

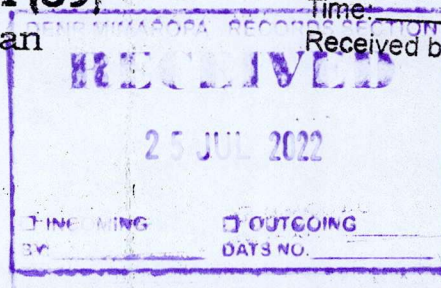
Republic of the Philippines
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
ORIENTAL MINDORO
BRANCH XXXIX (39)
City of Calapan

-oCo-

E. L. TURANO
LAW OFFICE

Date: 06/06/2022

Time: _____
Received by: Revelyn T.



IN RE: PETITION FOR CANCELLATION
OF ANNOTATION UNDER SECTION 7,
REPUBLIC ACT NO. 26 (Amended),

UZZIEL R. DE MESA,
Petitioner,

LRC CASE NO. 22-23503

-versus-

REGISTER OF DEEDS FOR CALAPAN
CITY, ORIENTAL MINDORO,
Respondent.

X-----X

NOTICE OF HEARING
(Initial Hearing)

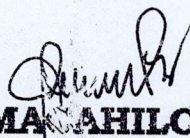
TO: **ATTY. EARL LIGORIO R. TURANO II, O.M.P.S.T.A. Building**
Governor Ignacio Street, Calapan City, Oriental Mindoro; THE
REGISTER OF DEEDS of Brgy. Sta. Isabel, Calapan City,
Oriental Mindoro; AND TO ALL WHOM IT MAY CONCERN

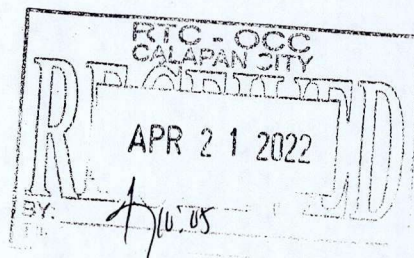
GREETINGS:

You are hereby notified that the above-entitled petition will be heard at the Session Hall of this Court, situated at the Provincial Capitol Complex, Camilmil, Calapan City on the July 27, 2022 at 8:30 in the morning. The petitioners are ordered to present for marking to this Court's Interpreter all his documentary evidences establishing compliance with jurisdictional requirements not later than three (3) days before the scheduled date of initial hearing, failing in which will result to the outright denial of the petition.

Therefore, you should appear before this Court, on the date, time and place aforesaid, prepare to submit your evidence in support of or against the said petition.

Witness the Honorable **JOSEPEINE C. CARANZO**, Presiding Judge of this Court, this 16th day of May 2022.


AMOR D. MACAHILLOS - FAJARDO
Acting Branch Clerk of Court



REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
BRANCH _____
CALAPAN CITY
ORIENTAL MINDORO

In re: Petition for Cancellation of
Annotation Under Section 7, Republic Act
No. 26 (Amended).

UZZIEL R. DE MESA,

Petitioner,

LRC Case No. 22-23 503

LRC NO. _____

-VERSUS-

REGISTRY OF DEEDS FOR CALAPAN
CITY, ORIENTAL MINDORO,

Respondent.

x-----x

PETITION

Petitioner, **UZZIEL R. DE MESA**, through counsel, most respectfully
states:

1. Petitioner **Uzziel R. De Mesa** (hereinafter, "De Mesa"), is of legal age, Filipino citizen, single, and resident of Barangay Calero, Calapan City, Oriental Mindoro. For reasons of expediency and practicality, notices, processes, and decision of this Court may be served to petitioner through counsel at the address provided below.

2. Nominal respondent Registry of Deeds for Calapan City, Oriental Mindoro (hereinafter, "Registry of Deeds") is a land Registration Authority's field office in Calapan City, Oriental Mindoro, and in possession of the original copy of Transfer Certificate of Title (hereinafter, "TCT") No. 064-2021002314¹. Summons and other court processes may be served to respondent Registry of Deeds at the Office of the Registry of Deeds, Barangay Sta. Isabel, Calapan City, Oriental Mindoro.

3. Petitioner De Mesa is the registered owner of a 307 sqm parcel of land situated in Block 6, Sta. Maria Village, Calapan City, Oriental Mindoro (hereinafter, "SMV Lot"), and embraced by Transfer Certificate of Title (hereinafter, "TCT") No. 064-2021002314, of the Registry of Deeds for Calapan, Mindoro Oriental. The SMV Lot is declared under Tax

¹ True electronic copy of TCT No. 064-2021002314 is marked and attached as **Annex "A."**

Declaration of Real Property TD No. 21-054-00923², to "DE MESA UZZIEL R. (SINGLE)."

4. The SMV Lot is adjacent³ to the following land holdings: Lot No. 2-B-1-F-2⁴; Lot No. 1 (PCS-12659)⁵; Lot No. 2-B-1-I⁶; and Lot No. 2-B-1-G⁷.

5. Appearing on page (3) of TCT No. 064-2021002314 are the following annotations:

"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 OF INTEREST IN THE PROPERTY WAS DULY NOTED ON THE ORIGINAL HEREOF AT THE TIME IT WAS LOST OR DESTROYED.

...

"IT IS HEREBY CERTIFIED THAT THIS CERTIFICATE OF TITLE CONSTITUTING OF TWO (2) PAGES ON THIS DATE, 01-03-78 HAS BEEN RECONSTITUTED FROM ITS OWNER'S DUPLICATE THE RECONSTITUTION HAVING BEEN EFFECTED ADMINISTRATIVELY UNDER THE PROVISIONS OF REPUBLIC ACT NO. 26.

...

"NOTE: THE FOREGOING ANNOTATION HAS BEEN COPIES FROM TCT NO. T-40924, BOOK T-20/." (Underscore supplied.)

