

NOV 14 2022

MEMORANDUM

FOR :

The Regional Executive Director

2 3 NOV 2022

1515 DENR By The Bay Building

Roxas Blvd., Brgy. 668. Ermita, Manila MING

DATENO

THRU

The OIC- Assistant Regional Director

for Technical Services

FROM

The OIC-PENR Officer

SUBJECT

COMPLETED STAFF WORK (CSW) REPORT REGARDING THE LETTER COMPLAINT DATED JUNE 20, 2022 FROM RICARDO LORENZO D. CUSTODIO FOR THE PENDING

IVAS TRANSACTION NO. 26735 [E-2022-89743]

Respectfully forwarded is the Memorandum dated November 2, 2022 from CENR Officer Anastacio A. Santos regarding the above-mentioned subject.

In this regard, please be informed that the CENR Officer of Sablayan has recommended for the deferment of the approval of survey plan of the land consisting of **0.6087** hectare in favor of Mr. Constancio S. Masangkay, unless a proof of conveyance/transfer shall be provided thereof.

For information and record.

ERNESTO É. TAÑADA

Pag-asa, Brgy. Payompon, Mamburao, Occ. Mindoro Email Address: penrooccmin@denr.gov.ph

MEMORANDUM

FOR : The Regional Executive Director

1515 DENR By The Bay Building Roxas Blvd., Brgy. 668. Ermita, Manila

THRU : The OIC- Assistant Regional Director

for Technical Services

FROM : The OIC-PENR Officer

SUBJECT: COMPLETED STAFF WORK (CSW) REPORT

REGARDING THE LETTER COMPLAINT DATED JUNE 20, 2022 FROM RICARDO LORENZO D. CUSTODIO FOR THE PENDING IVAS TRANSACTION NO. 26735 [E-2022-89743]

Respectfully forwarded is the Memorandum dated November 2, 2022 from CENR Officer Anastacio A. Santos regarding the above-mentioned subject.

In this regard, please be informed that the CENR Officer of Sablayan has recommended for the deferment of the approval of survey plan of the land consisting of **0.6087** hectare in favor of Mr. Constancio S. Masangkay, unless a proof of conveyance/transfer shall be provided thereof.

For information and record.

ERNESTO E. TAÑADA

Pag-asa, Brgy. Payompon, Mamburao, Occ. Mindoro Email Address: penrooccmin@denr.gov.ph

November 2, 2022

MEMORANDUM

FOR

The Regional Executive Director

1515 DENR By The Bay Building

Roxas Blvd., Brgy. 668,

Ermita, Manila

THRU

The OIC, Assistant Regional Director for Technical Services

The OIC, PENR Officer

FROM

The CENR Officer

SUBJECT

COMPLETED STAFF WORK (CSW) REPORT REGARDING THE LETTER

COMPLAINT DATED JUNE 20, 2022 FROM RICARDO LORENZO D. CUSTODIO FOR THE PENDING IVAS TRANSACTION NO. 26735

[E-2022-89743]

REFERENCE

This has reference with the Memoranda from the OIC, Assistant Regional Director For Technical Services and OIC, PENR Officer dated July 20, 2022 and September 12, 2022, respectively, regarding the letter complaint from Ricardo Lorenzo D. Custodio dated June 20, 2022.

BACKGROUND

On October 19, 2022, CENRO Anastacio A. Santos together with Deputy CENRO Isaias A. Guimod coordinated with the Officials of Barangay Araw at Bituin, Lubang, Occidental Mindoro requested assistance to contact the concerned parties for a dialogue, however, only Mr. Constancio S. Masangkay arrived. On the process of conversation, Mr. Masangkay declared that Engr. Ricardo Lorenzo D. Custodio offered his service for the survey and titling of his land/property in exchange of a one hundred fifty (150) square meters part of lot 744 will be given as a package deal payment for his services.







FINDINGS

Mr. Constancio S. Masangkay decisively produced the Extra-Judicial Settlement of Estate with Absolute Sale between Marcelo Villas, Jr. and Reynaldo Oliva Villas, the of a Pesos (Php 310,000.00) received by the Vendors (Marcelo Villas, Jr. and Reynaldo Oliva Villas) from the Vendee, Constancio S. Masangkay married to Araceli Z. Masangkay for a parcel of land consisting an approximate area of 4, 743 square meters part of Lot 744, PLS 41 on December 1, 2013 at Lubang, Occidental Mindoro. (Attachment A)

Further, Mr. Constancio S. Masangkay provided an **Affidavit of Self Adjudication** with Sale between **Magno Tanaliga**, the sole surviving heir of **Quintin Tanaliga and Sabina Tesorio Tanaliga**. The sum of Thirty Five Thousand Pesos (Php 35,000.00) received by the Vendor, Magno Tanaliga from the Vendee, Spouses Constancio S. Masangkay and Araceli Z. Masangkay for a parcel of land approximately consisting an area of 0.6087 hectare Part of Lot 744, PLS 41, on January 30, 2017 at Lubang, Occidental Mindoro.(**Attachment B**) With regard to the abovementioned document, we asked Mr. Masangkay if he has knowledge on how the 0.6087 hectare was acquired by the parents of Mr. Magno Tanaliga from Mr. Benito Oliva, thereby he replied negatively. However, we advised him to secure copy of the transfer document from the Vendor, if there is any.

