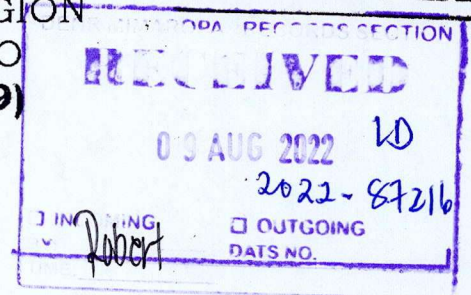
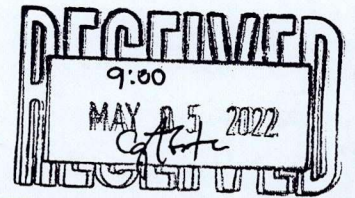


Republic of the Philippines
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
ORIENTAL MINDORO
BRANCH XXXIX (39)
City of Calapan
-oOo-



JANE B. ROXAS-LUNA,
Petitioner,

LRC Registration Case No.
LRC-22-23494

-versus-

-for-

REGISTER OF DEEDS FOR THE
PROVINCE OF ORIENTAL MINDORO,
Respondent.

CORRECTION OF ENTRIES ON
TRANSFER CERTIFICATE
TITLE NO. T-143460

X-----X


ORDER
(Notice of Hearing)

This refers to the verified petition dated March 22, 2022, filed by petitioner JANE B. ROXAS-LUNA, praying that "the technical descriptions appearing on Transfer Certificate of Title No. T-143460 be corrected as appearing in the correct narrative technical description" and that the name "Maryjane B. Roxas" as appearing in the title be changed to "Jane Roxas Luna".

Finding the said petition to be sufficient in form, let the same be set for hearing before this Court at its session hall at the Provincial Capitol Complex, Camilmil, Calapan City on **August 8, 2022** at 8:30 in the morning. Any person/s having/claiming interest that would be affected thereby and any person/s who has/have objection to the instant petition are hereby notified and directed to file pleading/opposition stating the grounds therefor, on/or before the scheduled hearing.

ACCORDINGLY, let a copy of this Order, together with the petition and its annexes be furnished the Register of Deeds of the Province of Oriental Mindoro, Land Registration Authority, the Office of the Solicitor General, the Office of the Provincial Prosecutor, the Department of Environment and Natural Resources - Regional Office 4B, the adjoining owners Spouses Tomas and Emma A. Bagos, Maria Myca Bernadette Roxas Galinato, Catherine May Glinogo Roxas, Benalyn Shen Glinogo Roxas, and the co-owner Mayben B. Roxas.

CERTIFIED TRUE COPY



AMOR M. FAJARDO
Acting Branch Clerk of Court

Likewise, let this Order be posted by the Process Server of this Court on the Bulletin Boards of the Provincial Capitol of Oriental Mindoro, Municipal Hall of Victoria and the Barangay Hall of Poblacion II, Victoria, Oriental Mindoro, and on the Bulletin Board of the Office of the Clerk of Court of the Regional Trial Court, Calapan City at least ten (10) days before the scheduled hearing at the expense of the petitioner.

The petitioner is ordered to present for marking to this Court's Interpreter all her documentary evidence establishing compliance with jurisdictional requirements not later than three (3) days before the scheduled date of hearing, failing in which will result in the outright denial of the instant petition.

SO ORDERED.

City of Calapan, April 11, 2022.

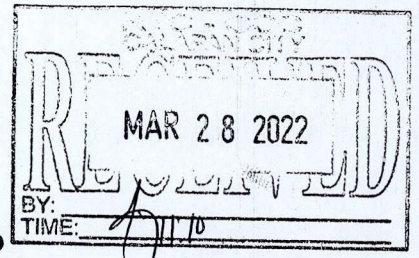

JOSEPHINE C. CARANZO
Presiding Judge

CERTIFIED TRUE COPY

 4/20/22
AMOR M. FAJARDO
Acting Branch Clerk of Court

JCC/admf/mtah

Republic of the Philippines
 Fourth Judicial Region
 REGIONAL TRIAL COURT
 Branch _____
 Calapan City, Oriental Mindoro



JANE B. ROXAS - LUNA

Petitioner,

-versus -

LRC Case No. 22-23494

PETITION NO. _____

For: CORRECTION OF ENTRIES
 ON TRANSFER CERTIFICATE
 TITLE NO. T-143460

REGISTER OF DEEDS FOR THE
 PROVINCE OF ORIENTAL MINDORO

Respondent.

X-----X

P E T I T I O N

COMES NOW, the PETITIONER Jane Bautista Roxas - Luna, by counsel, most respectfully alleges:

1. That, Petitioner is of legal age, a Filipino citizen, resident of Brgy. Poblacion II, Victoria, Oriental Mindoro, and is the same Maryjane B. Roxas who is one of the registered owners of a parcel of land located in Brgy. Poblacion II, Victoria, Oriental Mindoro described on Transfer Certificate of Title No. T-143460 issued by the Registry of Deeds for the Province of Oriental Mindoro. *(A photocopy of the Owner's Duplicate of **Transfer Certificate of Title No. T-143460** is made an integral part of this petition as **ANNEX "A"**. The Owner's Duplicate Certificate shall be presented during the pre-trial/initial hearing);*
2. That, the registered owner Maryjane B. Roxas and herein petitioner Jane B. Roxas - Luna refer to one and the same person. She executed an affidavit attesting to this fact, duly annotated on page 2 of the subject certificate of title;
3. That, public respondent is the Register of Deeds for the Province of Oriental Mindoro who may be served with summons and other processes of this Honorable Court at the Office of the Register of Deeds, Brgy. Sta. Isabel, Calapan City, Oriental Mindoro;