6. Under Republic Act (hereinafter, "R.A.") No. 26 (Amended), the registered owner, upon the lapse of two (2) years from the date of reconstitution may *ex parte* move for cancellation of the annotation made pursuant to Section 7 of the same law:

SECTION 9. A registered owner desiring to have his reconstituted certificate of title freed from the encumbrance mentioned in section seven of this Act, may file a petition to

² Copy of Tax Declaration TD No. 21-054-00923 is marked and attached here as *Annex "B."*

³ Copy of Tax Map for Brgy. Sta. Maria Village, Section 01 is marked and attached here as *Annex "C."*

⁴ Copy of Tax Declaration TD No. 11-054-00027 is marked and attached here as *Annex "D."*

⁵ Copy of Tax Declaration TD No. 11-054-00024 is marked and attached here as *Annex "E."*

⁶ Copy of Tax Declaration TD No. 19-054-00886 is marked and attached here as *Annex "F."*

⁷ Copy of Tax Declaration TD No. 11-054-00014 is marked and attached here as *Annex "G."*

that end with the proper Court of First Instance, giving his reason or reasons therefor. A similar petition may, likewise, be filed by a mortgagee, lessees or other lien holder whose interest is annotated in the reconstituted certificate of title. Thereupon, the court shall cause a notice of the petition to be published, at the expense of the petitioner, twice in successive issues of the Official Gazette, and to be posted on the main entrance of the provincial building and of the municipal building of the municipality or city in which the land lies, at least thirty days prior to the date of hearing, and after hearing, shall determine the petition and render such judgment as justice and equity may require. The notice shall specify, among other things, the number of the certificate of title, the name of the registered owner, the names of the interested parties appearing in the reconstituted certificate of title, the location of the property, and the date on which all persons having an interest in the property must appear and file such claim as they may have. The petitioner shall, at the hearing, submit proof of the publication and posting of the notice: Provided, however, That after the expiration of two years from the date of the reconstitution of a certificate of title, if no petition has been filed within that period under the preceding section, the court shall, on motion ex parte by the registered owner or other person having registered interest in the reconstituted certificate of title, order the register of deeds to cancel, proper annotation, the incumbrance mentioned in section seven hereof." (Underscore supplied.)

7. The predecessor of TCT No. 064-2021002314 was administratively reconstituted on January 3, 1978.

8. Section 9, R.A. 26 (Amended), allows a reconstituted title to be freed from encumbrance mentioned under Section 7, of the same law, after the lapse of two (2) years from reconstitution. After more than forty-four (44) years since the administrative reconstitution of the forerunner of TCT No. 064-2021002314, no petition in accordance with the provision of Section 8, R.A. No 29 (Amended) was filed or annotated on said titles. Hence, the cancellation of annotation pursuant to Section 7, R.A. No 26 (Amended) appearing on TCT No. 064-2021002314 is warranted.

9. The real estate taxes due to the SMV Lot were all paid prior to the filing of this petition.

10. To substantiate petitioner's cause, she will testify as the registered owner of TCT No. 064-2021002314 and that no petition in accordance with Section 8, R.A. No. 26 (Amended) was filed or annotated

on the latter title. Petitioner shall likewise testify on other matters which are material and relevant.

11. During the course of the hearing of this petition, petitioner VAC will present in evidence the following documents:

- a. True electronic copy of TCT No. 064-2021002314,
- b. Tax Declaration TD No. 21-054-00923, and
- c. Real Property Tax Receipt No. 1975498.

RELIEF

Wherefore, in view of the foregoing, and in accordance with Section 9, Republic Act No. 26 (Amended), petitioner most respectfully prays for this Honorable Court to **order** the Registry of Deeds for Calapan, Mindoro Oriental, to **cancel and remove** the annotations, inscribed pursuant to Section 7, Republic Act No. 26 (Amended), on TCT No. 064-2021002314.

Petitioner likewise pray for such other reliefs just and equitable under the circumstances.

April 1, 2022, Calapan City, Oriental Mindoro.

EARL LAZARIO R. TURANO II

Roll Number: 58173

IBP No. 171704 / Or. Mdo. / 4 January 2022

PTR OM No. 1864700 A / Or. Mdo. / 3 January 2022

MCLE Compliance Cert. No. VII-0006223, 29 November 2021

Metro Manila Office: Unit 1501, West Trade Center Building
No. 132, West Avenue, Barangay PhilAm, Quezon City, Metro Manila

Provincial Extension Office: Second Floor, O.M.P.S.T.A. Building

Governor Ignacio Street, Calapan City, Oriental Mindoro

Email Address: attyelturano@yahoo.com

Mobile: 0917-587-1355

VERIFICATION AND
CERTIFICATION AGAINST FORUM SHOPPING

I, **UZZIEL R. DE MESA** of legal age, Filipino citizen, single, and resident of Barangay Calero, Calapan City, Oriental Mindoro, after having been duly sworn in accordance with law, states:

- 1. I am the petitioner in the above Petition.
- 2. I have caused the preparation of the above petition and the allegations pleaded therein are true and correct of my personal knowledge and based on authentic documents.
- 3. The petition is not filled to harass, cause unnecessary delay, or needlessly increase the cost of litigation.
- 4. I have not theretofore commenced any action or filed any claim involving the same issues in any court, tribunal or quasi-judicial agency and to the best of my knowledge, no such other action or claim is pending therein; if there is such other pending action or claim, I will file a complete statement of the present status thereof; and if I should thereafter learn that the same or similar action or claim has been filed or is pending, I shall report that fact within five (5) calendar days therefrom to the court wherein this petition was filed.