CONCLUSION/RECOMMENDATION

Based on the aforementioned documents provided by Mr. Constancio S. Masangkay as Proof of Transfer from the surviving heirs of Benito Oliva could suffice his ownership on the parcel of land consisting an approximate area of 4,743 square meters part of Lot 744, PLS 41. However, there is no proof of transfer provided on the side of Benito Oliva to the spouses Quintin Tanaliga and SabinaTesorio Tanaliga wherein Magno Tanaliga is the sole surviving heir who sold, transferred and conveyed the 0.6087 hectare by way of Absolute Sale unto the Vendee, spouses Constancio S. Masangkay and Araceli Zubiri Masangkay. The parcel of land consisting 0.6087 hectare part of Lot 744, PLS 41 is not ascertained as to the ownership of the spouses Quintin Tanaliga and Sabina Tesorio Tanaliga wherein their sole heir Magno Tanaliga sold to Constancio S. Masangkay. Therefore, this Office recommends the deferment approval of the Survey Plan of the 0.6087 hectare from any form of transaction/exploitation in favour of Mr. Constancio S. Masangkay unless a Proof of Transfer shall be provided thereof.

ATTACHMENTS

- 1. Photocopy of Extra-Judicial Settlement of Estate with Absolute Sale
- 2. Photocopy of Affidavit of Self Adjudication with Sale
- 3. Photocopy of Tax Declaration of Real Property of Quintin Tanaliga and Spouse
- 4. Geo-tagged pictures of Lot 744, PLS 41 as well as during the dialogue with Mr. Constancio S. Masangkay

For your information and record.

FOR. ANASTACIO A. SANTOS, MPA



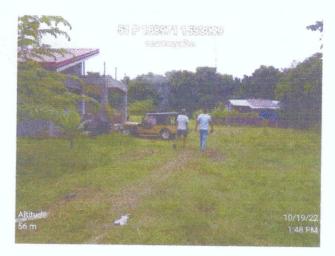


Conversation with Mr. Constancio S. Masangkay













Geo-Tagged Pictures of Lot 744 occupied by Mr. Constancio S. Masangkay



EXTRA-JUDICIAL SETTLEMENT OF ESTATE WITH ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This Extra-Judicial Settlement of Estate with Absolute Sale made and executed by and between:

MARCELO VILLAS, JR. Filipino, of legal age, married, with residence and postal address at Barangay Bagong Sikat, Lubang Occidental. Mindoro,

REYNALDO OLIVA VILLAS, Filipino, of legal age, married, with residence and postal address at Barangay Araw at Bituin, Lubang Occidental. Mindoro,

WITNESSETH:

That the above-named parties are the surviving heirs of the deceased **BENITO OLIVA**, who died intestate on February 5, 1967 at Lubang Occ.Mindoro.

That the deceased at the time of his death left a parcel of land located at Tapat, Araw at Bituin, Lubang Occidental Mindoro, and which is more particularly described as follows:

DESCRIPTION

A PARCEL OF LAND situated at Tapat, Araw at Bituin, Lubang Occidental Mindoro identified as Cadastral Lot No. 744 Part Pls. 41 containing an area of **5.8071** hectares more or less covered by Tax Declaration No. 05-011-0133-A, PIN No. 028-05-011-02-035 and with boundaries as follows:

North Lot No.745 & 746 South Lot No.744 Part

EastRoad

West Lot No. 971, 972 & 973

That the deceased died intestate without WILL or TESTAMENT and without leaving any debts whatsoever in favor of any person or entity.

That no personal properties are involved in this Extra-Judicial Settlement with Sale.

That pursuant to Rule 74, Section 1 of the Revised Rules of Court of the Philippines and the parties both of legal ages has agreed to adjudicates the real property above-described unto themselves.

That Further For and in Consideration of the sum of THREE HUNDRED TEN THOUSAND PESOS (Php 310,000.00) Philippine currency, receipt of which is hereby acknowledged by the VENDORS in this instrument from the VENDEES, CONSTANCIO S.MASANGKAY, Filipino, of legal age, married to ARACELI Z.MASANGKAY, and ANNA SHIEL MASANGKAY MARQUEZ, Filipino, of legal age, married to OLIVER AMAD MARQUEZ, all residence of Barangay Araw at Bituin, Lubang Occidental Mindoro, the HEIRS/VENDORS do hereby SELLS, TRANSFERS and CONVEYS by way of Absolute Sale unto the said VENDEES, their heirs, successors and assigns portion of the above-described parcel of land consisting an area 4,743 square meters more or less (2/3 of the area is for CONSTANCIO S.MASANGKAY married to ARACELI Z.MASANGKAY and 1/3 of the area is for ANA SHEEL MASANGKAY MARQUEZ married to OLIVER AMAD MARQUEZ.,

