

DECEMBER 9, 2022

LORMELYN E. CLAUDIO, CESO IV
REGIONAL EXECUTIVE DIVISION, MIMAROPA 4-B
DENR (Ministry of Natural Resources)
1515 DENR BY THE BAY BLDG BRGY
668, ERMITA, MANILA



Subject: Lot 127....identical to 9370.. Area 6,7957
(see attached application for Free Patent)

DEAR MADAM LOMELYN:

Greetings to you the blessings of the Season is coming your way!

I wish I could have the chance to talk to you in person, so I can elucidate more of my purpose of coming over all the way from Puerto Princesa City, Palawan just to bring this matter by way of inquiry to your Honorable Office.

Here are my questions.

No. One

In the Section below, "Subscribed and sworn before me, ... Mr. Guillermo Jauregue," the Land Investigator of the ~~Ministry of Natural~~ Resources at that time on September 1, 1986 signed the application personally after the applicant, Hermogenes Acosta who personally appeared and signed his also as applicant of the Application for Free Patent, **Application No. (IV-26) 7666**

My question is what **Republic Act** in our Constitution authorizes a non-lawyer like Mr. Jaureque to signed such "Subscribed and sworn before me,..." when he was merely an employee, as Land Investigator of the Bureau of lands or Ministry of ~~Natural~~ Resources? Is his action legal? Is the document legal? Does the document had prescription period if the approved title **WAS** not taken on time by the applicant?

No. two

What if the applicant, did not showed up during the actual signing, and he just delegated another person and signed for Hermogenes Acosta, the real applicant, what would be the Land Investigator, Mr. Jaureque's reaction or comment in the Application for Free Patent?

No. three

The Application for **Free Patent Application No. 1V-26 (7666)** signed by Mr. Hermogenes Acosta applied on September 1, 1986, 36 years had passed already, no title has been released yet until now? How many years an application for Free Patent to wait before it should be released?

No. four

Is the Subject Lot 127, identical to Lot 9370 in your office file as Application for Free Patent is still available and under the name of Hermogenes Acosta?

NO. five

May I secure Certified True copies from your office other documents related and similar documents to the Application of Free Patent

No. six

Does the designated application number like, Application No. (IV-26) 7666 understood that the **Application WAS APPROVED?**

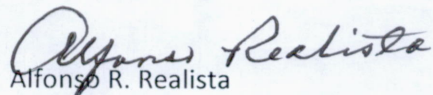
The total area the applicant Hermogenes Acosta applied for is 6.7957 hectares, Lot 127 .. identical to Lot 9370 Application No. (IV-26) 7666 subscribed and sworn on September 1, 1986 was received by the Ministry of Natural Resources, Puerto Princesa City Office by way of received office stamp on January 23, 1987.

Lot 127 identical to Lot 9370, No Court case.

Please call and send your written response to the email address or written response to the address indicated below my name.

More power to you!

Very respectfully yours,



Alfonso R. Realista

Relative of Hermogenes Acosta

Attached is the recent 2022 Special Power of Attorney designated me to communicate to your DENR Office

Also attached is the Application of Hermogenes Acosta for Free Patent dated September 1, 1986, Home Address:

17 Westville Subdivision, San Miguel, Puerto Princesa City, Palawan

Email Address: alfonsorealistarevita@gmail.com

Cellphone No. -09999-00-6160

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, Heir of Hermogenes Acosta and Lolita Pandiño Acosta, namely: LORENA ACOSTA CAÑETE, of legal age, married, Filipino Citizen and resident of Barangay Napsan, Puerto Princesa City, DO HEREBY NAME, APPOINT AND CONSTITUTE ALFONSO REVITA REALISTA, of legal age, married, Filipino Citizen and resident of Westville Subdivision, Barangay San Miguel, Puerto Princesa City, Palawan, to be my true and lawful attorney-in-fact, for me and in my name, place and stead, to do and perform the following things and acts, to wit:

To transact, request, demand and follow-up the present status of my inherited parcel of land, in the name of my deceased parents Hermogenes Acosta, married to Lolita Pandiño Acosta, identified as LOT 127, PLS-529, Identical to LOT NO. 9370, CAD.800-D, containing an area of Sixty-Seven Thousand Nine Hundred Fifty-Seven (67,957) Square Meters, more or less, situated in Barrio of Napsan, Puerto Princesa City, before the Office of the DENR, PENRO, CENRO, Barangay, City Assessor's Office, Registry of Deeds for the City of Puerto Princesa, and all other agencies, either public or private;

To request certification/s and all other documents needed for the said application, before the Office of DENR-Regional/Mimaropa Office, PENRO, CENRO, City Assessor's Office, Registry of Deeds for the City of Puerto Princesa, Regional Trial Court of Palawan and Puerto Princesa, Barangay and all other concerned agencies in connection thereto;

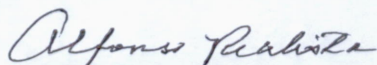
To request, submit all the necessary requirements needed thereto; and to get and receive the title/s and other certification/s upon its release; and

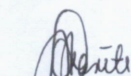
To sign and execute all the necessary documents that may be required in order to perform the aforescribed authority.