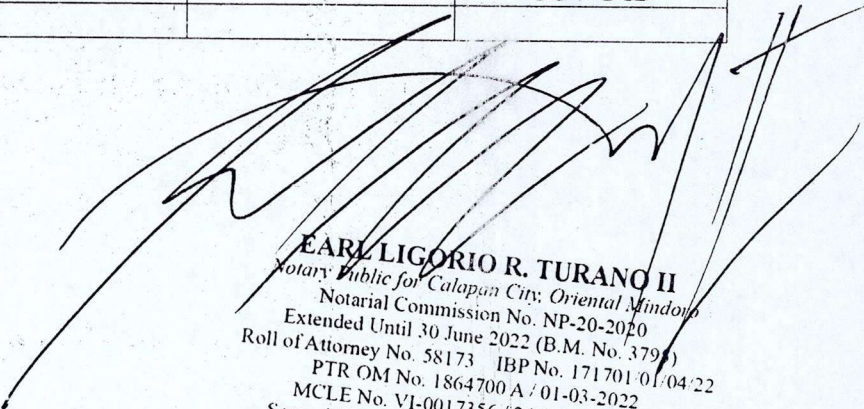
IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of 11 APR 2022 2022, Calapan City, Oriental Mindoro.

Uzziel R. De Mesa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, Notary Public, this 11th day of 11 APR 2022 2022 at CALAPAN CITY, ORIENTAL MINDORO, Philippines, affiant personally appeared and presented the above document which he signed in my presence and takes an oath before me as to the truth of averments contained in the above document. Affiant is personally known to me, and identified by me through a competent evidence of identity bearing his photograph and signature:

AFFIANT	GOVERNMENT ISSUED ID	ID NUMBER	VALIDITY OF GOV'T ID
Uzziel R. De Mesa			

Doc. No.: 431
Page No.: 32
Book No.: IV
Series of 2022.


EARL LIGORIO R. TURANO II
Notary Public for Calapan City, Oriental Mindoro
Notarial Commission No. NP-20-2020
Extended Until 30 June 2022 (B.M. No. 379)
Roll of Attorney No. 58173 IBP No. 171701-01/04/22
PTR OM No. 1864700 A / 01-03-2022
MCLE No. VI-0017356 / 24 January 2019
Second Floor, OMPSTA Bldg., Gov. Ignacio St.
Barangay Camiling, Calapan City, Oriental Mindoro

TCT No.: 064-2021002314

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

, AND POINTS 5 TO 1 BY LOT 2-B-1-G; ON THE SW., POINTS 1 TO 2, BY LOT 2-B-1-F ON THE SW., POINTS 2 TO 3 BY LOT 2-B-1-K; AND ON THE NW., POINTS 3 TO 4 BY LOT 2-B-1-J; ALL OF THE SUBD. PLAN, BEGINNING AT A POINT MARKED "1" ON PLAN BEING S. 61 DEG. 13' W., 1098.62 M. FROM B.L.L.M. NO. 1, CALAPAN CAD;

THENCE S. 9 DEG. 53' W., 20.49 M. TO POINT 2;

THENCE N. 80 DEG. 06' W., 15.00 M. TO POINT 3;

THENCE N., 9 DEG. 53' E., 20.49 M. TO POINT 4;

THENCE S. 80 DEG. 06' E., 6.78 M. TO POINT 5;

THENCE S. 80 DEG. 06' E., 8.22 M. TO POINT OF BEGINNING;

CONTAINING AN AREA OF THREE HUNDRED SEVEN (307) 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. 15 X 60 CM., BEARINGS TRUE; DECLINATION 0 DEG. 40'E., DATE OF THE ORIGINAL SURVEY, MAY 1916-SEPT. 1917 AND THAT OF THE SUBD. SURVEY, AUGUST 12, 1971.

It is hereby certified that this is a true electronic copy of TCT 2021002314 on file in Registry of Deeds of Calapan, Mindoro Oriental, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: DE MESA, XAVIEL R.

Ref. : 2022002707 OR No. : 1025426973
Date : 03/30/2022 OR Date : Mar 30 2022
Time : 02:53:36 PM Amt Paid : 235.16

TCT No.: 064-2021002314

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

: 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 TWO (2) PAGES ON THIS DATE, 01-03--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
- - - - -

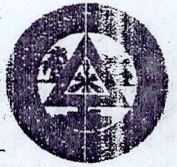
NOTE: THE FOREGOING ANNOTATION HAS BEEN COPIED FROM TCT NO. T-40924, BOOK T-207.

ATTY. WARREN-DERICK TACCAD LEGASPI
Acting Registrar of Deeds

It is hereby certified that this is a true electronic copy of TCT 2021002314 on file in Registry of Deeds of Calapan, Mindoro Oriental, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: DE MESA, XAVIEL R.

Ref. : 2022092707 OR No. : 1025426973
Date : 03/30/2022 OR Date : Mar 30 2022
Time : 02:53:36 PM Amt Paid : 235.16



TAX DECLARATION OF REAL PROPERTY

TD No.: 21-054-00923

Property Identification No.: 029-05-054-01-017-0000

Owner: DE MESA, UZZIEL R. (SINGLE)

TIN: _____

Address: CALERO, CALAPAN CITY

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: STA MARIA, CALAPAN CITY, OR. MINDORO, PHILIPPINES

(Number and Street)

(Barangay/District)

(Municipality & Province/City)

OCT/TCT/CLOA No. 064-2021002314

Survey No. (LRC) PSD-146582

CCT _____

Lot No. 2-B-1-H

Dated: 5/4/2021

Blk. No. _____

Boundaries:

North: E BY LOT 2-B-1-I & G

South: W BY LOT 2-B-1-F & K

East: _____

West: N BY LOT 2-B-1-J

Kind of Property Assessed☒ LAND☐ MACHINERY

Brief Description: _____

☐ BUILDING☐ Others: _____

No. of Storeys: _____

Specify: _____

Brief Description: _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	307.00 Sq.m	60,786.00	RESIDENTIAL	20 %	12,160.00
TOTAL	307.00 Sq.m	60,786.00			12,160.00

Total Assessed Value TWELVE THOUSAND ONE HUNDRED SIXTY PESOS

(Amount in Words)

Taxable ☒Exempt ☐

Effectivity of Assessment/ Reassessment:

1

2022

Qtr.