The portion of land being sold is more particularly bounded as follows:

North Lot No.744 Part

SouthLot No.744 Part

East Lot No.744 Part

West Lot No.744 Part & Lot No.970 Part

L

Rondons

William C. Manufaz (Male)

Page 2 Extra-Judicial Settlement of Estate with Absolute Sale

That they hereby affirm and warrant unto the said VENDEES their title and ownership and that henceforth they shall have exclusive right of ownership and possession over said portion of land free from any and all liens and encumbrances of whatever kind and nature except those owing to the government.

That this land is not tenanted and does not come under the operation of the Land Reform Code and Allied Presidential Decree and Circulars of the Department of Agrarian Reform

IN WITNESS WHEREOF, we have hereunto signed this document this 1st day of December 2013 at Lubang Occidental Mindoro, Philippines.

MARCELO VILLAS, JR.

CONSTANCIO S.MASANGKAY

Reynaldo OLIVA VILLAS

ANNA SHIEL M. MARQUEZ

SIGNED IN THE PRESENCE OF:

WITNESS

WITNESS

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF OCCIDENTAL MINDORO: S.S
MUNICIPALITY OF LUBANG)
V

ACKNOWLEDGEMENT

BEFORE ME, A Notary Public, for and in the Municipality of Lubang, Province of Occidental Mindoro, this 1st day of December 2013, personally came and appeared the following persons with their

I-D Nos. opposite their names, to wit **ISSUED AT** ISSUED ON ID.NO. **NAMES** Lub.Occ.Mdo. 07-13-2013 CTC # 16576756 MARCELO VILLAS, JR. Lub.Occ.Mdo. 04-03-2009 SEN ID# 3114 REYNALDO OLIVA VILLAS Lub.Occ.Mdo. 11-07-2008 SEN ID# 2495 CONSTANCIO S.MASANGKAY Lub.Occ.Mdo. CTC # 16576011 04-17-2013 ANN A SHIEL M. MARQUEZ

All known to me and to me known to be the same persons who executed the foregoing instrument which they acknowledged before me as of their free and voluntary acts and deeds.

This instrument consists of two (2) pages including this page wherein this acknowledgement is written and have been signed by the parties and their instrumental witnesses on the upper portion of this page hereof and on the left hand margin of the first page and this relates to An Extra-Judicial Settlement of Estate with Absolute Sale of a of portion of land with an approximate area of 4,743 square meters more or less.

WITNESS MY HAND AND NOTARIAL SEAL, at the place/date first above mentioned.

Doc. No. __452 :

Page No. 91

Book No. V

Series of 2013

ALFREDO T. MON

Until December 31/2014

PTR NO. 3962321 Jan. 8, 2013

Issued at Lubang Occ. Mindoro IBP NO. 905528 -Nov. 8, 2012

Issued at Pasig City

Roll No. 27615

MCLE Compliance IV-0019415

Issued on April 30, 2013

Issued at Pasig City

AFFIDAVIT OF SELF ADJUDICATION WITH SALE



KNOW ALL MEN BY THESE PRESENTS:

I, MAGNO TANALIGA, Filipino, of legal age, with residence and postal address at Barangay Araw at Bituin, Lubang Occidental Mindoro, after having been duly sworn in accordance with law depose and state:

That I am the sole surviving heir of QUINTIN TANALIGA and SABINA TESORIO TANALIGA, who died intestate on March 31, 1996 and April 24, 1995.

That said deceased at the time of their death left a parcel of land located at Tapat, Araw at Bituin, Lubang, Occidental Mindoro and which is more particularly described as follows:

(DESCRIPTIONS)

A PARCEL OF LAND (Upland) located at Tapat, Araw at Bituin, Lubang, Occidental Mindoro, declared under Tax Declaration No. 05-011-0229-A, PIN 028-05-011-02-034, Lot No. 744 Part, Pls.41 consisting an area of **0.6087 hectare** more or less and with boundaries as follows:

North Lot No. 745 South Lot No. 744 Part

East..... Road

West..... Lot No. 744 Part

That pursuant to Section 1, Rule 74 of the Revised Rules of the Philippines, I hereby adjudicate unto myself the parcel of land above-described, and I hereby request the Register of Deeds of Occidental Mindoro to register and render the same effective.

THAT FOR AND IN CONSIDERATION OF THE SUM OF THIRTY FIVE THOUSAND PESOS (Php 35,000.00) Philippine currency to me in hand paid to my great satisfaction by the VENDEE, Spouses CONSTANCIO SARI MASANGKAY and ARACELI ZUBIRI MASANGKAY, likewise Filipino, of legal ages, with residence and postal address at Barangay Araw at Bituin, Lubang, Occidental Mindoro, the AFFIANT /VENDOR do hereby SELL, TRANSFER and CONVEY by way of Absolute Sale unto the said VENDEE, his heirs, successors and assigns the parcel of land above-described free from any and all liens and encumbrances of whatever kind and nature except those owing to the government.

