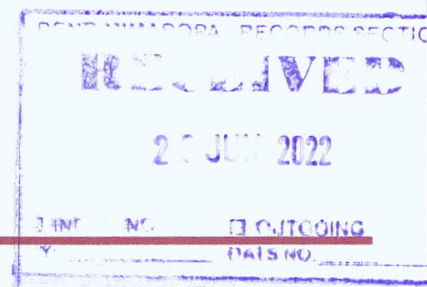




Republic of the Philippines  
Department of Environment and Natural Resources  
**MIMAROPA REGION**  
Provincial Environment and Natural Resources Office



June 09, 2022

**MEMORANDUM**

**FOR :** The Regional Executive Director  
MIMAROPA Region

**ATTENTION:** The Chief  
Licenses, Patents and Deeds Division

**FROM :** The In-Charge, PENRO Oriental Mindoro

**SUBJECT :** **COMPLETED STAFF WORK (CSW) RE: REQUEST FOR  
ORDER OF REVOCATION OF PATENTS NOT YET  
REGISTERED WITH REGISTER OF DEEDS (ROD)**

This pertains to the Memorandum dated February 5, 2020 from the then Regional Executive Director requiring to submit report in Completed Staff Work (CSW) format with recommendation for evaluation and issuance of order of revocation of patent issued under the names of Nilo Alba located at Dangay, Roxas, Oriental Mindoro.

In compliance thereto, submitted herewith is the Completed Staff Work (CSW) dated May 16, 2022 prepared by LMO II/DPLI Rodel M. Montealegre duly indorsed by CENR Officer Caesar E. Quebec, with recommendation that Free Patent No. (IV-A-6) 1621 in the name of Nilo Alba re revoked.

For consideration and further instruction.

  
**ALMA E. GIBE**

Tracking No.: 2206000070

TSD/RPS/Dhal

Ilang-ilang St., Sitio II, Suqui, Calapan City, Oriental Mindoro  
DENR Contact Nos. (043) 288-3017, Tel. Fax No. 288-3006



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

**Community Environment and Natural Resources Office**

Camia St., San Mariano, Roxas, Oriental Mindoro

Contact No.: 0917 876 9985 / 0917 169 0232

VOIP: (043) 289-7118

Email: cenroroxas\_orientalmin@yahoo.com

June 01, 2022

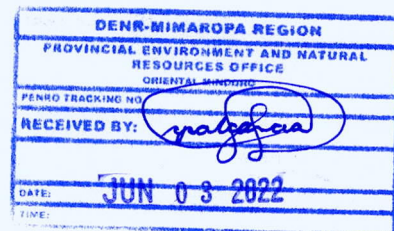
**MEMORANDUM**

**FOR** : The Regional Executive Director

**THRU** : The PENR Officer

**FROM** : The CENR Officer

**SUBJECT** : **COMPLETED STAFF WORK RE: REQUEST FOR  
REVOCATION OF PATENT NOT YET REGISTERED  
WITH THE REGISTRY OF DEEDS (ROD) ISSUED IN  
THE NAME OF NILO ALBA.**



In compliance with your Memorandum addressed to the PENR Officer dated February 05, 2020 regarding the above-mentioned subject, forwarded herewith is the Completed Staff Work of Land Management Officer II/DPLI Rodel M. Montealegre.

Considering the fact that both the original and duplicate copies of the said patent was never transmitted to the Registry of Deeds, Calapan, Oriental Mindoro for registration and for the applicant to finally have proof to the land they occupied and cultivated for so many years it is recommended that based on the Completed Staff Work, Free Patent No. (IV-A-6) 1621 in the name of Nilo Alba, be, ultimately revoked.

For information, record and approval.

  
ENGR. CAESAR E. QUEBEC  
CENR Officer





*Republic of the Philippines*  
**DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES**  
**REGION IV-B (MIMAROPA)**  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
*San Mariano, Roxas, Oriental Mindoro*

**MEMORANDUM**

**FOR** : The Regional Executive Director

**THRU** : The PENR Officer  
Suqui, Calapan City, Or. Mindoro

**FROM** : The Land Management Officer II/DPLI

**SUBJECT** : COMPLETED STAFF WORK RE: REQUEST FOR  
REVOCATION OF PATENT NOT YET REGISTERED  
WITH THE REGISTRY OF DEEDS (ROD) ISSUED IN  
THE NAME OF NILO ALBA.

**DATE** : May 16, 2022

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In compliance with the Memorandum addressed to the PENR Officer on February 5, 2020 regarding the above-mentioned subject, Completed Staff Work is hereby submitted with the following informations:

**FACTUAL BACKGROUND**

Records of this Office disclosed that NILO ALBA filed his Free Patent Application No. (IV-A-6) 2025 on January 20, 1977 from which Free Patent No. (IV-A-6) 1621 was subsequently issued on August 20, 1977 covering Lot No. 731-J, SWO-04-000238, equivalent to Lot 3634, CADM-506-D, Roxas Cadastre.

