



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brgy. Sta. Monica, Puerto Princesa City
Telfax No. (048) 434-8791
Email Add: penropalawan@denr.gov.ph

October 6, 2022

MEMORANDUM

FOR : The Regional Executive Director
1515 L&S Bldg., Roxas Blvd.
Ermita, Manila 1000

THRU : The Assistant Regional Director
For Technical Services

Attn : The Chief, Land Patents and Deeds Division

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : **REQUEST FOR CLARIFICATION REGARDING THE
REQUIREMENTS AND PAYMENT OF PURCHASE PRICE OF
A PARCEL OF LAND DESCRIBED AS LOT NO. 3989, CAD
800-D WITH AN AREA OF 440.07 SQUARE METERS
LOCATED IN BRGY. STA. MONICA, PUERTO PRINCESA
CITY**

Forwarded is the Memo dated September 5, 2022 of OIC-Community Environment and Natural Resources Officer, **Pedro A. Velasco** of CENRO Puerto Princesa City received 13th of September 2022 by this office relative to the above subject.

It is informed upon evaluation of the request for clarification in addition to the provision of Section 30, Chapter IV of CA 141 is Section 124, Chapter 14 of same Act **related to Sales Patent Applications** which states that "Any acquisition, conveyance, alienation, transfer or other contract made or executed in violation of any of the provisions of section one hundred and eighteen, one hundred and twenty, one hundred and twenty one, one hundred and twenty two and one hundred and twenty three of this act shall be unlawful and null and void from its execution and shall produce the effect of annulling and cancelling the grant title, patent or permit originally issued, recognized or confirmed, actually or presumptively, and **cause the reversion of the property and improvements to the state.**" (Emphasis supplied).

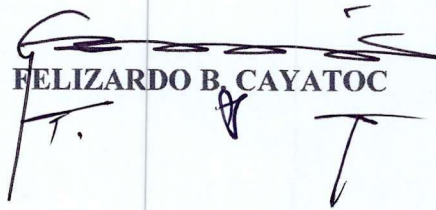
Furthermore, under RA No. 730 "AN ACT TO PERMIT THE SALE WITHOUT PUBLIC AUCTION OF PUBLIC LANDS OF THE REPUBLIC OF THE PHILIPPINES FOR RESIDENTIAL PURPOSES TO QUALIFIED APPLICANTS UNDER CERTAIN CONDITIONS," provided under Section 2 (portion) that, "except in favor of the government or any of its branches, units, or institutions lands acquired under the provisions of this act

shall not be subject to encumbrance or alienation **before the patent is issued** and for a term of ten years from the date of the issuance of such patent, nor shall they become liable to the satisfaction of any debt of the issuance of such patent..." (Emphasis supplied).

In view hereof, it is in the opinion that order dated January 25, 2015 issued by the late CENRO Emer D. Garraez on the rejection of the Miscellaneous Sales Application of applicant Nova Marie Taguro may deem proper. However, transfer and assignment made of same applicant, Novie Marie Taguro in favor of Ester O. Sison is violation of Section 122 of CA 141 and Section 2 of RA No. 730. Hence, payment made thereof is forfeited in favor of the government and records of same application cannot be incorporated with the new application of Ester O. Sison and to application of any other applicant.

However, the filed application on Lot 3989, Cad 800-D by applicant, Daryl J. Ocampo shall continue to be given due course consistent with the existing rules and regulations.

For your information and further advice of action.


FELIZARDO B. CAYATOC

Copy Furnished:

The CENRO
Sta. Monica, Puerto Princesa City,

Mr. Daryl J. Ocampo
Sta Monica, PPCity

Doc. Ref. No. 2022-8301
TSD-RPS-DFD

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By _____
Date: 11 OCT 2022 CN 2022-2094 Rhea



Department of Environment and Natural Resources
Region IV - MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
South National Highway, Bgy. Sta. Monica, Puerto Princesa City
Email Address: cenropuertoprincesa@denr.gov.ph
Tel Fax No.: (048) 433-0660

SEP 05 2022

MEMORANDUM

FOR : The Provincial Environment and Natural Resources Officer
Sta. Monica, Puerto Princesa City

FROM : The Community Environment and Natural Resources Officer

SUBJECT : **REQUEST FOR CLARIFICATION REGARDING THE REQUIREMENTS AND PAYMENT OF PURCHASE PRICE OF A PARCEL OF LAND DESCRIBED AS LOT NO. 3989, CAD. 800-D WITH AN AREA OF 440.07 SQUARE METERS LOCATED IN BRGY. STA. MONICA, PUERTO PRINCESA CITY**

DENR PENRO
PALAWAN RECORDS
RECEIVED
BY: *[Signature]*
DATE: 09-13-2022 22:8301

This has reference to a parcel of land described as Lot No. 3989, Cad. 800-D with an area of 440.07 square meters located in Brgy. Sta. Monica, Puerto Princesa City.

