mga lupain sa Poblacion, Bansud, Oriental Mindoro na nasa ilalim ng 1) TCT No. T-117466 na may sukat na **THREE THOUSAND EIGHTY TWO (3,082)** square meters; 2) TCT No. T-117467 na may sukat na **ONE THOUSAND TWO HUNDRED (1,200)** square meters; 3) TCT No. T-117468 na may sukat na **EIGHT THOUSAND SEVEN HUNDRED SEVENTEEN (8,717)** square meters; 4) TCT No. T-117469 na may sukat na **SIX HUNDRED NINETY (690)** square meters; 5) TCT No. T-117470 na may sukat na **TEN THOUSAND FIVE HUNDRED THIRTY (10,530)** square meters; 6) TCT No. T-56355 na may sukat na **TWO HUNDRED SIXTY SEVEN (267)** square meters; 7) TCT No. T-149557 na may sukat na **ONE HUNDRED NINETY SIX (196)** square meters; 8) TCT No. T-14572 na may sukat na **TEN THOUSAND NINE HUNDRED FIFTY TWO (10,952)** square meters; 9) TCT No. T-88467 na may sukat na **SEVEN HUNDRED SEVENTY FOUR (774)** square meters; 10) TCT No. T-88470 na may sukat na **TWO HUNDRED TWENTY NINE (229)** square meters; 11) TCT No. T-88466 na may sukat na **NINE HUNDRED SEVENTY SEVEN (997)** square meters; 12) TCT No. T-80213 na may sukat na **TWO THOUSAND EIGHT HUNDRED SEVENTY (2,870)** square meters; 13) TCT No. T-80214 na may sukat na **TWO HUNDRED ONE (201)** square meters; 14) TCT No. T-56356 na may sukat na **THREE HUNDRED TWENTY FOUR (324)** square meters at 15) TCT No. T-91549 na may sukat na **FOUR HUNDRED (400)** square meters;
2. Na ang aming mga kinatawan na sina o alinman kay **ESTELLA A. ABARICO-DELOS SANTOS** o **CHELO GARCIA MAZO** ay binibigyan namin ng Karapatan upang magkatuwang na kumuha ng kopya ng mga titulong naaprubahan na ng korte base sa aming petisyon, muta sa Register of Deeds;
3. Na magkatuwang na mag-asikaso at gumawa ng hakbang patungkol naman sa mga ari-arian na nasa ilalim ng mga **titulong** hindi pa nakasama sa unang petisyon sa korte at sa anupamang ari-arian na madidiskubre sa hinaharap;
4. Na magkatuwang na maghanap ng mapapagbentahan o humanap ng anumang paraan para ma-"dispose" ang mga nasabing ari-arian;
5. Na magkatuwang na lumagda sa mga dokumento ng bentahan o kasunduan na kinakailangan bilang aming **KINATAWAN**;



Benefits and Privileges under RA 9994

Free Medical / dental, diagnostic & laboratory service in all government facilities
20 % discount for medicines
20 % discount in hotels, restaurants, recreation centers
20 % discount in theaters, cinema houses and concert halls
20% discount in medical / dental services, diagnostic & laboratory fees in private facilities
20 % discount in fare for domestic air, sea travel and public land transportation
5% discount in basic necessities and prime commodities
12% VAT-exemption on the purchase of goods & services which are entitled to the 20% discount
5% discount for the monthly utilization of water and electricity, provided that the water and electricity meter bases are under the name of the senior citizens

Persons and Corporations violating RA 9994 shall be penalized. Only for the exclusive use of Senior Citizens abuse of privileges is punishable by law.


GENARO C. CLEOFE


OSCA Head


ARNAN C. PANALIGAN

City Mayor


8009686376H

- This card bears your permanent Taxpayer Identification Number (TIN). Always indicate your TIN on all returns / documents filed with the BIR.
- Report immediately to your Revenue District Officer, the loss of this card and change of name or address.
- Any person who secures and / or uses more than one TIN shall be criminally liable and shall be punishable by fine and imprisonment.