HEREBY GIVING AND GRANTING unto my said attorney-in-fact full power and authority to do any and every act and thing, whatsoever necessary, requisite and proper to be done in and about the premises as fully to all intent and purpose as I might or could do if personally present and acting in person. HEREBY RATIFYING AND CONFIRMING all that my said attorney-in-fact shall lawfully do or caused to be done by virtue thereof.

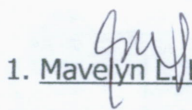
IN WITNESS WHEREOF, We have hereunto set our hands this 18th day of November 2022 at City of Puerto Princesa, Palawan.

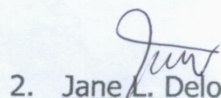
With my acceptance:


ALFONSO R. REALISTA
Attorney-in-Fact
OSCA No. 34513/01.03.2017


LORENA ACOSTA CAÑETE
Principal
ID No. 23-002085546-6
Issued by PHIC

SIGNED IN THE PRESENCE OF:

1.  Mavelyn L. Lagrada

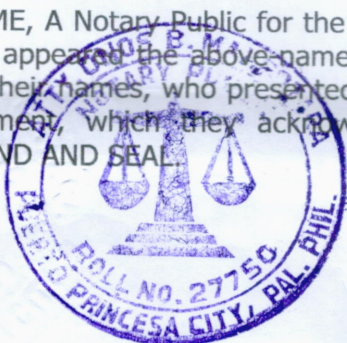
2.  Jane L. Delos Santos

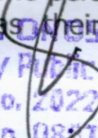
ACKNOWLEDGMENT

Republic of the Philippines)
City of Puerto Princesa)S.S.

BEFORE ME, A Notary Public for the City of Puerto Princesa, this 18th day of November 2022, personally appeared the above-named persons, with their Valid Identification Card Nos. indicated below their names, who presented themselves to be same persons who executed the foregoing instrument, which they acknowledged before me as their free act and deed. WITNESS MY HAND AND SEAL.

Doc. No. 506
Page No. 101
Book No. XXXVII
Series of 2022




ATTY. JESS B. MANGOTARA
Notary Public
NPL No. 2022-005 Until Dec 31, 2023
PTR No. 0821067/01.03.2022
IBP No. 002047/12.01.2021
Attorney's Roll No. 27750
MCLE Compliance No. VII-000710
Valid Until April 14, 2025

Ministry of Natural Resources
BUREAU OF LANDS
ASSISTANT DIRECTOR GENERAL'S OFFICE
Puerto Princesa City

RECEIVED
1/23/87
157/10
157/10
157/10

Application No. (IV-26)

APPLICATION FOR FREE PATENT
) 7666

Entry No. _____

1. I hereby make application for a free patent to the following described tract of agricultural public land under the provisions of Chapter VII of Commonwealth Act No. 141, as amended, or Republic Act No. 782 (if the land is subdivision or cadastral lot, mention the lot and survey numbers): Lot No. 127, Pls. 530

Identical to Lot No. 0270, Cad. 990-D
situated in the sitio of Barrio of Napsan, Municipality of Puerto Princesa City, Province of Palawan, Island of Palawan, Philippines, and containing an area of 6 hectares, 79 ares, and 57 centeres, a sketch of which is attached.

2. My name is HERMOGENES ACOSTA, my post-office address is Napsan, Puerto Princesa City age is 42 years, my birthplace is Napsan, Puerto Princesa City state name, birthplace, citizenship, and residence address of spouse: Lolita Pandino, Napsan, Puerto Princesa City, Filipino citizen, Napsan, Puerto Princesa City

The name of my father is _____, a citizen of the Philippines

The following are my near relatives (state their names and relations to the applicant such as parents, children, brothers, etc., if children, give their ages:

Lorina Acosta 12 yrs. old

3. I am not the owner of more than 24 hectares of land.

4. The land described and applied for is not claimed or occupied by any other person but is a public land which was first occupied and cultivated by Antonio Pacras on _____, 1941. I entered upon and began cultivation of the same on the 1st day of September, 1986 and since that date I have continuously cultivated the land, and have made thereon the following improvements:

Niyon, Sapino, Kasey and other fruit trees.