4. That, the following technical description appears on the subject certificate of title:

T-143460

A parcel of land (Lot 5368-B-2-F-4-G-4-D-1-C-5 of the subdivision plan Psd-045215-068903, being a portion of Lot 5368-B-2-F-4-G-4-D-1-C, Psd-04-034004, L.R.C. Record No.), situated in the Poblacion II, Municipality of Victoria, Province of Oriental Mindoro. Bounded on the NE., along line 1-2 by Lot 5368-B-2-F-4-G-4-D, Psd-04-012302, on the SE., along line 2-3 by Lot 5366, Cad-200 Ext., Naujan Cadastre, on the SW., along line 3-4 by Lot 5368-B-2-F-4-G-4-D-1-C-4 of the subdivision plan, on the NW., along line 4-1 by Lot 5468-B-2-F-4-G-4-D-2, Psd-04-021828. Beginning at a point marked "1" on plan being N.37 deg. 08'W., 336.91 m. from BLLM No. 146, Cad-200 Ext., Naujan Cadastre.

*thence S. 12 deg. 56' E., 29.50 m. to point 2;
thence S. 73 deg. 03' E., 26.13 m. to point 3;
thence N. 16 deg. 43' W., 29.62 m. to point 4;
thence N. 73 deg. 03' E., 24.99 m. to point of*

beginning, containing an area of SEVEN HUNDRED FIFTY (750) SQUARE METERS. All points referred to are indicated on the plan and are marked on the ground by P.S. cyl. conc. mons. 15x60 cms., pts. 2, 3 by Old P.S., bearings true, date of original survey April 19, 1933 and that of the subdivision survey Nov. 20, 1993 and was approved on March 11, 1994.

5. That, sometime in 2019, petitioner and her co-owner sought the services of the undersigned counsel, who is also a geodetic engineer, to assist in correcting errors in the technical description on the subject certificate of title;
6. That, upon inspection, the undersigned observed that the following errors appear on the subject certificate of title when compared with the approved subdivision plan, researched documents, and technical computations:
- The adjoining lot along line 1-2 is "Lot 5368-B-2-F-4-G-4-D" but should be "Lot 5368-B-2-F-4-G-4-C";
 - The adjoining lot along line 4-1 is indicated as "Lot 5468-B-2-F-4-G-4-D-2" but should be "Lot 5368-B-2-F-4-G-4-D-2";
 - The bearing of the tie line is "N.37 deg. 08'W." but should be "N.37 deg. 07'W.";
 - The direction of line 2-3 is SE but should be SW;
 - The polygon does not close and the corresponding error in the computed area is about two (2) square meters;

7. That, through the undersigned, petitioner had filed a request with the Technical Services of the Department of Environment and Natural Resources – MIMAROPA (DENR Region IV-B) for the administrative correction of the foregoing errors in the technical description appearing on approved plan Psd-045215-068903;
8. On December 18, 2019, the Assistant Regional Director for Technical Services of DENR Region IV-B issued an order of amendment of plan Psd-045215-068903. *(A copy of **Amendment Order** No.0202-2019 is made an integral part of this Petition as **ANNEX "B"**);*
9. To rectify the observed errors and pursuant to Amendment Order No.0202-2019, the narrative technical description of the subject lot now appears as follows:

Survey Plan No.: Psd-045215-068903
 Lot No. : Lot 5368-B-2-F-4-G-4-D-1-C-5
 Portion of Lot: Lot 5368-B-2-F-4-G-4-D-1-C, PSD-04-034004
 Land Owner/Claimant: Maria Bautista
 Location: Poblacion II, Victoria, Oriental Mindoro

Boundaries:

Line	Dir'n	Adjoining Lots/Features
1-2	NE	Lot 5368-B-2-F-4-G-4-C; Psd-04-012302
2-3	SE	Lot 5366, Cad.200-Ext., Naujan Cadastre
3-4	SW	Lot 5368-B-2-F-4-G-4-D-1-C-4, Psd-045215-068903
4-1	NW	Lot 5368-B-2-F-4-G-4-D-2, Psd-04-121828 (Existing Road 5.00 m. wide)

Tie Point: BLLM No.146, Cad.200-Ext., Naujan Cadastre

Lot Description:

Line	Bearing	Distance
Tie Point -1	N 37 deg. 07' W	336.83 m.
1-2	S 12 deg. 56' E	29.42 m.
2-3	S 73 deg. 03' W	26.13 m.
3-4	N 10 deg. 43' W	29.52 m.
4-1	N 73 deg. 03' E	24.99 m.

Area: SEVEN HUNDRED FIFTY (750) sq.m. more or less

Description of corners: Corners 1 & 2 are marked Old PS cyl. conc. mons. 15x60 cms. and corners 3 & 4 by PS cyl. conc. mons. 15x60 cms.

Bearings: True

Date of Original Survey: April 19, 1933

Date of Survey: Nov. 20, 1993

Date Approved: March 10, 1994

Geodetic Engineer: ALFONSO A. BERMUDEZ

10. Thus, the technical description on the certificate of title should be amended as follows:

A parcel of land (Lot 5368-B-2-F-4-G-4-D-1-C-5 of the subdivision plan Psd-045215-068903, being a portion of Lot 5368-B-2-F-4-G-4-D-1-C, Psd-04-034004, L.R.C. Record No.), situated in the Poblacion II, Municipality of Victoria, Province of Oriental Mindoro. Bounded on the NE., along line 1-2 by Lot 5368-B-2-F-4-G-4-C, Psd-04-012302, on the SE., along line 2-3 by Lot 5366, Cad-200 Ext., Naujan Cadastre, on the SW., along line 3-4 by Lot 5368-B-2-F-4-G-4-D-1-C-4 of the subdivision plan, on the NW., along line 4-1 by Lot 5368-B-2-F-4-G-4-D-2, Psd-04-021828. Beginning at a point marked "1" on plan being N.37 deg. 07'W., 336.83 m. from BLLM No. 146, Cad-200 Ext., Naujan Cadastre.

thence S. 12 deg. 56' E., 29.42 m. to point 2;
thence S. 73 deg. 03' W., 26.13 m. to point 3;
thence N. 10 deg. 43' W., 29.52 m. to point 4;
thence N. 73 deg. 03' E., 24.99 m. to point of

beginning, containing an area of SEVEN HUNDRED FIFTY (750) SQUARE METERS **more or less**. All points referred to are indicated on the plan and are marked on the ground by P.S. cyl. conc. mons. 15x60 cms., pts. **1 & 2** by Old P.S., bearings true, date of original survey April 19, 1933 and that of the subdivision survey Nov. 20, 1993 and was approved on March 10, 1994.