That the above-realty does not come under the operation of the Land Reform Code.

IN WITNESS WHEREOF, I have hereunto signed this document this ______ day of January 2017 at Lubang, Occidental Mindoro, Philippines

IAGNO TANALIGA
Affiant/Vendor

CONSTANCIO SARI MASANGKAY

Vendee

ARACELI ZUBIRI MASANGKAY Vendee

SIGNED IN THE PRESENCE OF:

KAP.

WAN MASANGKA



Page 2 Affidavit of Self-Adjudication with Sale

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF OCCIDENTAL MINDORO: S.S.
MUNICIPALITY OF LUBANG)

ACKNOWLEDGEMENT

BEFORE ME, A NOTARY PUBLIC, for and in the Municipality of Lubang, Province of Occidental Mindoro, this <u>Jo</u> day of January 2017, personally came and appeared the following persons with their ID Nos. opposite their names, to wit:

NAMES	IDNO.	ISSUED ON	ISSUED AT:
MAGNO TANALIGA	SEN ID # 009474	03-21-2014	San Juan City
CONSTANCIO S.MASANGKAY	SEN ID# 2495	01-07-2008	Lubang, Occ. Mindoro
ARACELI Z. MASANGKAY	SEN ID# 4407	07-06-2011	Lubang, Occ. Mindoro

known to me and to me known to be the same persons who executed the foregoing instrument which they acknowledged before me as of their free and voluntary acts and deeds.

WITNESS MY HAND AND NOTARIAL SEAL, at the date/place first above written.

Doc. No. 1290; Page No. 258;

Book No. 211

Series of 2017

ALFREDO TONON Notary Public /

Until December 31, 2017

PTR NO. 5557796-01-04-2016 Issued at Lubang, Occ Mindoro

IBP NO 963211 - 12-07- 2015

Roll No. 27615

MCLE Compliance V-0018033

Issued on April 8, 2016 Issued at Pasig City

C. Marca

Maceli Masargkey

RPA Form No. 1

TAX DECLARATION NO. UTVII VINGA

DECLARATION OF REAL PROPERTY (FILED UNDER REPUBLIC ACT NO. 7160)

Owner TAWA Administrator	LIGA, Quin	tin & Spe	708e	Araw	at Bituin	Lubeng Occ	Mindoro
, 10111111011011						ress	etin munut erimi se veliklir finansispinka albus met austinus, hes kara-vinu
			ID OTHER PAI				
ocation of Prope	erty	Tanat	et Araw (at Dituir	i La	bang Occ Mi	Lndoro
Boundaries	7 110	******************	Cadastral Lot.	Pla	41	Block No.	
East	Road	~~~~~	streams by which bound	Vest	Lot No 74	L Down	
Makemadakan Makaman kataman kataman kanan ka	(State	streets, lots, or	streams by which bound	ed or names o	f owners of adjoin	ing lands)	Makesanna na rasna a davoni na rasna sa suka sa
		I (a) I	AND (AGRICULTUR	AL/MINERAL)		
OWNER	S DECLARATIO)N		ASSE	SSOR'S FINDING	is	alle de la companya de la provincia de la companya
Kind	Area	Value	Kind	Area	Class	Unit Values	Market Values
MPUSANAM (15 M.A., Savorad Apidessidas (14 Million on 1807)	-		Upland	-6087	2nd	30,550,00	10 525
ang talah memberah salah s						70877444	. 787-70
			-				
mani (girla 104gill etyenangan, ar rian kida yelana ko. k. salan dagan		-					
date mer handstadstanden i erner verdenheidenheiden ander ander de verdenstade ander de	er of National Principle Code Code Code Code Code Code Code Cod			alamatus propose and freedom page and describe			
neru Mahilipin Newiji, Newi Adelaha peri maja pulipula mengan menus man anadan m			Total	CoOm			P
Total		*	Total Adjusted Market V	-6087	annada aran eranan, mari periorea eranan periorea successor		₱19.525.
the effective that the committee and a significant production and the committee of the comm			I (b) PLANT &				17:363:
OWNER	R'S DECLARATIO	N.		O E Clary fine No.	ASSES	SSOR'S FINDINGS	
Number and	Annual Product	Value	Base Market Value	NI NI	umber and An	nual Product Uni	t Market
Kind	(Quantity)		Adjustments:	100%	Kind	(Quantity) Valu	e Value
and the second s			(a) Along — or				
and the second			no rd. frontage) %			
PHO!	OGOPYES		(b) — Kms. to all weather rd.	3 %			
TIFIET PHO	156224	4	71	1			
OR. NO.	3/2/1	X	(c) Kms. to market (pob)	2 %			
		in	Total Adjustment	5%			
TEBRAN	RT. VIIIA	Sh./	1				
STIP WINICIPA	LASSESSOR	0	-				
Total S	MINDON		Total				P
Total	C. WITT	P	Adjusted Market Value	105%			P-
	11 L	AND (RESID	ENTIAL, COMMERC	AL, INDUSTI	RIAL, SPECIAL)	
OWNER	S DECLARATIO	N		ASS	ESSOR'S FINDIN	GS	
» Kind»	Area	Value	Kind	Area	Unit Values	Adjustments	Market Value
defense op i de typiske forskelde de kontrol generale grunde er beske eine en sekret en sekret en sekret en se	a material no o consequence and all sections of the section of the			4800 major	Andrew Street	Andrew Control of the	new water the second se
	The second secon			alli ili Pringilio de hamine essaj su e invesimumo assi, desimumi essanta			deliginamini sensi unternati ngani panipangan kamera sedisian merenang
ar an i montan una manyeri, kanada ka muu usaga ah nakadhaka ka	rental la Prima de cile su con la qui an aglan prin un incressibles (100 n. a agla aglas)		1				aranamenten sersat pata assairi autik putentiala arakan
er for de vetakken, en de en en de en de en de en							
	Annestication of the analysis court of the analysis of						
Total		P	Total			James	P