 Republic of the Philippines
 Office of the Senior Citizens Affairs (OSCA)
 Calapan City, Oriental Mindoro

Name: **ESTELA A. DELOS SANTOS**
 Address: **Canabing 2, Calapan City**

04-30-1960 F 06-05-2020
 Date of Birth Sex Date Issued


 Signature / Thumb mark Control No. **14894**

This Card Is non-transferrable

REPUBLIC OF THE PHILIPPINES
 DEPARTMENT OF FINANCE
 BUREAU OF INTERNAL REVENUE

DELOS SANTOS, ESTELA ABARICO
 TIN: **456-632-868-000**
 Address: **Canabing 2, Calapan City**
 Oriental Mindoro

BIRTH DATE: **04-30-1960**
 ISSUED DATE: **06-05-2020**


 SIGNATURE

TAX DECLARATION OF REAL PROPERTY

TD No.: **2015-020001-02958**

Cancelled: ☐

Property Identification No.: **029-02-0001-010-208**

Owner: **ABLING, PACENCIA mrd. to PEDRO MASO**

TIN: _____

Address: **POBLACION, BANSUD, ORIENTAL MINDORO**

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: _____

POBLACION

BANSUD, ORIENTAL MINDORO

(Number and Street)

(Barangay/District)

(Municipality & Province/City)

OCT/TCT/CLOA No.: **T-117470**

Survey No.: **PSD-04-145463**

CCT: _____

Lot No.: **6-E-3-F**

Blk. No.: _____

Dated: _____

Cadastral Lot no: _____

Boundaries:

North: **NE LOT 1**

South: **SW LOT 6-A**

East: **SE BY PEDRO JUSTINIANO**

West: **NW BY JOSE SEMILLA**

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	10,530	50,406.58	UPLAND	40%	20,160.00
TOTAL :	10,530	50,406.58			
		Php		Php	20,160.00

Total Assessed Value

TWENTY THOUSAND ONE HUNDRED SIXTY PESOS ONLY

(Amount in words)

Taxable ☒

Exempt ☐

Effectivity of Assessment/Reassessment: _____

1

2019

RECOMMENDING APPROVAL:

APPROVED BY:

Qtr.

Yr.

WENNIE S. MUDANZA, REA

05/03/2018

ONISIMO S. NALING, REA

05/03/2018

MUNICIPAL ASSESSOR

Date

Provincial Assessor

Date

This declaration cancels TD No.: **NEW**

Previous AV. Php

Previous Owner: _____

Memoranda: **ISSUED AS PER TITLE (UNDERCLARED PORTION OF LOT 6-E-3-A UNDER PIN 029-02-0001-010-108)**

Annotation: _____

CERTIFIED TRUE COPY

CAESAR A. PANGILINAN JR., MPA, REA

Provincial Assessor

04/29/2021

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. **1989202**

Date: **4-29-2021**

5005069200202

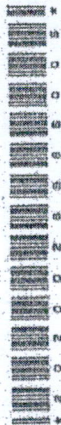
TCT No.: 064-T-117470

Page No.: 4

DECISION OF THE REGIONAL TRIAL COURT FOURTH JUDICIAL REGION BRANCH
41 PINAMALAYAN, ORIENTAL MINDORO, RENDERED BY HON. HARRY D.
JAMINOLA, PRESIDING JUDGE, UNDER PET. NO. CLT18H2806, THE REGISTER
OF DEEDS OF ORIENTAL MINDORO IS HEREBY ORDERED TO RE-ISSUE ANOTHER
OWNER'S DUPLICATE COPIES OF TRANSFER CERTIFICATES OF TITLE NOS.
T-117466, T-117467, T-117468, T-117469 AND T-117470 WITH THE SAME
FAITH AND CREDIT AS THE ORIGINAL.

DATE OF INSTRUMENT - DECEMBER 13, 2018

W 1
ATTY. WARREN-DERICK TACCAD LEGASEI
Acting Registrar of Deeds



TCT No.: 064-T-117470

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

. : (ROADLOT): NO PORTION OF ANY STREET, PASSAGEWAY, WATERWAYS OR OPEN SPACE SO DELINEATED ON THE PLAN SHALL BE CLOSED OR OTHERWISE DISPOSED OF BY THE REGISTERED OWNER WITHOUT THE APPROVAL OF THE COURT OF FIRST INSTANCE OF THE PROVINCE OR CITY IN WHICH LAND IS SITUATED.

