

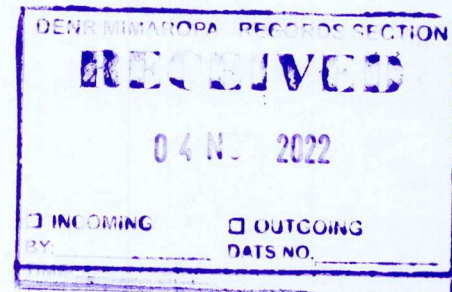
VERGARA RODRIGUEZ LAW OFFICE

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ATTY. ELENA M. VERGARA-RODRIGUEZ ATTY. EARL ALLENDE V. RODRIGUEZ

October 28, 2022

LORMELYN E. CLAUDIO, CESO IV
Regional Executive Director
DENR MIMAROPA Region

Attention: CEASAR P. ODI
Chief, Licenses, Patents and Deeds



Madam:

I am writing in behalf of our clients, the **HEIRS OF APOLONIO RODRIGUEZ** represented by **ROSALINDA SJ. RODRIGUEZ**, regarding their opposition/protest to any application/process for titling of the tract of land described as **Lot No. 322 of PLS 232** consisting of Twenty-Nine Thousand, Five Hundred Sixty-Four (29,564) Square Meters located in Barangay Retac, Roxas, Palawan which the **HEIRS OF RAMONA SONGCAYAON** may have filed before your good office and to put on record that the Heirs of Apolonio Rodriguez are the proper claimants and actual occupants of the said tract of land, they being the successors-in-interest of Apolonio Rodriguez, applicant-assignee of the said land.

By way of antecedent facts, Ramona Songcayaon filed a Sales Application for the above-described tract of land before the then Bureau of Lands - Department of Agriculture and Natural Resources on September 25, 1952. Almost ten (10) years thereafter or on November 21, 1961, Ramona Songcayaon sold all her rights thereto in favor of Apolonio Rodriguez. A copy of the Order: Award in **Sales Application No. V-12653** issued by the Bureau of Lands - Department of Agriculture and Natural Resources on October 6, 1972 is hereto attached as **ANNEX "A"**, the dispositive portion of the said Order: Award is reproduced below:

In view of the foregoing, and it appearing that the proceedings had in connection with Sales Application No. V-12653 were in accordance with law and existing regulations, the land covered thereby is hereby **awarded to the applicant-assignee, Apolonio Rodriguez**, at P240.00 for the whole tract.

According to our clients, Apolonio Rodriguez possessed, occupied, and cultivated the subject land since 1961 continuously and after his death, his heirs/successors-in-interest continuously possessed, occupied and cultivated the same peacefully and exclusively in the concept of an owner and paid all taxes thereon.

However, in March 2022, the alleged heirs of Ramona Songcayaon headed by Rosario D. Elijan illegally entered and occupied a portion of the subject land until this date. Our clients have already lodged a complaint before the Punong Barangay of Bgy. Retac, Roxas, Palawan regarding the unlawful possession of a portion of the subject land by the alleged heirs of Ramona Songcayaon. The latter claimed that they have a Certification issued by the CENRO - Roxas, Palawan that the subject land is allegedly in the name of Ramona Songcayaon and that they are now applying for title for the subject land before the DENR - MIMAROPA Region. A copy of the said Certification

dated November 25, 2021 is hereto attached as **ANNEX "B"**. The said Certification states, among others, that the subject land "was listed for no specific claimant during the survey and is now covered by SA-V-12563 of Ramona Songcayaon".

The heirs of Ramona Songcayaon obviously misunderstood the Certification dated November 25, 2021 issued by the CENRO - Roxas, Palawan as it was stated therein that the lot is "NOW" covered by SA-V-12563 of Ramona Songcayaon. They misinterpreted the said Certification as reverting/awarding the subject land into the name of their deceased ascendant Ramona Songcayaon.

In view of the fact that the certification issued by CENRO Roxas is not a correct and accurate representation of a substantial matter based on the Order: Award issued by Bureau of Lands in SA-V-12653, our clients request your good office to **REJECT** any application for titling of the above-described parcel of land which the Heirs of Ramona Songcayaon may submit before your good office and if there is already a pending application, our clients are **PROTESTING and OPPOSING** the same on the bases that (1) the rights of Ramona Songcayaon had already been transferred to Apolonio Rodriguez since November 21, 1962 and such transfer was duly recorded and affirmed by the then Bureau of Lands - Department of Agriculture and Natural Resources; and that (2) the entire subject land was being possessed, occupied and cultivated by Apolonio Rodriguez and later on by his heirs continuously since 1962 until March 2022 when they were dispossessed of a portion by the alleged Heirs of Ramona Songcayaon.

Furthermore, we are requesting your good office to issue a Certification to the effect that "SA-V-12563 of Ramona Songcayaon" is now in the name of Apolonio Rodriguez as stated in the attached Order: Award issued by the then Bureau of Lands - Department of Agriculture and Natural Resources.

Thank you very much.