(A certified copy each of the **amended narrative technical description** and **amended subdivision plan** are made integral part of this petition as **ANNEXES "C" and "D"**;

11. That, no adjoining lot will be affected by the amendment of the foregoing technical descriptions;
12. That, the property is declared for taxation purposes under the name of herein petitioner and her registered co-owner, Mayben B. Roxas, who is now deceased (a copy of **the latest tax declaration** and **death certificate of Mayben Roxas** are made an integral part of this Petition as **ANNEXES "E" and "F"**);
13. That the lots adjoining the subject property and their corresponding owners/claimants are as follows:
 - a. On the Northwest - Lot 5368-B-2-F-4-G-4-D-2, Existing Road (5.00 m. wide);
 - b. On the East - Lot 5368-B-2-F-4-G-4-C, Spouses Tomas and Emma A. Bagos, Brgy. Poblacion II, Victoria, Oriental Mindoro;
 - c. On the Southeast - Pamahalaang Barangay of Poblacion II, with address at Barangay Hall, Poblacion II, Victoria, Oriental Mindoro;

- d. On the West – the Heirs of Maria Bautista namely Jane Bautista Roxas - Luna (herein petitioner), and the heirs of Mayben B. Roxas;
14. To prove that petitioner is an heir of Maria Bautista, she attaches hereto a certified copy of her Certificate of Live Birth issued by the Philippine Statistics Authority (PSA), **ANNEX “G”**;
15. That, the heirs of petitioner’s deceased co-owner, Mayben B. Roxas are also being furnished a copy of this petition as follows:
- a. Maria Myca Bernadette Roxas Galinato;
 - b. Catherine May Glinogo Roxas; and
 - c. Benalyn Shen Glinogo Roxas, all of *Balikatan Village, Brgy. Sampaloc, Camp Capinpin, Tanay, Rizal.*
16. That, to further prove petitioner’s identity, she also attaches hereto a copy of her identification cards namely Taxpayer’s Identification Number (TIN) card and Voter’s ID card as **ANNEXES “H” and “I”** respectively;
17. That, in compliance with the amended Rules of Civil Procedure, the witnesses to be presented and the summary of their intended testimonies are as follows:
- a. The petitioner, Jane B. Roxas – Luna, who will prove her identity, that she is one of the registered owners of the subject property, identify the documentary evidence, and testify on material allegations in this petition;
 - b. Engr. Norileisha R. Atienza, who will identify the incorrect technical descriptions, testify on the amendments made on the corresponding plan, and identify the correct technical descriptions based on the documentary evidence;
18. That, in summary, the documentary evidence in support of the allegations herein are as follows:
- a. ANNEX “A”: Certified Copy of Transfer Certificate of Title No. T-143460;
 - b. ANNEX “B”: Amendment Order;
 - c. ANNEX “C”: Correct Narrative Technical Description;
 - d. ANNEX “D”: Blueprint of Amended Subdivision Plan;
 - e. ANNEX “E”: Tax Declaration
 - f. ANNEX “F”: Death Certificate of Mayben B. Roxas
 - g. ANNEX “G”: Birth Certificate of Petitioner
 - h. ANNEX “H”: Voter’s identification card of petitioner
 - i. ANNEX “I”: Taxpayer’s Identification Number card;

19. That, the foregoing petition is based on Section 108 of Presidential Decree No. 1529, which states:

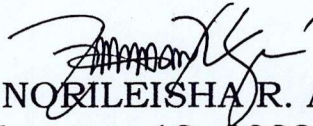
Section 108. Amendment and alteration of certificates. No erasure, alteration, or amendment shall be made upon the registration book after the entry of a certificate of title or of a memorandum thereon and the attestation of the same be Register of Deeds, except by order of the proper Court of First Instance. A registered owner of other person having an interest in registered property, or, in proper cases, the Register of Deeds with the approval of the Commissioner of Land Registration, may apply by petition to the court upon the ground that the registered interests of any description, whether vested, contingent, expectant or inchoate appearing on the certificate, have terminated and ceased; or that new interest not appearing upon the certificate have arisen or been created; or that an omission or error was made in entering a certificate or any memorandum thereon, or, on any duplicate certificate; or that the same or any person on the certificate has been changed; or that the registered owner has married, or, if registered as married, that the marriage has been terminated and no right or interests of heirs or creditors will thereby be affected; or that a corporation which owned registered land and has been dissolved has not convened the same within three years after its dissolution; or upon any other reasonable ground; and the court may hear and determine the petition after notice to all parties in interest, and may order the entry or cancellation of a new certificate, the entry or cancellation of a memorandum upon a certificate, or grant any other relief upon such terms and conditions, requiring security or bond if necessary, as it may consider proper; Provided, however, That this section shall not be construed to give the court authority to reopen the judgment or decree of registration, and that nothing shall be done or ordered by the court which shall impair the title or other interest of a purchaser holding a certificate for value and in good faith, or his heirs and assigns, without his or their written consent. Where the owner's duplicate certificate is not presented, a similar petition may be filed as provided in the preceding section. (Emphases supplied) xxx

P R A Y E R

WHEREFORE, it is most respectfully prayed that the technical descriptions appearing on Transfer Certificate of Title No. T-143460 be corrected as appearing in the correct narrative technical description herein presented. Petitioner likewise prays that the name "Maryjane B. Roxas" be changed to "Jane Roxas Luna", the correct name of the registered co – owner of the property subject matter of this petition.