. : PURSUANT TO SECTION 7 OF REPUBLIC ACT NO. 26, THIS CERTIFICATE OF TITLE HAVING BEEN ADMINISTRATIVELY RECONSTITUTED IS WITHOUT PREJUDICE TO ANY PARTY WHOSE RIGHT OR INTEREST IN THE PROPERTY WAS DULY NOTED ON THE ORIGINAL HEREOF AT THE TIME IT WAS LOST OR DESTROYED.

(SGD) RAMON G. GARCIA
ACTG. REGISTER OF DEEDS

IT IS HEREBY CERTIFIED THAT THIS CERTIFICATE OF TITLE, CONSISTING OF SIX (6) PAGES ON THIS DATE 3-17-78, HAS BEEN RECONSTITUTED FROM ITS OWNER'S DUPLICATE THE RECONSTITUTION HAVING BEEN EFFECTED ADMINISTRATIVELY, UNDER THE PROVISIONS OF REPUBLIC ACT NO. 26.

(SGD) RAMON G. GARCIA
ACTG. REGISTER OF DEEDS

NOTE: THE FOREGOING ANNOTATION HAS BEEN COPIED FROM TCT NO. T-7615 T-40.

SGD. ATTY. PEPITO P. MORTIEL
REGISTER OF DEEDS

Entry No.: 2018003134

Date: May 22, 2018 11:10:54AM

AFFIDAVIT OF LOSS : EXECUTED BY JUSELINA A. MAZO-ADORA, OF LEGAL AGE, ONE OF THE HEIRS AND ATTORNEY-IN-FACT OF THE HEIRS OF THE LATE SPOUSES PACENCIA ABLING AND PEDRO MAZO, ATTESTING THAT THE OWNER'S DUPLICATE COPIES OF TCT NOS. T-117466; T-117467; T-117468; T-117469 & T-117470 WERE LOST, SUBSCRIBED AND SWORN TO BEFORE NOTARY PUBLIC OF MANDALUYONG CITY, ATTY. GAUDENCIO A. PALAFOX, AS PER DOC. NO. 413, PAGE NO. 83, BOOK NO. VII, SERIES OF 2018.

DATE OF INSTRUMENT - MAY 03, 2018

NOTE: WITH ATTACHED EJS AND GENERAL POWER OF ATTORNEY

(SGD.) ATTY. EDMUND DANTE E. JANDA, MNSA
Register of Deeds IV

ATTY. WARREN-DENICK TACCAD LEGASPI
Acting Registrar of Deeds

Entry No.: 2021002551

Date: May 11, 2021 02:00:25PM

ISSUANCE OF NEW OWNER'S DUPLICATE COPY OF TITLE : BY VIRTUE OF THE



TCT No.: 064-T-117470

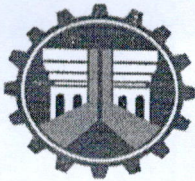
Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

-A (LRC) PSD-116498; ON THE NW., ALONG LINE 2-3 BY JOSE SEMILLA; ON THE NE., ALONG LINE 3-4 BY LOT 1; ALONG LINE 4-5 BY LOT 3; ALONG LINE 5-6 BY LOT 2; ALONG LINE 6-7-8-9 BY LOT 4, ALL OF (LRC) PSD-69346; ON THE SE., ALONG LINE 9-10 BY PEDRO JUSTINIANO; ON THE SW., ALONG LINE 10-11 BY PEDRO LUSTERION; ON THE SW., ALONG LINE 11-12 BY LOT 6-D; ALONG LINE 12-13 BY LOT 6-C, BOTH OF PSD-116498; ALONG LINE 13-14 BY LOT 6-E-3-C; ALONG LINE 14-15 BY LOT 6-F, (LRC) PSD-116498; ALONG LINE 15-16 BY LOT 6-E-3-B; ALONG LINE 16-17 BY LOT 6-E-3-A; ALONG LINE 18-19 BY LOT 6-E-3-D, ALL OF THE SUBD. PLAN; ALONG LINE 19-20 BY LOT 6-E-2, PSD-4A-005594, LOT 6-E-1; AND ALONG LINE 20-1 BY LOT 6-E-3-E, OF THE SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 60 DEG. 36'E., 3590.74 M. FROM BLBM 1, BO. OF AGSALIN, PINAMALAYAN, ORIENTAL MINDORO.