Yr.

APPROVED BY:

(SGD) JELSON O. MASONGSONG

7/6/2021

City Assessor

Date Approved

This declaration cancels TD No./FIN 11-054-00026

Owner: MANIBO, ISIDORA J (SINGLE) Previous A.V. Php 12160

Co-Owners _____

Memoranda:

Issued as per TITLE NO 064-2021002314

CERTIFIED TRUE COPY

JELSON O. MASONGSONG

City Assessor
April 1, 2022

Notes: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang BAYAN under Ordinance No. 12 dated 12/28/1995

It does not and cannot by itself alone confer any ownership or legal title to the property.

BRGY. STA. MARIA

PORNON

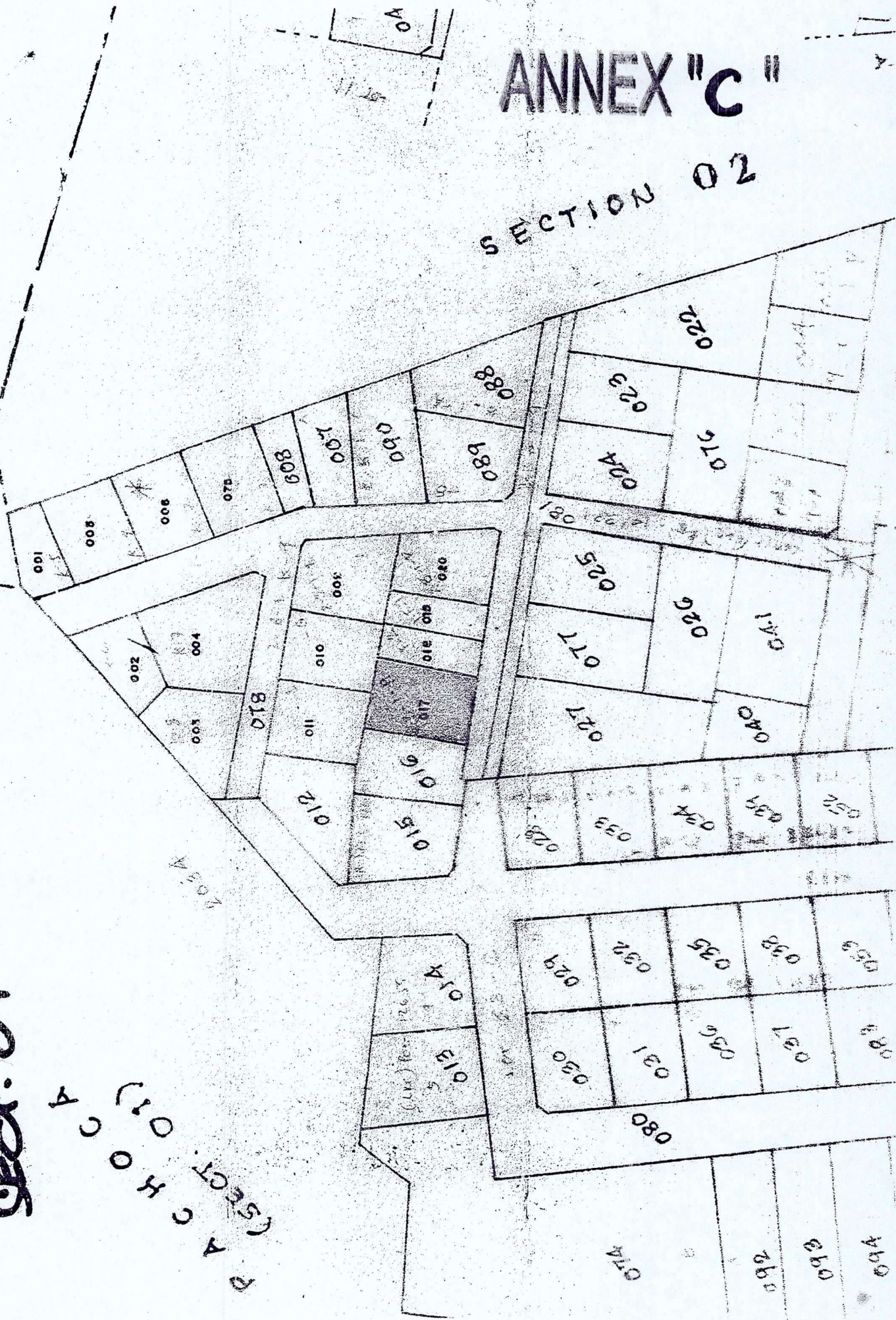
SECT. 01

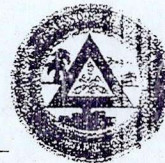
INSECT. 03
TIBAG

SECT. 01
CHOC A

ANNEX "C"

SECTION 02



TAX DECLARATION OF REAL PROPERTY

TD No.: 11-054-00027

Property Identification No.: 029-05-054-01-018-0000

Owner: ABADEJOS, MA CELESTE Z (SINGLE)

TIN: _____

Address: LEUTERIO ST., SAN VICENTE WEST, CALAPAN CITY

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: STA MARIA, CALAPAN CITY, OR. MINDORO, PHILIPPINES

(Number and Street)

(Barangay/District)

(Municipality & Province/City)

OCT/TCT/CLOA No. T-124584

Survey No. PSD-04-028901

CCT _____

Lot No. 2-B-1-F-2

Date: _____

Blk. No: _____

Boundaries:

North: E BY LOT 2-B-1-G

South: W BY EXT RD 10.00M W

East: S BY LOT 2-B-1-F-1

West: N BY LOT 2-B-1-H

Kind of Property Assessed☒ LAND☐ BUILDING

No. of Storeys: _____

Brief Description: _____

☐

MACHINERY Brief Description: _____

☐

Others: _____

Specify: _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	153.50 Sq.m	30,393.00	RESIDENTIAL	20 %	6,080.00
TOTAL	153.50 Sq.m	30,393.00			6,080.00

Total Assessed Value

SIX THOUSAND EIGHTY PESOS

(Amount in Words)

Taxable ☒Exempt ☐

Effectivity of Assessment/ Reassessment:

1

2011

Qtr.