Very truly yours,


ATTY. EARL ALLENDE V. RODRIGUEZ

Conforme:


ROSALINDA S. RODRIGUEZ

Representative of the Heirs of Apolonio Rodriguez

Copy furnished:

FELIZARDO B. CAYATOC
PENRO - Palawan

PABLO L. CRUZ
CENRO - Roxas, Palawan

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS
MANILA

SALES APPLICATION No. V-12651Applicant ANITA S. SANGAYAN**ORDER: AWARD**

The records of this Office show:

1. That the application noted above was filed on September 23, 1955
by ANITA S. SANGAYAN
as follows: for agricultural purposes for a tract of land described

LOCATION: Butas, Butas, Butas
AREA: 2,976 hectares
BOUNDARIES: See Map No. 322, File-27
Description: See Map No. 322, File-27

2. That a representative of this Office inspected the land and found the same to be suitable for agricultural zone and free from private claims and conflicts;
3. That the appraisalment of the land applied for at P 240.00 for the whole tract of 2,976 hectares having been approved by the Secretary of Agriculture and Natural Resources, notice calling for bids therefor was duly published in accordance with law; and

4. That at the auction sale of the land held on August 9, 1955, the only bid was that of Anita Sangayan who offered P240.00 for the whole tract and deposited the amount of P24.00 under Postal Money Order No. 913/1955 dated August 4, 1955 and acknowledged under Official Receipt No. 448922 dated September 2, 1955, which is equivalent to 10% of her bid. Before a formal award could be issued to her, however, she executed an instrument dated November 21, 1955, selling, letting her rights to, and interest in the land applied for in favor of Agustina Rodriguez, a qualified purchaser of public land who had duly filed a sales application therefor. The guaranty fee of P5.00 previously paid by the applicant under Official Receipt

In view of the foregoing, and it appearing that the proceedings had in connection with Sales Application No. V-12651 were in accordance with law and existing regulations, the land covered thereby is hereby awarded to the aplicant-agriculturista, Agustina Rodriguez, at P240.00 for the whole tract.

This application should be entered in the records of this Office as

Sales Entry No. V-9575

(1) Lowest bid No. 1267123 dated August 11, 1955 shall be credited as part payment of the purchase price of the land.

The deposit of the ~~applicant's~~ ~~assignment~~ in the amount of P 29.00 shall be credited as part payment of the purchase price of the land and the balance thereof amounting to P 811.00 shall be paid in not more than ten (10) equal annual installments, that is, P 21.10 on the 1st day of October every year beginning 1973 until the full amount is paid, provided that he may, at any time, pay in full the remaining installments before they become due and payable. Any amount due and remaining unpaid shall bear interest at 4% per annum from the date the same is due until paid.

This award shall further be subject to the provisions of Commonwealth Act No. 141, as amended, and particularly to the following conditions:

1. The ~~applicant~~ shall occupy and cultivate the land immediately or not later than six months from the date of the award, and shall so occupy and cultivate the same continuously until the issuance of patent therefor, and shall have at least one-fifth (1/5) of the area actually occupied, improved and cultivated in order to be entitled to a patent;

2. The land shall be subject to the easements and servitudes provided for in Sections 109-114 of Commonwealth Act No. 141, as amended;

3. The land shall not be subdivided, nor shall the rights thereto be encumbered or conveyed without the previous consent of the Secretary of Agriculture and Natural Resources;

4. The ~~applicant~~ shall not permit, either by contract or otherwise, any other person, corporation, association or partnership to have any interest in, or rights to, the improvements now existing or that may hereafter be introduced on the land applied for without the previous consent of the Secretary of Agriculture and Natural Resources; and

5. The ~~applicant~~ must keep not less than one-tenth of the land planted to forest trees of economic value.

Non-compliance with any of the terms and conditions hereof and/or of the rules and regulations governing the sale of public land, shall result in the rescission of the sale and the cancellation of the application, in which event, the land shall revert to the State and whatever payments that might have been made on account of the said application as well as the improvements introduced on the land shall be forfeited to the Government.

The District Land Officer, DLO ~~111-7~~, Bureau of Lands, ~~Manila~~ ~~Manila City~~ is hereby directed to see to it that the provisions of this award regarding the occupation and cultivation of the land within the period herein stipulated are complied with, and to submit a report forthwith upon notice of non-compliance.

October 6, 1972.

VICTOR A. VALDEJON
DIRECTOR OF LANDS

114

COPIES FORWARDED
Hon. Antonio Maguiness
Hon. ~~Manila~~, ~~Manila~~

212-120-120-120
Hon. ~~Manila~~, ~~Manila~~

Hon. ~~Manila~~, ~~Manila~~
Manila City

Hon. District Land Officer
DLO ~~111-7~~, Bureau of Lands
Manila City



Republic of the Philippines
Department of Environment and Natural Resources
Region IV-MIMAROPA
Community Environment and Natural Resources Office
Barangay III(Poblacion), Roxas, Palawan
Email address : cenroroxaspalawan@denr.gov.ph
09171606578

ANNEX "

B

CERTIFICATION

TO WHOM IT MAY CONCERN:

This certifies that the tract of land described as Lot No.322 of PLS 232 consisting of twenty nine thousand five hundred sixty four (**29,564**) square meters located in Barangay Retac, Roxas, Palawan has been verified to be within **Agricultural (Alienable or Disposable) lands**, falling inside **Block II, Project No.1-A** which was certified on May 29, 1931 as **Land Classification Map No. 889** subject to confirmation by the Regional Office pursuant to Department Memorandum Circular (DMC) 2019-10.

Further, it was listed for no specific claimant during the survey and is now covered by SA-V-12563 of Ramona Songcayaon.

Issued this 25th day of November 2021 upon request of Ms. Rosario Duran Elijan for whatever legal purpose it may best serve.

Projected by:

VITALIANO B. MARAÑAN
Chief, MES

Verified by:

RONNIE R. LILANG
Chief, RPS

Attested to:

RONIE B. GANDEZA
OIC, CENRO

Cert. Fee P60.00

O.R No. **14089**

Dated Issued