5. I agree that a strip forty meters wide starting from the bank on each side of any river or stream that may be found on the land shall be demarcated and preserved as permanent timberland to be planted exclusively to trees of known economic value; and that I shall not make any clearing thereon or utilize the same for ordinary farming purpose even after patent shall have been issued to me.

NOTE: If applicant claims thru ancestors, paragraphs 6, 7, 8 and 9 must be filed out.

6. The land applied for was entered upon, cultivated, and occupied on or about the _____ day of _____, 1986, by _____ who was my _____; my said ancestor died on the _____ day of _____, 1986, province of Palawan and was buried at _____, Province of Palawan on the _____ day of _____, 1986.

Evidence of relationship, death, burial, and heirship is hereto attached and consist of _____

The following are the name and addresses of the heirs of my said ancestors:

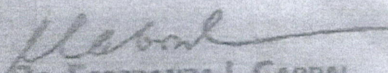
Name	Post Office Address
X	X
X	X
X	X



**Department of Social
Welfare and Development**

BATASAN COMPLEX,
CONSTITUTION HILLS QUEZON CITY




DR. ESPERANZA I. CABRAL
SECRETARY



Signature/Thumbmark



PANTAWID PAMILYANG PILIPINO



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
BUREAU OF INTERNAL REVENUE

REALISTA, ALFONSO REVITA

TIN: **272-162-538**

Bgy. San Miguel

Puerto Princesa City, Palawan

BIRTHDATE: **08/02/1944**

ISSUE DATE: **03/17/2021**



ALFONSO R. REALISTA

Alfonso Realista
SIGNATURE



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
BUREAU OF INTERNAL REVENUE

REALISTA, ALFONSO REVITA

TIN: **272-162-538**

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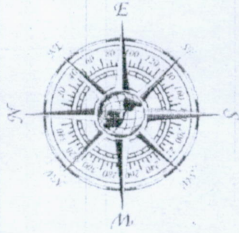


ALFONSO R. REALISTA

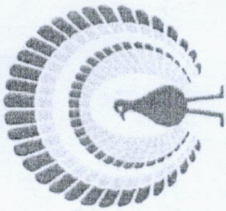
Alfonso Realista
SIGNATURE

NOTE: Road Networks depicted on the map is not a basis for road claims, it is only shown as guide for Taxation Purposes and not an actual survey.

WEST PHILIPPINE SEA



TAXMAP - LOCATION
BARANGAY NAPSAN
PUERTO PRINCESA CITY
SCALE: 1:3900



OFFICE OF THE ASSESSOR
TAXMAPPING DIVISION
CITY OF PUERTO PRINCESA
CERTIFIED TRUE & CORRECT

ENGR. JOVEN C.V. BALUYUT
City Assessor

Prepared by:

ARMIE S. BALCUBA
ADMINISTRATIVE AIDE II

Official Receipt No: 1736130
Date: 23/11/2022(Wednesday)
Amount Paid: 1,000.00
Time: 12:40:13 pm
Puerto Princesa City
1/1