Yr.

APPROVED BY:

(SGD)

BENITO K. CHAVEZ

City Assessor

Date Approved

This declaration cancels TD No./PIN 04-054-00799

Owner: SAME NAME

Previous A.V. Php

6080

Co-Owners _____

Memoranda:

GRA 2011

CERTIFIED TRUE COPY

JELSON O. MASONGSONG

City Assessor

April 1, 2022

Notes: This declaration is for real property taxation purposes only and the value shown indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang BAYAN under Ordinance No. 18 dated 12/28/1995. It does not and cannot by itself alone confer any ownership or legal title to the property.

TAX DECLARATION OF REAL PROPERTY



TD No.: 11-054-00024 Property Identification No.: 029-05-054-01-016-0000

Owner: RIVERA, REYNALDO MRD TO EMILY GAYOSO

TIN:

Address: STA MARIA, CALAPAN, OR MINDORO

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

ANNEX "E"

Location of Property: STA MARIA, CALAPAN CITY, OR. MINDORO, PHILIPPINES

(Number and Street)

(Barangay/District)

(Municipality & Province/City)

OCT/TCT/CLOA No RT-166(T-78525)

Survey No. PCS-12659

CCT

Lot No. 1

Dated:

Blk. No.

Boundaries:

North: E BY LOT 2 & 2-B-1-1

South: W BY LOT 2-B-1-k

East: BY LOT 2-B-1-4

West: BY LOT 3

Kind of Property Assessed

☒ LAND

☐ BUILDING

No. of Storeys:

Brief Description:

☐ MACHINERY

Brief Description:

☐ Others:

Specify:

Specify:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	205.00 Sq.m	40,590.00	RESIDENTIAL	20 %	8,120.00
TOTAL	205.00 Sq.m	40,590.00			8,120.00

Total Assessed Value EIGHT THOUSAND ONE HUNDRED TWENTY PESOS

(Amount in Words)

Taxable ☒

Exempt ☐

Effectivity of Assessment/ Reassessment:

1

2011

Qtr.

Yr.

APPROVED BY:

(SGD)

BENITO K. CHAVEZ

City Assessor

Date Approved:

This declaration cancels TD No./PIN 97-054-00023

Owner: SAME NAME

Previous A.V. Php 8120

Co-Owners

Memoranda:

GRA 2011

CERTIFIED TRUE COPY

JELSON O. MASONGSONG

City Assessor

April 1, 2022

Notes: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang BAYAN under Ordinance No. 18 dated 12/28/1995. It does not and cannot by itself alone confer any ownership or legal title to the property.

TAX DECLARATION OF REAL PROPERTY

TD No.: 19-054-00886

Property Identification No.: 029-05-054-01-011-0000

Owner: CHAVEZ, ANDRO CEL D. & JENNELYN E. CHAVEZ (SPS)

TIN:

Address: STA MARIA VILLAGE, CALAPAN CITY

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property: STA MARIA, CALAPAN CITY, OR. MINDORO, PHILIPPINES

(Number and Street)

(Barangay/District)

(Municipality & Province/City)

OCT/TCT/CLOA No. 064-2019004950

Survey No. (LRC) PSD-146582

COT

Lot No. 2-B-1-I

Dated: 9/6/2019

Blk. No.

Boundaries:

North: E BY LOT 2-B-I-E

South: BY LOT 2-B-I-H & J

East: BY LOT 2-B-1-G

West: BY LOT 2-B-1-J

Kind of Property Assessed☒ LAND☐ BUILDING

No. of Storeys:

Brief Description:

☐

MACHINERY Brief Description:

☐

Others:

Specify:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	307.00 Sq.m	60,786.00	RESIDENTIAL	20 %	12,160.00
TOTAL	307.00 Sq.m	60,786.00			12,160.00

Total Assessed Value

TWELVE THOUSAND ONE HUNDRED SIXTY PESOS

(Amount in Words)

Taxable ☒Exempt ☐

Effectivity of Assessment/ Reassessment:

1

2020

Qtr.

Yr.

APPROVED BY:

(SGD) JELSON O. MASONGSONG

9/20/2019

City Assessor

Date Approved

This declaration cancels TD No./PIN 11-054-00016

Owner: ACUÑA, EFREN

Previous A.V. Php 12160

Co-Owners**Memoranda:**

Issued as per TITLE 064-2019004950

2019 Realty Tax paid under OR. 1610032 DATED 5/21/2019

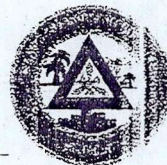
Transfer tax paid under OR.No.0290200 DATED 9/2/2019 PAID 5180.63

CERTIFIED TRUE COPY

JELSON O. MASONGSONG

City Assessor
April 1, 2022

Notes: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang BAYAN under Ordinance No. 18 dated 12/28/1995. It does not and cannot by itself alone confer any ownership or legal title to the property.

TAX DECLARATION OF REAL PROPERTY

TD No.: 11-054-00014

Property Identification No.: 029-05-054-01-010-0000

Owner: DIMAGIBA, ANTONIO & NENITA MANIQUE (SPS)

TIN:

Address: STA MARIA, CALAPAN, OR MINDORO

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property: STA MARIA, CALAPAN CITY, OR. MINDORO, PHILIPPINES

(Number and Street)

(Barangay/District)

(Municipality & Province/City)

OCT/TCT/CLOA No. T-52607 & T-53351

Survey No. (LRC) PSD-146582

COT

Lot No. 2-B-1-G

Dated:

Blk. No.