THENCE N. 17 DEG. 31'W., 89.26 M. TO POINT 2;
THENCE N. 84 DEG. 59'E., 20.74 M. TO POINT 3;
THENCE S. 17 DEG. 31'E., 73.00 M. TO POINT 4;
THENCE S. 17 DEG. 31'E., 15.00 M. TO POINT 5;
THENCE S. 17 DEG. 32'E., 201.09 M. TO POINT 6;
THENCE S. 17 DEG. 32'E., 137.32 M. TO POINT 7;
THENCE S. 17 DEG. 31'E., 16.68 M. TO POINT 8;
THENCE S. 17 DEG. 31'E., 78.96 M. TO POINT 9;
THENCE S. 19 DEG. 13'W., 2.92 M. TO POINT 10;
THENCE N. 66 DEG. 37'W., 24.60 M. TO POINT 11;
THENCE N. 17 DEG. 31'W., 18.28 M. TO POINT 12;
THENCE N. 17 DEG. 31'W., 20.00 M. TO POINT 13;
THENCE N. 17 DEG. 31'W., 29.51 M. TO POINT 14;
THENCE N. 17 DEG. 31'W., 10.00 M. TO POINT 15;
THENCE N. 17 DEG. 31'W., 69.90 M. TO POINT 16;
THENCE N. 17 DEG. 31'W., 10.00 M. TO POINT 17;
THENCE N. 17 DEG. 31'W., 10.00 M. TO POINT 18;
THENCE N. 17 DEG. 31'W., 215.35 M. TO POINT 19;
THENCE N. 17 DEG. 31'W., 20.00 M. TO POINT 20;
THENCE N. 17 DEG. 32'W., 20.48 M. TO POINT OF

BEGINNING, CONTAINING AN AREA OF TEN THOUSAND FIVE HUNDRED THIRTY (10,530) SQUARE METERS ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND DATE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 16 X 60 CM., BEARINGS GRUD; DATE OF ORIGINAL SURVEY, MAY 28, 1938, AND THAT OF THE SUBD. SURVEY, NOV. 28, 2001, AND WAS APPROVED ON AUGUST 2, 2002.



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
SOUTHERN MINDORO
DISTRICT ENGINEERING OFFICE
REGIONAL OFFICE IV-B
Roxas, Oriental Mindoro

December 6, 2021

ESTELA A. DELOS SANTOS & CHELO G. MAZO

Brgy. Canubing, Calapan City;
534 Commissioner's Village,
Brgy, Marfrancisco, Pinamalayan, Or. Mindoro

SUBJECT : Right-of-Way Compensation Claim of the Heirs of Pacencia Ablang

Dear Madam,

This refers to the memorandum of Regional Director, Gerald A. Pacanan, DPWH Region IV-B dated, November 22, 2021 received by this office on November 29, 2021, relative to the above subject.

Please be informed that the District's Right-of-Way Agent inspected the site together with the representative you sent, however your representative has no knowledge of the actual location of the site. We have requested a parcellary plan to validate the said parcel of land but as of to date, such document has not been made available to us.

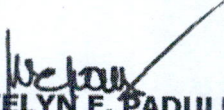
Further, the Transfer Certificate of Title presented is a Homestead Patent granted by the government under CA 141 commonly known as the Public Land Act.

It maybe informed that CA 141 Section 112, states that said land shall further be subjected to a right of way not exceeding sixty (60) meters for public highways and similar works as the Government or any public or Quasi-public service or enterprise may be reasonably require for carrying on their business, with damages only for the improvements thereat. (As amended by P.D. 635.)

Also, as what is stated in the attached TCT No. 064-7-117470 Memorandum of Encumbrances and is now listed to the Land Registration Authority (LRA), road lot has been identified and shall not be closed nor otherwise disposed by the registered owner it now being a public thoroughfare.

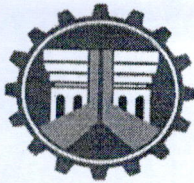
We deemed that your concern cannot be considered as provided under RA 10752 as the land was acquired through a gratuitous manner and has happened before the implementation of this act.

Respectfully yours,


ANNIELYN E. PADULLO
District Engineer

Cc: **Dir. Gerald A. Pacanan**, OIC-Regional Director
DPWH Region IV-B, Edsa, Quezon City

R4B.12.1 JFV/DVG



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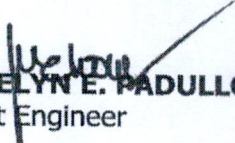
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