November 2, 2022

MEMORANDUM

FOR

The Regional Executive Director

1515 DENR By The Bay Building

Roxas Blvd., Brgy. 668,

Ermita, Manila

THRU

The OIC, Assistant Regional Director for Technical Services

The OIC, PENR Officer

FROM

The CENR Officer

SUBJECT

COMPLETED STAFF WORK (CSW) REPORT REGARDING THE LETTER

COMPLAINT DATED JUNE 20, 2022 FROM RICARDO LORENZO D. CUSTODIO FOR THE PENDING IVAS TRANSACTION NO. 26735

[E-2022-89743]

REFERENCE

This has reference with the Memoranda from the OIC, Assistant Regional Director For Technical Services and OIC, PENR Officer dated July 20, 2022 and September 12, 2022, respectively, regarding the letter complaint from Ricardo Lorenzo D. Custodio dated June 20, 2022.

BACKGROUND

On October 19, 2022, CENRO Anastacio A. Santos together with Deputy CENRO Isaias A. Guimod coordinated with the Officials of Barangay Araw at Bituin, Lubang, Occidental Mindoro requested assistance to contact the concerned parties for a dialogue, however, only Mr. Constancio S. Masangkay arrived. On the process of conversation, Mr. Masangkay declared that Engr. Ricardo Lorenzo D. Custodio offered his service for the survey and titling of his land/property in exchange of a one hundred fifty (150) square meters part of lot 744 will be given as a package deal payment for his services.



III (a) BUILDING AND OTHER IMPROVEMENTS

		1.		'S DECLAR				
DESCRIP	PTION	Floor Are	ea -	1st Story	2nd Story	on Materials	Deal	Market Value
noran esta elementat por la la resultat de la resul				isi didiy	Zilo Story	3rd Story	Roof	P-
		MAN THE PARTY CONTROL OF THE PARTY CONTROL OF THE				-	1	

		Total	40000	OODIO FILID	ILLOO			*
		4.	ADDED	SOR'S FIND		on Materials		· · · · · · · · · · · · · · · · · · ·
DESCRIP	TION	Floor Are	ea -	1st Story	2nd Story	3rd Story	Roof	Market Value
								P
	T						1 9	
		-					<u> </u>	
de la la proposition de la marchia de la		Total	111 /1-1	88 8 01 118157				P
				MACHINE				
	271011		-	S DECLAR				
DESCRIF	TION	Date of	Operation	n	Original Cost	De	preciation	Market Value
	0	-	-					P
	•				Manda Barratina Anna Anna Anna Anna Anna Anna Anna A			
		7			**************************************			
	and the contract of the contra	Total	Appro	CODIO FILIT	INCO	-		P
Droopin	TION			SOR'S FIND		. 1		
DESCRIPTION	TION	Date of	Operation	-	eplacement Cos	De De	preciation	Market Value
							***************************************	P