Other reliefs as may be deemed just and equitable under the premises are likewise prayed for.

Respectfully submitted, 22 March 2022, Calapan City,
Oriental Mindoro.


ATTY. NORILEISHA R. ATIENZA
IBP No. 199704 January 19, 2022 – Oriental Mindoro
PTR No. 0851584 January 05, 2022 – Calapan City
Roll No. 67697 | Admitted to the Bar May 25, 2017
MCLE Compliance No. VI - 0029431

Counsel's Address:
Atienza Malabanan Lasquite & Ussam Law Offices
2/F HM Center, JP Rizal St., Strong Republic Nautical Highway,
Camilmil, Calapan City, Oriental Mindoro
(043) 288-7670 | amlulawoffices2019@gmail.com

Copy furnished:

THE REGISTER OF DEEDS
Office of the Registry of Deeds
Sta. Isabel, Calapan City, Oriental Mindoro

RR # RE 561 482 818 22
Mailed on: 03/25/22
Mailed at: Calapan Post Office

OFFICE OF THE SOLICITOR-GENERAL
134 Amorsolo St., Legaspi Village
Makati City, 1229

RR # RE 561 482 804 22
Mailed on: 03/25/22
Mailed at: Calapan Post Office

Maria Myca Bernadette Roxas Galinato;
Catherine May Glinogo Roxas;
Benalyn Shen Glinogo Roxas,
Balikatan Village, Brgy. Sampaloc,
Camp Capinpin, Tanay, Rizal.

RR # RE 561 482 815 22
Mailed on: 3/25/22
Mailed at: Calapan Post Office

Spouses Tomas and Emma Bagos
Poblacion II, Victoria, Or. Mindoro

RR # RE 561 482 821 22
Mailed on: 3/25/22
Mailed at: Calapan Post Office

EXPLANATION

Copy of this Petition is being furnished to the Office of the Register of Deeds and the Office of the Solicitor General, as well as private respondents above named, via registered mail due to distance and/or personnel constraints, making personal service thereof impracticable.


ATTY. NORILEISHA R. ATIENZA

Republic of the Philippines)
Calapan City, Oriental Mindoro)

VERIFICATION /
CERTIFICATION ON NON – FORUM SHOPPING

I, JANE B. ROXAS - LUNA, Filipino, of legal age, widow, resident of Brgy. Poblacion II, Victoria, Oriental Mindoro after having been duly sworn to in accordance with law, depose and state that:

1. I am the Petitioner in the above-entitled Petition for Correction of Entries on Transfer Certificate of Title No. T-143460;
2. I caused the preparation of the foregoing Petition;
3. I have read the contents thereof and the facts stated therein are true and correct of my personal knowledge and/or on the basis of copies of documents and records in my possession;
4. I have not commenced any other action or proceeding involving the same issues in the Supreme Court, the Court of Appeals, or any other tribunal or agency;
5. To the best of my knowledge and belief, no such action or proceeding is pending in the Supreme Court, the Court of Appeals, or any other tribunal or agency;
6. If I should thereafter learn that a similar action or proceeding has been filed or is pending before the Supreme Court, the Court of Appeals, or any other tribunal or agency, I undertake to report such fact within five (5) days therefrom to this Honorable Court.
7. I further attest that the allegations contained in the Petition are true and correct based on my personal knowledge or based on authentic documents; it is not filed to harass, cause unnecessary delay, or needlessly increase the cost of litigation; and the factual allegations therein have evidentiary support or, if specifically so identified, will likewise have evidentiary support after a reasonable opportunity for discovery.

JANE B. ROXAS - LUNA
Affiant

SUBSCRIBED AND SWORN to before me this
MAR 22 2022 at Calapan City, Oriental Mindoro, affiant
showing competent evidence of her identity.

Doc. No. 205 ;
Page No. 42 ;
Book No. Lxxxix ;
Series of 2022.

ATTY. JESUS FRANCO B. LASQUITE
Notary Public
Until JUN 30 2022
IBP No. 195577 - 04/04/2022 - Oriental Mindoro
PRT No. 0847282 - 01/03/2022 - Calapan City
Roll No. 64704
MCLE Compliance No. VI - 0020342 - 03/07/2019
Extended until JUN 30 2022
Under RM No. 3795

ANNEX "A"

SN No. 0002473823 / REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY
CALAPAN CITY

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. T-143460

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

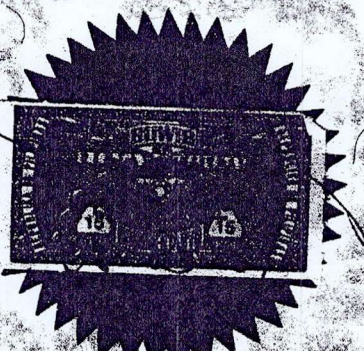
A parcel of land (Lot 5368-B-2-F-4-G-4-D-1-C-5 of the subdivision plan,
Psd-045215-068903, being a portion of Lot 5368-B-2-F-4-G-4-D-1-C, Psd-04-
034004, L.R.C. Record No.), situated in the Poblacion II, Municipality of
Victoria, Province of Or. Mindoro. Bounded on the NE., along line 1-2 by Lot
5368-B-2-F-4-G-4-D, Psd-04-012302, on the SE., along line 2-3 by Lot 5366,
Cad-200 Ext., Naujan Cadastre, on the SW., along line 3-4 by Lot 5368-B-2-
F-4-G-4-D-1-C-4, of the subdivision plan, on the NW., along line 4-1 by Lot
is registered in accordance with the provisions of Section 103 of the Property Registration Decree in
the name of*