Boundaries:

North: E BY LOT 2-B-1-K

South: W BY LOT 2-B-1-F & H

East: BY LOT 2-A-1-E

West: BY LOT 2-B-1-I

Kind of Property Assessed☒ LAND☐

MACHINERY Brief Description:

☐ BUILDING☐

Others:

No. of Storeys:

Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	307.00 Sq.m	60,786.00	RESIDENTIAL	20 %	12,160.00
TOTAL	307.00 Sq.m	60,786.00			12,160.00

Total Assessed Value TWELVE THOUSAND ONE HUNDRED SIXTY PESOS

(Amount in Words)

Taxable ☒ Exempt ☐

Effectivity of Assessment/ Reassessment:

1 2011

Qtr. Yr.

APPROVED BY:

(SGD)

BENITO K. CHAVEZ

City Assessor

Date Approved

This declaration cancels TD No./PIN 97-054-00013

Owner: SAME NAME

Previous A.V. Php 12160

Co-Owners

Memoranda:

GRA 2011

CERTIFIED TRUE COPY

JELSON O. MASONGSONG

City Assessor
April 1, 2022

Notes: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang SAYAN under Ordinance No. 18 dated 12/28/1995

It does not and cannot by itself alone confer any ownership or legal title to the property.

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
BRANCH _____
CALAPAN CITY
ORIENTAL MINDORO

In re: Petition for Cancellation of
Annotation Under Section 7, Republic Act
No. 26 (Amended).

UZZIEL R. DE MESA,

Petitioner,

LRC NO. _____

-VERSUS-

REGISTRY OF DEEDS FOR CALAPAN
CITY, ORIENTAL MINDORO,

Respondent.

x-----x

JUDICIAL AFFIDAVIT
(Uzziel R. De Mesa)

I, **Uzziel R. De Mesa**, of legal age, Filipino citizen, single, and resident of Barangay Calaro, Calapan City, Oriental Mindoro, after having been sworn to in accordance with law, states:

On April 4, 2022, Atty. Earl Ligorio R. Turano II (hereinafter, "Atty. Turano") took my judicial affidavit in his provincial law office at 2nd Floor, OMPSTA Building, Governor Ignacio Street, Barangay Camilmil, Calapan City, Oriental Mindoro. This judicial affidavit is in English and Filipino. Both languages are known to me.

Atty. Turano offers my judicial affidavit to prove the following:

1. I am the true and registered owner of a 307 *sqm* parcel of lot situated in Block 6, Sta. Maria Village, Calapan City, Oriental Mindoro, registered under Transfer Certificate of Title (hereinafter, "TCT") No. 064-2021002314 of the Registry of Deeds for Calapan, Mindoro Oriental.

2. The predecessor certificate of TCT No. 064-2021002314 was administratively reconstituted on January 3, 1978.

3. After the lapse of more than forty-four (44) years, no petition was filed by any person whose right or interest was duly noted in the original of predecessor certificate of TCT No. 06-2021002314, at the time it was

lost or destroyed, but does not appear so noted on the reconstituted certificate of title.

4. All real estate taxes due on the property covered by TCT No. 064-2021002314 were all fully paid.

I shall further testify on other matters which are material and relevant to this case, and identify and cause the marking of documentary exhibits.

Below is my judicial affidavit proper:

Question ("Q") 1: What is your name and other circumstances of identity?

Answer ("A") 1: Sir, I am Uzziel R. De Mesa, of legal age, Filipino citizen, single, and resident of Barangay Calero, Calapan City, Oriental Mindoro.

Q2. Are you familiar with the 307 *sqm* lot situated in Block 6, Barangay Sta. Maria Village, Calapan City, Oriental Mindoro, covered by TCT No. 064-2021002314?

A2. Yes sir, I am its owner.

Q3. What is your proof that you are the owner of the said lot, if there is any?

A3. Sir, the lot's title and tax declaration. Both are registered under my name, sir.

Q4. If copies of your title and tax declaration over the 307 *sqm* lot in Block 6, Brgy. Sta. Maria Village will be shown to you, will you be able to identify them?

A4. Yes, sir.

Q5. Here is a copy of TCT No. 064-2021002314. What is the relationship of this document with your title over the abovementioned lot, if there is any?

A5. This is my title, sir.

Q6. What is the status of TCT No. 064-2021002314?

A6. Sir, it is valid and existing in the Registry of Deeds, but there are annotation on the title's page 3.

Q7. What is the nature of the annotations on page 3 of TCT No. 064-2021002314, if you know?

A7. Sir, the annotations refer to Section 7, R.A. No. 26.

Q8. When was TCT No. 064-2021002314 reconstituted, if you know?

A8. Sir, based on the annotations, it was reconstituted more than forty-four (44) years ago, on January 3, 1978.

Q9. Do you know of any petition filed by any person who had a right or interest which was duly annotated in the original of predecessor certificate of



TCT No. 06-2021002314, at the time it was lost or destroyed, but does not appear now on the reconstituted certificate of title?

A9. Sir, I am not aware of any such case.

Marking: True electronic copy of TCT No. 064-2021002314 is marked and attached here as **Exhibit "A"**; paragraph 1 of the annotations on page (3) of the title is sub-marked as **Exhibit "A-1"**; and paragraph 2 of the annotations on page 93) of the title is sub-marked as **Exhibit "A-2."**

Q10. Here is a copy of Tax Declaration TD No. 21-054-00923. What is the relation of this document with your tax declaration over the 307 *sqm* lot situated in Block 6, Sta. Maria Village, Calapan City, Oriental Mindoro, if there is any?

A10. Sir, this is my tax declaration?

Marking: Copy of Tax Declaration TD No. 21-054-00923 is marked and attached here as **Exhibit "B."**

Q11. What is the status of the real estate taxes due to your lot?

A11. They are all paid, sir.

Q12. What is your proof that your lot's real estate taxes are paid?