4 1	i i i i i i i i i i i i i i i i i i i	Total •			*			P
					OF OWNER			T.
Improv	elief, as tollows: vements TAL VALUE					P		to the best of
knowledge and be Land Improv	elief, as follows: vements					P	Signature	>)
knowledge and be Land Improv	vements TAL VALUE	â			TIN _	P	Signature	3)
Knowledge and be Land Improv TO	elief, as follows: /ements TAL VALUE sworn to before maresenting Communications sworn to before maresenting Communications TAL VALUE	ne this		day of_	TIN _	P	Signature	e)
Knowledge and be Land Improv TO	elief, as follows: /ements TAL VALUE sworn to before maresenting Communications sworn to before maresenting Communications TAL VALUE	ne this		day of_	TIN _	P	Signature	20 the
Subscribed and street taking oath polymers	elief, as follows: /ements TAL VALUE sworn to before maresenting Communications sworn to before maresenting Communications TAL VALUE	ne this		day of_	TIN _	P	Signature	20 the
Subscribed and serson taking oath polymers State in the neare	elief, as follows: vements TAL VALUE sworn to before managementing Community est multiple of 10 a	ne this nity Tax (day of_	TIN _	issue	Signature ed on	20 the
Subscribed and street at the rearest	elief, as follows: vements TAL VALUE sworn to before managementing Community est multiple of 10 a	ne this nity Tax (day of_	TIN	issue	Signature	20 the
Subscribed and street taking oath pi	elief, as follows: vements TAL VALUE sworn to before managementing Community est multiple of 10 a	ne this nity Tax (as ₱950 004.	Certific	_ day of _ cate No	TIN	issue ture of official	Signature ed on	20 the
Subscribed and street taking oath pi	elief, as follows: vements TAL VALUE sworn to before managementing Community est multiple of 10 a	ne this nity Tax (as ₱950 004.	Certific	_ day of _ cate No ROVINCIAL	TIN	issue ture of official	Signature ed on al adminis	20 the
Subscribed and street the stead of P948; P1,	elief, as follows: vements TAL VALUE sworn to before managementing Community est multiple of 10 a 000 instead of P1,	ne this nity Tax (as ₱950 004.	Certific	_ day of _ cate No ROVINCIAL	Signal TIN ASSESSO SSMENT AI OF ASSES	issue ture of official	Signature ed on al adminis ial Title	20 the
Subscribed and street to the near stead of \$\frac{P}{248}; \$\frac{P}{1}\$, state in the near stead of \$\frac{P}{248}; \$\frac{P}{2}\$,	elief, as follows: vements TAL VALUE sworn to before managementing Community est multiple of 10 at 2000 instead of P1, ASSESSMENT	ne thisnity Tax () as ₱950 004.	Certific CITY/PI BOARD CENTR Marke	day of cate No.	Signal TIN ASSESSO SSMENT A OF ASSES Assess	issue ture of officie Office R PPEALS SSMENT AP	Signature ed on al adminis ial Title	20 the
Subscribed and serson taking oath production at stead of P948; P1,4	elief, as follows: vements TAL VALUE sworn to before managementing Communities of 10 at 2000 instead of P1, ASSESSMENTAL Actual Use	ne thisnity Tax () as ₱950 004.	Certific CITY/PI BOARD CENTR Marke	day of _ cate No ROVINCIAL OF ASSE AL BOARI	Signal TIN ASSESSO SSMENT A OF ASSES Assess	issue ture of officia Office PPEALS SSMENT AP	Signature ed on al adminis ial Title	20 the stering cath Assessed Value
Subscribed and serson taking oath production at State in the nearestead of P948; P1,4	elief, as follows: vements TAL VALUE sworn to before managementing Communities of 10 at 2000 instead of P1, ASSESSMENTAL Actual Use	ne thisnity Tax () as ₱950 004.	Certific CITY/PI BOARD CENTR Marke	day of _ cate No ROVINCIAL OF ASSE AL BOARI	Signal TIN ASSESSO SSMENT A OF ASSES Assess	issue ture of officia Office PPEALS SSMENT AP	Signature ed on al adminis ial Title PEALS%%	20 the stering cath
Subscribed and serson taking oath production at State in the nearestead of P948; P1,4	elief, as follows: vements TAL VALUE sworn to before m resenting Commun est multiple of 10 a 000 instead of P1, ASSESSMEN Actual Use Agricultura	as P950 004.	Certific CITY/PI BOARD CENTR Marke	day of _ cate No ROVINCIAL OF ASSE AL BOARI	Signal TIN ASSESSO SSMENT A OF ASSES Assess	issue ture of official Office PPPEALS SEMENT APSIMENT APSIMENT APSIMENT Level	Signature ed on al adminis ial Title PEALS%%%	20 the stering cath Assessed Value
Subscribed and serson taking oath production at stead of P948; P1, Kind of Property	elief, as follows: vements TAL VALUE sworn to before m resenting Commun est multiple of 10 a 000 instead of P1, ASSESSMEN Actual Use Agricultura	as P950 004.	Certific CITY/PI BOARD CENTR Marke	day of cate No	Signal TIN ASSESSO SSMENT AI OF ASSESS	issue ture of official Office PPPEALS SEMENT APSIMENT APSIMENT APSIMENT Level 40	Signature ed on al adminis ial Title PEALS % % % % %	20 the stering cath Assessed Value