MARYJANE B. ROXAS, widow and MAYBEN B. ROXAS, widow, both of
legal age, Filipino, in the proportion of EQUAL SHARE EACH

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 so subject to a two (2) years period pursuant
to Section 4 Rule 74 of the Rules of Court. . . Nov. 22, 2004

IT IS FURTHER CERTIFIED that said land was originally registered on the 3rd day
of February in the year nineteen hundred and thirty
in Registration Book No. T-7, page 165, of the Office of the Register of Deeds
of Oriental Mindoro, as Original Certificate of Title No 2352, pursuant to
a Homestead patent in the name of - - -, granted by the President of the
Philippines, on the 10th day of January, in the year nineteen
hundred and thirty-six, under Act No. 2874

This certificate is a transfer from Transfer Certificate of Title No. T-142616; T-1136
which is cancelled by virtue hereof in so far as the above described land is concerned.



Entered at Calapan City, Or. Mindoro
Philippines, on the 3rd day of August
in the year two thousand and seven
at 2:12 p.m.

ATTY. PEPITO P. MORTEL
(Register of Deeds)

Victoria, Oriental 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.

OWNER'S DUPLICATE CERTIFICATE

MEMORANDUM OF ENCUMBRANCES

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

Entry No.

5468-B-2-F-4-G-4-D-2, Psd-04-021828, Beginning at a point marked "1" on plan being N. 37 deg. 08'W., 336.91 m. from BLIM No. 146, Cad-200 Ext., Naujan Cadastre.

thence S. 12 deg. 56'E., 29.50 m. to point 2;
 thence S. 73 deg. 03'E., 26.13 m. to point 3;
 thence N. 16 deg. 43'W., 29.62 m. to point 4;
 thence N. 73 deg. 03'E., 24.99 m. to point of

beginning, containing an area of SEVEN HUNDRED FIFTY (750) 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 cms., pts., 2, 3 by Old P.S. bearings true date of original survey April 19, 1933 and that of the subdivision survey Nov. 20, 1993 and was approved on March 11, 1994.

P. Mortel
 ATTY. PEPITO P. MORTEL
 Register of Deeds

-- oOo --

Entry No. 8619 - Doc. No. 8619 - AFFIDAVIT - By virtue of an Affidavit, executed by JANE B. ROXAS, affiant, declaring that JANE B. ROXAS and MARYJANE B. ROXAS appearing in TCT no. T-142616 refers to one and the same person and no other than JANE B. ROXAS, subscribed and sworn before Notary Public Calixto Baculo, on file in this Registry.

Date of Instrument - July 10, 2007

Date of Inscription - Aug. 3, 2007 at 2:11 p.m.

(SGD) ATTY. PEPITO P. MORTEL
 Register of Deeds

-- oOo --

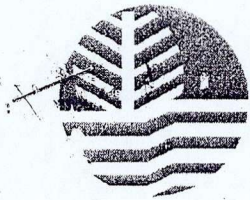
NOTE: The foregoing annotation has been copied from TCT No. T-142616; T-1136

P. Mortel
 ATTY. PEPITO P. MORTEL
 Register of Deeds

-- oOo --

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

.....
 Register of Deeds



Amendment Order No. 0202 - 2019
Date: 14-18-19

SUBJECT : Amendment of the Technical description of survey plan Psd-045215-068903
located in Brgy. Poblacion II, Victoria, Or. Mindoro

XX

Record shows that **Lot 5368-B-2-F-4-G-4-D-1-C, Psd-04-034004** registered in the name of **Maria Bautista** situated in **Brgy. Poblacion, Victoria, Bongabon, Or. Mindoro** was surveyed by **Engr. Alfonso A. Bermudez** on **November 20, 1993** and thereafter submitted to this office for verification and approval on **February 3, 1994**. Consequently, subdivision plan denominated as **Psd-045215-068903** was approved on **March 10, 1994**.

In a letter dated September 24, 2019, G.E./Atty. Norileisha R. Atienza, Atty.-in-Fact of Jane B. Roxas requested for the amendments/corrections on the subdivision plan Psd-045218-068903 and to issue narrative technical description of **Lot 5368-B-2-F-4-G-4-D-1-G-5** which shall be annexed to the subsequent Petition for Correction of technical description to be filed with the appropriate Regional Trial Court. The undersigned has observed the following to wit;

1. The lot number of the property as indicated on both the approved plan and the certificate of title is **Lot 5368-B-2-F-4-G-4-D-1-G-5**. It is observed that the name of the lot from which this property was subdivided is **Lot 5368-B-2-F-4-G-4-D-1-C, Psd-04-034004**. The other lots in the plan are as well culled from "Lot 5386" except Lots 5368...C-4 and 5368...C-5. However, it is also observed that adjoining lots on plan are plotted as "Lot 5366", "Lot 5368-B-2-F-4-D-4-C, Psd-04-012302", "Lot 5368-B-2-F-4-D";
2. The direction of line 2-3 of **Lot 5368-B-2-F-4-G-4-D-1-G-5** as indicated on plan is **SE instead of SW** which is the correct direction;
3. The bearing of line 3-4 of **Lot 5368-B-2-F-4-G-4-D-1-G-5** is **N.16-43W.** instead of **N.10-43W.** which is the bearing of its congruent line (line 2-3 of Lot 5368-B-2-F-4-G-4-D-1-G-4).