A12. Sir, I have the receipt.

Q13. If a copy of your receipt for the payment of your lot's real estate taxes will be shown to you, will you be able to identify it?

A13. Yes, sir.

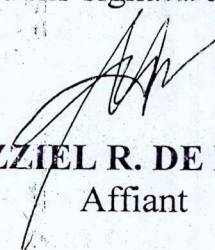
Q14. Here is a copy of Real Property Tax Receipt No. 1975498, dated March 24, 2022. What is the relationship of this document with your receipt of payment for the real estate taxes of your lot, if there is any?

A14. Sir, that is the receipt.

Marking: Copy of Real Property Tax Receipt No. 1975498, dated March 24, 2022, is marked and attached here as **Exhibit "C."**

AFFIANT FURTHER SAYETH NAUGHT.

IN WITNESS WHEREOF, affiant affixed his signature this 6th day of April 2022, in Calapan City, Oriental Mindoro.


UZZIEL R. DE MESA
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this 11 day of APR 2022 at CALAPAN CITY, OR. MINDORO, Philippines, affiant personally appeared with the following competent evidence of identity, with his photograph and signature:

Affiant	Gov't Issued Evidence of Identity	Validity of Gov't ID
Uzziel R. De Mesa		

Doc. No.: 430
Page No.: 07
Book No.: IV
Series of 2022

EARL LIGORIO R. TURANO II
Notary Public for Calapan City, Oriental Mindoro
Notarial Commission No. NP-20-2020
Extended Until 30 June 2022 (B.M. No. 3795)
Roll of Attorney No. 58173 IBP No. 171701/01/04/22
PTR OM No. 1864700 A / 01-03-2022
MCLE No. VI-0017356 / 24 January 2019
Second Floor, OMPSTA Bldg., Gov. Ignacio St.
Banga, Calapan City, Oriental Mindoro

IV.
SWORN ATTESTATION OF COUNSEL

I, **EARL LIGORIO R. TURANO II**, attest under oath, that I faithfully recorded, or caused to be recorded, the questions I asked, and the corresponding answers that the above witness gave, and neither me nor any other person then present or assisting him coached the witness regarding his answers.

EARL LIGORIO R. TURANO II
Affiant

SUBSCRIBED AND SWORN TO ME, this 11 day of APR 2022 at CALAPAN CITY, ORIENTAL MINDORO, Philippines. Affiant exhibiting to me his LTO D.L. with number D05-03-000757, valid until 2022/08/10 as a competent evidence of his identity.

Doc. No.: 230
Page No.: 47
Book No.: 69
Series of 2022

ATTY. RALPH ANDERSON A. ROJAS
Notary Public
Notarial Commission No. NP-20-203
Until June 30, 2022 (B.M. No. 3795)
Roll of Attorney's No. 66270
PTR No. 0846372/01-03-2022/Calapan City
IBP No. 198186/01 10 2022/Or. Mindoro

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

EXHIBIT "A"

Registry of Deeds for Calapan, Mindoro Oriental

Transfer Certificate of Title

No. 064-2021002314

IT IS HEREBY CERTIFIED that certain land situated in MUN. OF CALAPAN, PROVINCE OF OR. MDO. PHILS., bounded and described as follows:

A PARCEL OF LAND (LOT 2-B-1-H OF THE SUBD. PLAN (LRC) PSD-146-582, BEING A PORTION OF LOT 2-B-1 (LRC) PSD-88183, LRC CAD. REC. NO. 274, SITUATED IN THE BO. OF SAN VICENTE, MUN. OF CALAPAN, PROVINCE OF OR. MDO. ISLAND OF MDO., BOUNDED ON THE NE., POINTS 4 TO 5 BY LOT 2-B-1-I, (Continued on next page)

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

Owner: UZZIEL R. DE MESA, SINGLE, OF LEGAL AGE, FILIPINO
Address: BARANGAY CALERO, CALAPAN CITY, ORIENTAL MINDORO
MIMAROPA

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

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

Case No.: 3

Record No.: 274

Orig. Reg. Date: 07 28 1924

Decree No.: 158059

Original RD: CALAPAN, MINDORO ORIENTAL

OCT No.: OCT-530

Volume No.: A-4

Page No.: 31

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE RT-150 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Calapan, Mindoro Oriental, Philippines on the 4th day of MAY 2021 at 02:34pm.

ATTY. WARREN-DERICK TACCAD LEGASPI
Acting Registrar of Deeds

It is hereby certified that this is a true electronic copy of TCT 2021002314 on file in Registry of Deeds of Calapan, Mindoro Oriental, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: DE MESA, XAVIEL R.

Ref. : 2022002707 OR No. : 1025426973
Date : 03/30/2022 OR Date : Mar 30 2022
Time : 02:53:36 PM Amt Paid : 235.16

TCT No.: 064-2021002314

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

, AND POINTS 5 TO 1 BY LOT 2-B-1-G; ON THE SW., POINTS 1 TO 2, BY LOT 2-B-1-F ON THE SW., POINTS 2 TO 3 BY LOT 2-B-1-K; AND ON THE NW., POINTS 3 TO 4 BY LOT 2-B-1-J; ALL OF THE SUBD. PLAN, BEGINNING AT A POINT MARKED "1" ON PLAN BEING S. 61 DEG. 13' W., 1098.62 M. FROM B.L.L.M. NO. 1, CALAPAN CAD;

THENCE S. 9 DEG. 53' W., 20.49 M. TO POINT 2;

THENCE N. 80 DEG. 06' W., 15.00 M. TO POINT 3;

THENCE N., 9 DEG. 53' E., 20.49 M. TO POINT 4;

THENCE S. 80 DEG. 06' E., 6.78 M. TO POINT 5;

THENCE S. 80 DEG. 06' E., 8.22 M. TO POINT OF BEGINNING;

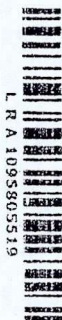
CONTAINING AN AREA OF THREE HUNDRED SEVEN (307) SQUARE METERS, MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15 X 60 CM., BEARINGS TRUE; DECLINATION 0 DEG. 40'E., DATE OF THE ORIGINAL SURVEY, MAY 1916-SEPT. 1917 AND THAT OF THE SUBD. SURVEY, AUGUST 12, 1971.