Subscribed and serson taking oath production at stead of P948; P1, Kind of Property	elief, as follows: vements TAL VALUE sworn to before m resenting Commun est multiple of 10 a 000 instead of P1, ASSESSMEN Actual Use Agricultura	as P950 004.	Certific CITY/PI BOARD CENTR Marke	day of cate No	Signal TIN ASSESSO SSMENT AI OF ASSESS	issue ture of official Office PPPEALS SEMENT APSIMENT APSIMENT APSIMENT Level 40	Signature ed on al adminis ial Title PEALS % % % % %	20 the stering cath Assessed Value
Subscribed and serion taking oath produced in the nearestead of P948; P1, Kind of Property Land TOTAL ASSESSED V	elief, as follows: vements TAL VALUE sworn to before m resenting Commun est multiple of 10 a 000 instead of P1, ASSESSMEN Actual Use Agricultura	as P950 004.	Certific CITY/PI BOARD CENTR Marke	day of cate No	Signal TIN ASSESSO SSMENT A OF ASSES Assess	issue ture of officie Office R PPEALS SSMENT AP SMENT Leve LO TO	Signature ed on al adminis ial Title PEALS % # % _% _% otal # S ONLY	Assessed Value 7,810,00
Subscribed and serion taking oath produced and serion taking oath produced and serion taking oath produced at the stead of P948; P1,486. Kind of Property Land TOTAL ASSESSED SERION APPROVED:	elief, as follows: vements TAL VALUE sworn to before managementing Communates est multiple of 10 a communates	as P950 004.	Certific CITY/PI BOARD CENTR Marke	day of cate No	Signal TIN ASSESSO SSMENT AI OF ASSESS ASSESS	issue ture of officia Office R PPEALS SSMENT AP SMENT Level 40 To	Signature ed on al adminis ial Title PEALS %%tallf ONLY http://display.com/	Assessed Value 7.810.00 MONTALES JR. Assessor
Subscribed and serson taking oath polymers State in the nearestead of P948; P1,4 Kind of Property Land TOTAL ASSESSED V APPROVED:	elief, as follows: vements TAL VALUE sworn to before managementing Communates est multiple of 10 a communates and the communates and the communates are considered as a communate and the communates are considered as a communate and the communates are considered as a community of the communit	as P950 004.	Certific CITY/PI BOARD CENTR Marke	day of cate No	Signal TIN ASSESSO SSMENT AI OF ASSESS	issue ture of officia Office PPPEALS SSMENT AP SMENT Level 40 To Prov RODOI	Signature ed on al adminis ial Title PEALS % % % % cotal # COVINGIAL/City FO 8	Assessed Value 7.810.00 MONTALES JR. Assessor
Subscribed and subscr	elief, as follows: vements TAL VALUE sworn to before managementing Communates est multiple of 10 a communates and the communates and the communates are considered as a communate and the communates are considered as a communate and the communates are considered as a community of the communit	as P950 004.	Certific CITY/PI BOARD CENTR Marke	day of cate No	Signal TIN ASSESSO SSMENT AI OF ASSESS ASSESS	issue ture of officia Office PPPEALS SSMENT AP SMENT Level 40 To Prov RODOI	Signature ed on al adminis ial Title PEALS % % % % cotal # COVINGIAL/City FO 8	Assessed Value 7,810,00 MONTALES JR. Assessor
Subscribed and serson taking oath produced in the nearestead of P948; P1, Kind of Property TOTAL ASSESSED TOTA	elief, as follows: vements TAL VALUE sworn to before managementing Communates est multiple of 10 a communates m	as P950 004.	CITY/PI BOARD CENTR Marke 19,5	day of cate No	Signal TIN ASSESSO SSMENT AI OF ASSESS ASSESS AMOUNT IN V By DATE	issue ture of officia Office PPPEALS SSMENT AP SMENT Level 40 To Prov RODOI	Signature ed on al adminis ial Title PEALS % % otal incial/City incial/City	Assessed Value 7,810,00 MONTALES JR. Assessor
Subscribed and serson taking oath provided and serson taking o	elief, as follows: vements TAL VALUE sworn to before managementing Communates est multiple of 10 a communates m	as P950 004.	CITY/PI BOARD CENTR Marke 19,5	day of cate No	Signal TIN ASSESSO SSMENT A OF ASSESS ASSESS ASSESS AMOUNT IN V	issue ture of officia Office R PPEALS SSMENT AP SMENT Level 40 To	Signature ed on al adminis ial Title PEALS % % % % otal f incial/City incial/City	Assessed Value 7,810,00 MONTALES JR. Assessor TRIA SSESSOR IS CANCELLED B
Subscribed and serson taking oath produced in the nearestead of P948; P1, Kind of Property TOTAL ASSESSED TOTA	elief, as follows: vements TAL VALUE sworn to before m resenting Commun est multiple of 10 a 000 instead of P1, ASSESSMEN Actual Use Agricul tura VALUE SEVEN ASSESSOR CANCELS TAX NOS	as P950 004.	CITY/PIBOARD CENTR Marke 19,5	day of cate No	Signal TIN ASSESSO SSMENT A OF ASSESS ASSESS ASSESS DATE UNDER TH	issue ture of officia Office R PPEALS SSMENT AP SMENT Level 40 To	Signature ed on al adminis ial Title PEALS % % % otal f incial/City incial/City ATION	Assessed Value 7,810,00 MONTALES JR. Assessor