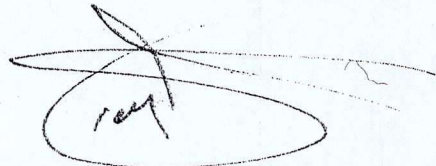
Verification of the existing records on file of survey plan **Psd-045215-068903** shows that the computed area of **Lot 5368-B-2-F-4-G-4-D-1-G-5** is **752 sq.m. instead of 750 sq.m.** as appearing on the approved plan, hence necessary adjustment should be applied to wit;

Lot 5368-B-2-F-4-G-4-D-1-G-5	Should be		Instead of	
	Bearing	Distance (M.)	Bearing	Distance (M.)
Tie line		336.83		336.81
1-2		29.42		29.50
3-4	N.10-43W.	29.52	N.16-43W.	29.62

Relatively, the correct Lot No. should be Lot 5368 instead of Lot 5386 as appearing inconsistently in the approve plan.

WHEREFORE, based on the above findings and premises considered, amendment of the technical descriptions of plan *Psd-045215-068903* is hereby given due course.

SO ORDERED.



VICENTE B. TUDDAO, JR., Ph. D., CESO IV
Assistant Regional Director for Technical Services





Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region

ANNEX "C"

TECHNICAL DESCRIPTIONS

Survey Plan No. : **PSD-045215-068903**
Lot No. : **LOT 5368-B-2-F-4-G-4-D-1-C-5**
Portion of Lot : **LOT 5368-B-2-F-4-G-4-D-1-C, PSD-04-034004**
Land Owner/Claimant : **MARIA BAUTISTA**
Location : **POBLACION II, VICTORIA, ORIENTAL MINDORO**

Boundaries:

<u>Line</u>	<u>Direction</u>	<u>Adjoining Lots/Features</u>
1-2	NE	LOT 5368-B-2-F-4-G-4-C, PSD-04-012302
2-3	SE	LOT 5366, CAD.200-EXT., NAUJAN CADASTRE
3-4	SW	LOT 5368-B-2-F-4-G-4-D-1-C-4, PSD-045215-068903
4-1	NW	LOT 5368-B-2-F-4-G-4-D-2, PSD-04-021828, (EXISTING ROAD 5.00 M. WIDE)

Tie Point: BLLM NO. 146, CAD.200-EXT., NAUJAN CADASTRE

Lot Description:

<u>Line</u>	<u>Bearing</u>	<u>Distance</u>
Tie Point – 1	N 37° 07' W	336.83 m.
1-2	S 12° 56' E	29.42 m.
2-3	S 73° 03' W	26.13 m.
3-4	N 10° 43' W	29.52 m.
4-1	N 73° 03' E	24.99 m.

Area : **SEVEN HUNDRED FIFTY (750) sq. m. more or less**
Descriptions of corners : Corners 1 & 2 are marked **Old PS** cyl. conc. mons. 15x60 cms. and corners 3 & 4 by **PS** cyl. conc. mons. 15x60 cms.
Bearings : True
Date of Original Survey : April 19, 1933
Date of Survey : Nov. 20, 1993
Date Approved : March 10, 1994
Geodetic Engineer : ALFONSO A. BERMUDEZ

Note: This Technical Description is based from the Records on file in this office as certified by Virginia M. Regodon, Chief, Land Records Section
Requested by : H. Mendoza
Who paid the Cert. Fee: P50.00
under OR No. / date : 0104475-02/18/2020

Prepared & Verified by:

JOCELYN A. SARILE

Chief, Survey & Control Section/
LAMS Coordinator

Approved by:

ROMAN G. LEGASPI

OIC, Chief, Surveys and Mapping Division

TAX DECLARATION NO.

B-1144
Page - 60

Owner ROXAS, MARYJANE B., widow and ROXAS, MAXBEN B. widow Victoria, or. Mindoro
 Administrator Indox in the proportion of EQUAL SHARE EACH Address _____

Location of Property Publication 2, Victoria, cv. Mindoro (Municipality/City/Province)
 Number and Street (Barangay/District)
 Certificate of Title No. T-143460 Cadastral Lot. No. 5368-B-2-F-4-G-4-D-1-C-5 Assessors' Lot No. Psd-045215-068903
 Boundaries Block No.
 North W Lot 5468-B-2-F-4-G-4-D-2 South E Lot 5366
 East Lot 5368-B-2-F-4-G-4-D West Lot 5368-B-2-F-4-G-4-D-1-C-4
 (State streets, lots, or streams by which bounded or names of owners of adjoining lands)

OWNER'S DECLARATION			ASSESSOR'S FINDINGS				
Kind	Area	Value	Kind	Area	Class	Unit Values	Market Values
							P
Total		P	Total Adjusted Market Value				P

[illegible]

OWNER'S DECLARATION			ASSESSOR'S FINDINGS				
Kind	Area	Value	Kind	Area	Unit Values	Adjustments	Market Value
			Res. Lot	750 sqm.	88.-		66,000.00
Total			Total	750 sqm.			66,000.00

IMPORTANT: Issued for taxation purposes and should not be considered as title to the property.

check or money order received.

III (a) BUILDING AND OTHER IMPROVEMENTS

1. OWNER'S DECLARATION

DESCRIPTION	Floor Area	Construction Materials				Market Value
		1st Story	2nd Story	3rd Story	Roof	
2007 Realty Tax paid under CR/0207006 dated 1-22-07						
Transfer Tax paid under CR/1992461 dated 7-31-07						
Total						

2. ASSESSOR'S FINDINGS

DESCRIPTION	Floor Area	Construction Materials				Market Value
		1st Story	2nd Story	3rd Story	Roof	
Total						

III (b) MACHINERY

1. OWNER'S DECLARATION

DESCRIPTION	Date of Operation	Original Cost	Depreciation	Market Value
NOTE: Issued as per T-145460.				
Total				

2. ASSESSOR'S FINDINGS

DESCRIPTION	Date of Operation	Replacement Cost	Depreciation	Market Value
Total				

SWORN STATEMENT OF OWNER

Under the provisions of Republic Act No. 7160, I HEREBY CERTIFY that the current and fair market value (x) of the foregoing described property of which I am the owner/administrator, is to the best of my knowledge and belief, as follows:

Land 500/sqm.
 Improvements _____
 TOTAL VALUE _____

(Signature)

Subscribed and sworn to before me this 8th day of August 2007 the
 person taking oath presenting Community Tax Certificate No. 24784225 issued on 1-9-07
 20 at Calapan City

VIOLETA M. SORIANO
 Signature of official administering oath

Official Title

TIN

(x) State in the nearest multiple of 10 as P950
 instead of P948; P1,000 instead of P1,004.