It is hereby certified that this is a true electronic copy of TCT 2021002314 on file in Registry of Deeds of Calapan, Mindoro Oriental, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: DE MESA, XAVIEL R.

Ref. : 2022002707 OR No. : 1025428973

Date : 03/30/2022 OR Date : Mar 30 2022

Time : 02:53:36 PM Amt Paid : 235.16



TCT No.: 064-2021002314

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

EXHIBIT "A-1"

: 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
- - - - -

EXHIBIT "A-2"

IT IS HEREBY CERTIFIED THAT THIS CERTIFICATE OF TITLE CONSISTING OF TWO (2) PAGES ON THIS DATE, 01-03--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-40924, BOOK T-207.

ATTY. WARREN-DERICK TACCAD LEGASPI
Acting Registrar of Deeds

It is hereby certified that this is a true electronic copy of TCT 2021002314 on file in Registry of Deeds of Calapan, Mindoro Oriental, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: DE MESA, XAVIEL R

Ref. : 2022002707 OR No. : 1025426973
Date : 03/30/2022 OR Date : Mar 30 2022
Time : 02:53:36 PM Amt Paid : 235.16

L R A 1095805520

TAX DECLARATION OF REAL PROPERTY

TD No.: 21-054-00923

Property Identification No.: 029-05-054-01-017-0000

Owner: DE MESA, UZZIEL R. (SINGLE)

Address: CALERO, CALAPAN CITY

TIN:

Administrator/Beneficial User:

TIN:

Telephone No.:

Address:

Telephone No.:

EXHIBIT "B"

Location of Property: STA MARIA, CALAPAN CITY, OR. MINDORO, PHILIPPINES

(Number and Street)

(Barangay/District)

(Municipality & Province/City)

OCT/TCT/CLOA No. 064-2021002314

Survey No. (LRC) PSD-146582

CCT

Lot No. 2-B-1-H

Dated: 6/4/2021

Blk. No.

Boundaries:

North: E BY LOT 2-B-1-I & G

South: W BY LOT 2-B-1-F & K

East:

West: N BY LOT 2-B-1-J

Kind of Property Assessed☒ LAND☐ MACHINERY Brief Description:☐ BUILDING☐ Others:

No. of Storeys:

Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	307.00 Sq.m	60,786.00	RESIDENTIAL	20 %	12,160.00
TOTAL	307.00 Sq.m	60,786.00			12,160.00

Total Assessed Value

TWELVE THOUSAND ONE HUNDRED SIXTY PESOS

(Amount in Words)

Taxable ☒Exempt ☐

Effectivity of Assessment/ Reassessment:

1

2022

Qtr.

Yr.

APPROVED BY:

(SGD) JELSON O. MASONGSONG

7/6/2021

City Assessor

Date Approved

This declaration cancels TD No./PIN 11-054-00026

Owner: MAÑIBO, ISIDORA J (SINGLE) Previous A.V. Php 12,160

Co-Owners

Memoranda:

Issued as per TITLE NO 064-2021002314

CERTIFIED TRUE COPY

JELSON O. MASONGSONG

City Assessor
April 1, 2022

Notes:

This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang BAYAN under Ordinance No. 18 dated 12/28/1995

It does not and cannot by itself alone confer any ownership or legal title to the property.



Previous Tax Receipt No. 10106 dated 04/2021 for the year 2021-2021/1-4 1975498

ORIGINAL **OFFICIAL RECEIPT OF THE REPUBLIC OF THE PHILIPPINES** **No. 1975498**
Provincial or City Treasurer's Real Property Tax Receipt

PROVINCE PROVINCE OF ORIENTAL MINDORO		CITY/MUNICIPALITY CALAPAN		DATE 03/24/2022						
DE MESA, UZZIEL R. (SINGLE) Received from		TWO HUNDRED EIGHTY FOUR PESOS & 56/100								
Philippine Currency, in full of as installment payment of REAL PROPERTY TAX for the Calendar Year 2022 upon property described in the Assessment Rolls as follows:		pesos (P 284.56)								
Rolls as follows:		<input checked="" type="checkbox"/> Basic Tax <input type="checkbox"/> Special Education Fund <input type="checkbox"/> Indentical								
NAME OF DECLARED OWNER	LOCATION NUMBER AND STREET OR BARANGAY	LOT AND BLOCK NUMBER	TAX DECLARATION NUMBER	ASSESSED VALUE Land Improvements Total	TAX DUE	INSTALLMENT No.	PAYMENT	FULL PAYMENT	PENALTY PERCENT	TOTAL
DE MESA, UZZIEL R. (SINGLE)	2 B-1-H / CALAPAN	2 B-1-H /	21-054-00923							
			3D54-01-011	12,160.00	2022-1st Qtr	48.64	30.40	30.40	7.90	71.14
			0000	12,160.00	2022-2nd Qtr	48.64	30.40	30.40	7.90	71.14
				12,160.00	2022-3rd Qtr	48.64	30.40	30.40	7.90	71.14
				12,160.00	2022-4th Qtr	48.64	30.40	30.40	7.90	71.14
Total taxes paid by Money Order, Treasury Warrant or Check No.					dated	20				284.56

- Payment without penalty may be made within the periods stated below if by installment:
1st Installment - January 1 to March 31, of the year
2nd Installment - April 1 to June 30, of the year
3rd Installment - July 1 to Sept. 30, of the year
4th Installment - October 1 to Dec. 31, of the year

NICA SILOSA, City Treasurer
Deputy

EXHIBIT "C"