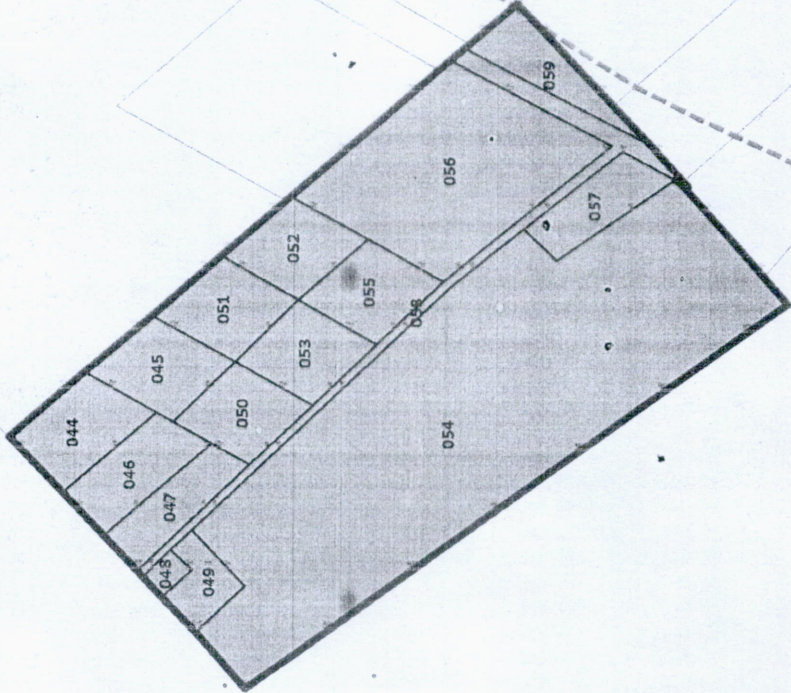
FOR OWN FILE PURPOSES

☒ SPA
☐ Proof of Interest

☐ Authorization
☒ NONE

REMINDER

This Map is for TAXATION and ASSESSMENT
Purposes ONLY



SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, Heir of Hermogenes Acosta and Lolita Pandiño Acosta, namely: LORENA ACOSTA CAÑETE, of legal age, married, Filipino Citizen and resident of Barangay Napsan, Puerto Princesa City, DO HEREBY NAME, APPOINT AND CONSTITUTE ALFONSO REVITA REALISTA, of legal age, married, Filipino Citizen and resident of Westville Subdivision, Barangay San Miguel, Puerto Princesa City, Palawan, to be my true and lawful attorney-in-fact, for me and in my name, place and stead, to do and perform the following things and acts, to wit:

To transact, request, demand and follow-up the present status of my inherited parcel of land, in the name of my deceased parents Hermogenes Acosta, married to Lolita Pandiño Acosta, identified as LOT 127, PLS-529, Identical to LOT NO. 9370, CAD.800-D, containing an area of Sixty-Seven Thousand Nine Hundred Fifty-Seven (67,957) Square Meters, more or less, situated in Barrio of Napsan, Puerto Princesa City, before the Office of the DENR, PENRO, CENRO, Barangay, City Assessor's Office, Registry of Deeds for the City of Puerto Princesa, and all other agencies, either public or private;

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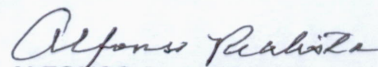
To request, submit all the necessary requirements needed thereto; and to get and receive the title/s and other certification/s upon its release; and

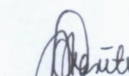
To sign and execute all the necessary documents that may be required in order to perform the aforescribed authority.

HEREBY GIVING AND GRANTING unto my said attorney-in-fact full power and authority to do any and every act and thing, whatsoever necessary, requisite and proper to be done in and about the premises as fully to all intent and purpose as I might or could do if personally present and acting in person. HEREBY RATIFYING AND CONFIRMING all that my said attorney-in-fact shall lawfully do or caused to be done by virtue thereof.

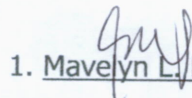
IN WITNESS WHEREOF, We have hereunto set our hands this 18th day of November 2022 at City of Puerto Princesa, Palawan.

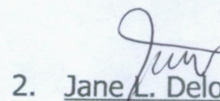
With my acceptance:


ALFONSO R. REALISTA
Attorney-in-Fact
OSCA No. 34513/01.03.2017


LORENA ACOSTA CAÑETE
Principal
ID No. 23-002085546-6
Issued by PHIC

SIGNED IN THE PRESENCE OF:


1. Maveyn L. Lagrada

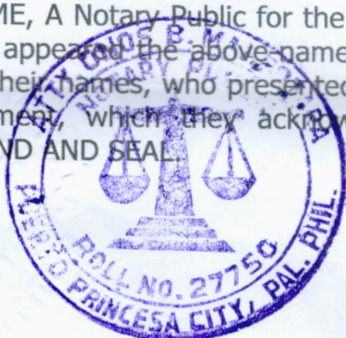

2. Jane L. Delos Santos

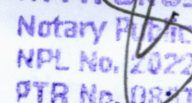
ACKNOWLEDGMENT

Republic of the Philippines)
City of Puerto Princesa)S.S.

BEFORE ME, A Notary Public for the City of Puerto Princesa, this 18th day of November 2022, personally appeared the above-named persons, with their Valid Identification Card Nos. indicated below their names, who presented themselves to be same persons who executed the foregoing instrument, which they acknowledged before me as their free act and deed. WITNESS MY HAND AND SEAL

Doc. No. 506
Page No. 101
Book No. XXXVII
Series of 2022




Notary Public
NPL No. 2022-605 Until Dec 31, 2023
PTR No. 0831067/01. *3.2022
IBP No. 002047/12.01.2021
Attorney's Roll No. 27750
MCLE Compliance No. VII-0007106
Valid Until April 14, 2025