ASSESSMENT BY

(CITY/PROVINCIAL ASSESSOR
 (BOARD OF ASSESSMENT APPEALS
 (CENTRAL BOARD OF ASSESSMENT APPEALS

Kind of Property	Actual Use	Market Value	Assessment Level	Assessed Value
Land	Res.	P 66,000.00	20 %	P 13,200.00
			%	
			%	
			%	
Total		P 66,000.00		P 13,200.00

TOTAL ASSESSED VALUE THIRTEEN THOUSAND TWO HUNDRED PESOS

(AMOUNT IN WORDS)

APPROVED:

ONISIMO S. NALING

Provincial/City Assessor

By

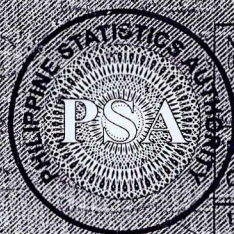
Provincial/City Assessor

VIOLETA M. SORIANO

Deputy

DATE

THIS DECLARATION CANCELS TAX NOS. 2006-15002-00396 whole : IS CANCELLED BY
 TAX NOS. _____ TAX UNDER THIS DECLARATION BEGINS WITH THE
 YEAR 08 CEASES WITH THE YEAR _____ ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL
 FOR 20 BY _____ PREVIOUS OWNER Roxas, Maryjane
 PREVIOUS ASSESSED VALUE: LAND P13,200.- IMPROVEMENT P _____



Municipal Form No. 703
Revised August 2019

Republic of the Philippines
OFFICE OF THE CIVIL REGISTRAR GENERAL
CERTIFICATE OF DEATH

ANNEX "F"

Province METRO MANILA		Registry No. 2019-23875																																									
City/Municipality QUEZON CITY																																											
1. NAME (First, Middle, Last) NATZEN BAPTISTA ROXAS		2. SEX (Male/Female) MALE																																									
3. DATE OF DEATH (Day, Month, Year) 19 DECEMBER 2019		4. DATE OF BIRTH (Day, Month, Year) 30 JUNE 1958																																									
5. AGE AT THE TIME OF DEATH (Fill in below according to age category) a. 1 YEAR OR ABOVE 61 b. 1 YEAR UNDER 5 c. 1 YEAR UNDER 1 d. 1 YEAR UNDER 1 e. 1 YEAR UNDER 1		6. PLACE OF DEATH (House No., Street, Barangay, City/Municipality, Province) VETERANS MEMORIAL MEDICAL CENTER, North Ave., Bldg. Project 6, Diliman, Quezon City, Metro Manila, Philippines																																									
7. CIVIL STATUS (Single/Married/Divorced/Widower/Annulled/Divorced) WIDOWER		8. RELIGION/RELIGIOUS SECT ROMAN CATHOLIC																																									
9. CITIZENSHIP FILIPINO		10. RESIDENCE (House No., Street, Barangay, City/Municipality, Province, Country) 184 Bellkaton Village, Saspalon, Tanay, Rizal, Philippines																																									
11. OCCUPATION RETIRED PHILIPPINE VETERAN		12. NAME OF FATHER (First, Middle, Last) Mariano B. Roxas																																									
		13. MOTHER NAME OF MOTHER (First, Middle, Last) Maria P. Bautista																																									
MEDICAL CERTIFICATE (For ages 0 to 7 days, accomplish items 14-19a at the back)																																											
14a. CAUSES OF DEATH (If the deceased is aged 8 days and over) a. Immediate cause PNEUMONIA IN THE IMMUNOCOMPROMISED HOST b. Antecedent cause MALIGNANT HEPATIC MASS c. Underlying cause																																											
Interval Between Onset and Death 19 DAYS 1 MONTH																																											
14b. Other significant conditions contributing to death																																											
15a. MATERNAL CONDITION (If the deceased is female aged 15-49 years old) a. pregnant <input type="checkbox"/> b. pregnant in labour <input type="checkbox"/> c. less than 42 days after delivery <input type="checkbox"/> d. 42 days to 1 year after delivery <input type="checkbox"/> e. None of the choices <input type="checkbox"/>																																											
15b. DEATH BY EXTERNAL CAUSES a. Manner of death (Homicide, Suicide, Accident, Legal intervention, etc.) b. Place of Occurrence of External Cause (e.g. home, farm, factory, street, sea, etc.)																																											
20. AUTOPSY (Yes/No) NO																																											
21a. ATTENDANT 1. Private Physician <input type="checkbox"/> 2. Public Health Officer <input type="checkbox"/> 3. Hospital Authority <input type="checkbox"/> 4. None <input type="checkbox"/> 5. Others Specify _____																																											
21b. If attended, state duration (minimum/maximum) From 12/01/2019 To 12/19/2019																																											
22. CERTIFICATION OF DEATH I hereby certify that the foregoing particulars are correct as far as same can be ascertained and I further certify that I have attended the deceased and that death occurred on the date of death specified above.																																											
Signature KATHERINE HANKE F. KANISTING, M.D. Name in Print KATHERINE HANKE F. KANISTING, M.D. Title or Position MEDICAL OFFICER III Address WFO Date 19 DECEMBER 2019		REVIEWED BY Alfred C. Masay, M.D. Name in Print Alfred C. Masay, M.D. Title or Position National Officer II, QCRO Signature Over Printed Name of the Officer 23 DEC 2019 Date 23 DEC 2019																																									
23. CORPSE DISPOSAL (Burial, Cremation, Others, specify)		24a. BURIAL/CREMATION PERMIT Number Date Issued																																									
		24b. TRANSFER PERMIT Number Date Issued																																									
25. NAME AND ADDRESS OF CEMETERY OR CREMATORY Parish of Most Memorial Park, Brgy. Tandang Ury, Tanay, Rizal																																											
26. CERTIFICATION OF INFORMANT I hereby certify that all information supplied are true and correct to my own knowledge and belief.																																											
Signature CATHERINE MAY O. ROXAS Name in Print CATHERINE MAY O. ROXAS Relationship to the Deceased DAUGHTER Address 184 Bellkaton Village, Saspalon, Tanay, Rizal, Philippines Date 19 DECEMBER 2019		27. PREPARED BY Signature GINA Y. NOCON Name in Print GINA Y. NOCON Title or Position ADMIN. AIDE IV Date 19 DECEMBER 2019																																									
28. RECEIVED BY Signature FOR THE CITY CIVIL REGISTRAR Name in Print MARIA TERESA T. VERGARA Title or Position ASSISTANT REGISTRATION OFFICER Date 19 DEC 2019		29. REGISTERED AT THE OFFICE OF THE CIVIL REGISTRAR Signature FOR THE CITY CIVIL REGISTRAR Name in Print AURORA M. LONTOC Title or Position REGISTRATION OFFICER II Date 19 DEC 2019																																									
REMARKS/ANNOTATIONS (For LCRO/DORG Use Only)																																											
TO BE FILLED-UP AT THE OFFICE OF THE CIVIL REGISTRAR																																											
<table border="1"> <tr> <td>6</td> <td>7</td> <td>8</td> <td>9</td> <td>10</td> <td>11</td> <td>18a(a)/19b</td> <td>19a(c)</td> </tr> <tr> <td>2</td> <td>6</td> <td>1</td> <td>0</td> <td>8</td> <td>0</td> <td>5</td> <td>8</td> </tr> <tr> <td>1</td> <td>2</td> <td>0</td> <td>8</td> <td>0</td> <td>5</td> <td>8</td> <td>1</td> </tr> <tr> <td>2</td> <td>0</td> <td>9</td> <td>2</td> <td>2</td> <td>1</td> <td>8</td> <td>9</td> </tr> <tr> <td>2</td> <td>2</td> <td>9</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>				6	7	8	9	10	11	18a(a)/19b	19a(c)	2	6	1	0	8	0	5	8	1	2	0	8	0	5	8	1	2	0	9	2	2	1	8	9	2	2	9					
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2	2	9																																									