**LEGAL BASIS**

Claims of ownership over the said land cannot be supported by his heirs because the patent itself was never transmitted to the Registry of Deeds, Calapan, Or. Mindoro for registration pursuant to the Provisions of Act No. 496 and is now therefore seeking remedies thus, revocation of the afore-said patent is very much necessary.

**AGENCIES INVOLVED**

This Office particularly the Records Section attested the fact that the said patent for unknown reason/s was never transmitted by the then District Land Office to the Registry of Deeds concerned for registration as evidenced by those Original and Duplicate copies of Judicial Form with Serial No. 004973 found inside the carpeta of the said applicant/patentee.

Heirs of Nilo Alba are continuously paying taxes to the government.

**POTENTIAL PROBLEM/S**

There will be no potential problem that will arise as soon as the above-mentioned patent issued in the name of Nilo Alba is revoked, and instead it will be beneficial to his heirs represented by Mrs. Martina Alba Mendoza because they can file public land application for the said land.

### **OCULAR INSPECTION**

On August 28, 2019, I was on and personally conducted inspection on the premises of the subject lot and it was found out that his heirs are still in actual occupation, cultivation and possession of Lot No. 731-J, SWO-04-000238, CADM-506-D, Roxas Cadastre.

There is no part or portion of the said land in any way transferred or waived to another person/s.

### **RECOMMENDATION**

Considering the fact that the Original and Duplicate Copies of Judicial Form No. 004973 were found intact in the carpeta of Nilo Alba, it is evident that the said Free Patent No. (IV-A-6) 1621 was never transmitted to the Registry of Deeds, Calapan, Oriental Mindoro for registration.

Wherefore, it is hereby recommended that the Free Patent No. (IV-A-6) 1621 issued in the name of Nilo Alba be, revoked in accordance with standing laws, rules and policies thereby giving preferences to the Heirs of Nilo Alba represented by Martina Alba Mendoza to file appropriate public land application.

  
**RODEL M. MONTEALEGRE**



Republic of the Philippines  
Department of Environment and Natural Resources  
**MIMAROPA REGION**  
Provincial Environment and Natural Resources Office

June 02, 2020

**MEMORANDUM**

**TO :** The OIC, CENRO  
Roxas, Oriental Mindoro

**ATTENTION :** The Chief  
Regulation and Permitting Section

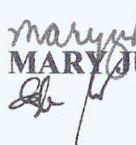
**FROM :** The PENR Officer

**SUBJECT :** **REQUEST FOR ORDER OF REVOCATION OF PATENTS NOT  
YET REGISTERED WITH REGISTER OF DEEDS (ROD)**

Forwarded is the Memorandum dated February 5, 2020 from the Regional Executive Director regarding your request for the issuance of order of revocation of patents issued under the names of Nilo Alba and Rachel Ganan located at Dangay, Roxas, Oriental Mindoro.

In this regard, kindly submit report / recommendation in Completed Staff Work (CSW) format for evaluation and preparation of the Order of Revocation at the Regional Office.

For appropriate action.

  
**MARY JUNE F. MAYPA**

Tracking No.: 2005000218

TSD/RPS/Dhal





20100528-019

FEB 05 2020

**MEMORANDUM**

**TO :** The PENR Officer  
Suqui, Calapan City

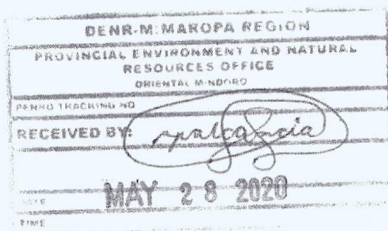
**FROM :** The Regional Executive Director

**SUBJECT :** **REQUEST FOR ORDER OF REVOCATION OF PATENTS  
NOT YET REGISTERED WITH REGISTER OF DEEDS (ROD)**

Referred herewith is your memorandum<sup>1</sup> dated October 29, 2019 requesting for the issuance of order of revocation of patents issued under the names of Nilo Alba and Rachel Ganon located at Roxas, Oriental Mindoro which are not yet registered with the Register of Deeds (ROD).

Please submit report / recommendation using CSW format for evaluation and for the preparation of the Order of Revocation.

For appropriate action.



  
**HENRY A. ADORNADO, Ph.D.**

<sup>1</sup>Annex "A"

LPDD/cmf



Department of Environment  
and Natural Resources  
MIMAROPA Region



Doc ID: 26055