November 2, 2022

MEMORANDUM

FOR

The Regional Executive Director

1515 DENR By The Bay Building

Roxas Blvd., Brgy. 668,

Ermita, Manila

THRU

The OIC, Assistant Regional Director for Technical Services

The OIC, PENR Officer

FROM

The CENR Officer

SUBJECT :

COMPLETED STAFF WORK (CSW) REPORT REGARDING THE LETTER COMPLAINT DATED JUNE 20, 2022 FROM RICARDO LORENZO D.

CUSTODIO FOR THE PENDING IVAS TRANSACTION NO. 26735

[E-2022-89743]

REFERENCE

This has reference with the Memoranda from the OIC, Assistant Regional Director For Technical Services and OIC, PENR Officer dated July 20, 2022 and September 12, 2022, respectively, regarding the letter complaint from Ricardo Lorenzo D. Custodio dated June 20, 2022.

BACKGROUND

On October 19, 2022, CENRO Anastacio A. Santos together with Deputy CENRO Isaias A. Guimod coordinated with the Officials of Barangay Araw at Bituin, Lubang, Occidental Mindoro requested assistance to contact the concerned parties for a dialogue, however, only Mr. Constancio S. Masangkay arrived. On the process of conversation, Mr. Masangkay declared that Engr. Ricardo Lorenzo D. Custodio offered his service for the survey and titling of his land/property in exchange of a one hundred fifty (150) square meters part of lot 744 will be given as a package deal payment for his services.



FINDINGS

Mr. Constancio S. Masangkay decisively produced the Extra-Judicial Settlement of Estate with Absolute Sale between Marcelo Villas, Jr. and Reynaldo Oliva Villas, the of a Pesos (Php 310,000.00) received by the Vendors (Marcelo Villas, Jr. and Reynaldo Oliva Villas) from the Vendee, Constancio S. Masangkay married to Araceli Z. Masangkay for a parcel of land consisting an approximate area of 4, 743 square meters part of Lot 744, PLS 41 on December 1, 2013 at Lubang, Occidental Mindoro. (Attachment A)

Further, Mr. Constancio S. Masangkay provided an Affidavit of Self Adjudication with Sale between Magno Tanaliga, the sole surviving heir of Quintin Tanaliga and Sabina Tesorio Tanaliga. The sum of Thirty Five Thousand Pesos (Php 35,000.00) received by the Vendor, Magno Tanaliga from the Vendee, Spouses Constancio S. Masangkay and Araceli Z. Masangkay for a parcel of land approximately consisting an area of 0.6087 hectare Part of Lot 744, PLS 41, on January 30, 2017 at Lubang, Occidental Mindoro.(Attachment B) With regard to the abovementioned document, we asked Mr. Masangkay if he has knowledge on how the 0.6087 hectare was acquired by the parents of Mr. Magno Tanaliga from Mr. Benito Oliva, thereby he replied negatively. However, we advised him to secure copy of the transfer document from the Vendor, if there is any.

CONCLUSION/RECOMMENDATION

Based on the aforementioned documents provided by Mr. Constancio S. Masangkay as Proof of Transfer from the surviving heirs of Benito Oliva could suffice his ownership on the parcel of land consisting an approximate area of 4,743 square meters part of Lot 744, PLS 41. However, there is no proof of transfer provided on the side of Benito Oliva to the spouses Quintin Tanaliga and SabinaTesorio Tanaliga wherein Magno Tanaliga is the sole surviving heir who sold, transferred and conveyed the 0.6087 hectare by way of Absolute Sale unto the Vendee, spouses Constancio S. Masangkay and Araceli Zubiri Masangkay. The parcel of land consisting 0.6087 hectare part of Lot 744, PLS 41 is not ascertained as to the ownership of the spouses Quintin Tanaliga and Sabina Tesorio Tanaliga wherein their sole heir Magno Tanaliga sold to Constancio S. Masangkay. Therefore, this Office recommends the deferment approval of the Survey Plan of the 0.6087 hectare from any form of transaction/exploitation in favour of Mr. Constancio S. Masangkay unless a Proof of Transfer shall be provided thereof.

ATTACHMENTS

- 1. Photocopy of Extra-Judicial Settlement of Estate with Absolute Sale
- 2. Photocopy of Affidavit of Self Adjudication with Sale
- 3. Photocopy of Tax Declaration of Real Property of Quintin Tanaliga and Spouse
- 4. Geo-tagged pictures of Lot 744, PLS 41 as well as during the dialogue with Mr. Constancio S. Masangkay

For your information and record.

FOR, ANASTACIO A. SANTOS, MPA





Conversation with Mr. Constancio S. Masangkay













Geo-Tagged Pictures of Lot 744 occupied by Mr. Constancio S. Masangkay