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Documentary
Stamp Tax Paid

CLAIRE DENNIS S. MAPA, Ph. D.
National Statistician and Civil Registrar General
Philippine Statistics Authority





Registry Form No. 1A
(Birth Available)

ANNEX "G"

Republic of the Philippines
OFFICE OF THE MUNICIPAL CIVIL REGISTRAR
Victoria, Oriental Mindoro

CERTIFICATE OF LIVE BIRTH

January 4, 2013

TO WHOM IT MAY CONCERN:

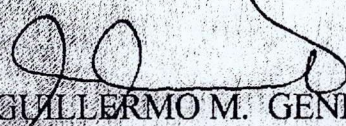
We certify that among others the following facts of birth appear in our Register of Births on page 26 of book Number 02:

LCR Registry Number	3588
Date of Registration	May 30, 1961
Name of Child	JANE ROXAS
Nationality	Filipino
Sex	Female
Date of Birth	May 18, 1961
Place of Birth	Poblacion, Victoria, Oriental Mindoro
Name of Mother	MARIA BAUTISTA
Citizenship	Filipino
Name of Father	MARIANO ROXAS
Citizenship	Filipino
Date of marriage of parents	No entry
Place of marriage of parents	No entry

This certification is issued to NSO-OCRG upon his/her request.

Verified by:

MARY ANNO BAYUDANG
Admin. Aide I


GUILLERMO M. GENETA
Municipal Civil Registrar

Amount P50.00
O.R. Number
Date Paid 04 January 2013

NOTE: This certification is not valid if it has mark of erasure or alteration of any entry

08024-5A-991GSM-01210-BI001

BEST POSSIBLE IMAGE

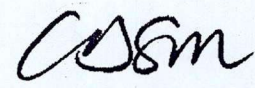


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JP100915348


BReN
05215-A61KJ03-9

Documentary
Stamp Tax Paid


CLAIRE DENNIS S. MAPA, Ph. D.
National Statistician and Civil Registrar General
Philippine Statistics Authority





ANNEX "H"

 **REPUBLIC OF THE PHILIPPINES**
DEPARTMENT OF FINANCE
BUREAU OF INTERNAL REVENUE

NAME: LUNA, JANE ROXAS
TIN: 438-931-667-000
ADDRESS: Poblacion II, Victoria,
Oriental Mindoro

BIRTH DATE: May 18, 1961
DATE ISSUED: July 23, 2013




SIGNATURE

 **Republic of the Philippines**
COMMISSION ON ELECTIONS
VICTORIA, ORIENTAL MINDORO
VIN 5215-0073A-E1861JRL20000

LUNA
JANE
ROXAS



Date of Birth May 18, 1961
Civil Status Widower
Citizenship Filipino
Address CENTRO, POBLACION II

Precinct No. 0073A


SIXTO S. BRILLANTES, JR.
Chairman


Signature of Voter