Records verification disclosed the following information:

1. That the subject parcel of land is covered by an unnumbered Miscellaneous Sales Application of Raquel Magsadia which was rejected per CENRO Order dated July 2, 2001 considering that the said lot is still within Timberland per LC Map 203 dated December 29, 1923;
2. That it is likewise covered by MSA No. 045316-773 of Erlinda M. Serdon which was rejected per CENRO Order dated January 14, 2003 considering that Ms. Erlinda Serdon has already relinquished all her rights and interest over the said lot in favor of Nova Marie O. Tagaro;
3. That on December 29, 2014, Nova Marie Tagaro executed an Affidavit of Waiver of Rights in favor of Ester O. Sison before Engr. Rex S. Velasco, Chief, Land Management Services;
4. That Nova Marie Tagaro has already paid the full Purchase Price of P52,880.00 involving the subject lot as evidenced by the following:

1. OR No. 3784766 Q dated June 2, 2010	P 5,288.00
2. OR No. 4997774 U dated January , 2012	5,288.00
3. OR No. 1004292 dated February 3, 2014	15,864.00
4. OR No. 3843396 dated January 21, 2015	26,440.00
Total	P 52,880.00

5. That an Order dated January 25, 2015 was issued by the late CENRO Emer D. Garraez rejecting the Miscellaneous Sales Application of Nova Marie Tagaro and likewise ordering that all the records be incorporated and formed part of the new application filed by Ester O. Sison and the payments made by Nova Marie Tagaro is credited to the applicant, Ester O. Sison;

6. That on April 29, 2019, Ester O. Sison executed an Affidavit of Waiver of Rights in favor of Daryl J. Ocampo before Notary Public, Atty. Roland E. Pay under Doc No. 15, Page No. 24, Book No. CCXVLIII, Series of 2019.

In this regard, this Office is requesting clarification whether the provision of Section 30, Chapter IV of Commonwealth Act 141 does not apply in this case, which is quoted below:

“If at any time after the date of the award and before the issuance of patent, it is proved to the satisfaction of the Director of Lands, after due notice to the purchaser, that the purchaser has voluntarily abandoned the land for more than one year at any time, or has otherwise failed to comply with the requirements of the law, then the land shall revert to the State, and all prior payments made by the purchaser and all improvements existing on the land shall be forfeited”

Furthermore, we are requesting clarification as to what specific documentary requirements shall the applicant, Daryl J. Ocampo be required to submit considering the aforementioned circumstances and whether the said application shall undergo or not the posting of notice of sale in the designated areas.

For information and immediate issuance of clarification.


PEDRO A. VELASCO

GEN. MIMAROPA REGION
CENTRO PUERTO PRINCESA

RELEASED

NO: 3719
DATE: 9-13-22
BY: /

Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PENRO Compound, Puerto Princesa City

MSA - 045316 - 773

Erlinda M. Serdon
Applicant

X
Lot No. 3989, Cad 800-D
Bgy. Sta. Monica, Puerto Princesa City
Area : 440 sq. meters
X

ORDER

In a report submitted by a representative of this Office and in an affidavit of waiver executed by the applicant Erlinda M. Serdon, she relinquished/ceded all her rights and interest over lotNo. 3889, Cad 800-D situated at Bgy. Sta. Monica, this City in favor of Nova marie O. Tagaro.

Wherefore, Miscellaneous Sales Application No. 045316-773 of Erlinda M. Serdon is hereby canceled and rejected forfeiting all payments made thereof in favor of the government. Conformably herewith the newly filed Miscellaneous Sales Application of Nova Marie O. Tagaro is hereby accepted for due course.

SO Ordered.

January 14, 2003

FERNANDO T. TACTAY
CENRO

Copy Furnished:
Nova Marie O. Tagaro
Sta. Monica, Pto. Prin. City
File

SN Blg. 049062

REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA
LUNGSOD/LALAWIGAN NG

Katibayan ng Orihinal na Titulo

Blg.

Pinagkasunduan ayon sa Seksyon 103 ng Atas ng Pangulo Blg. 1529, alinsunod sa patente na pinalabas ng Pangulo ng Pilipinas, sa noong ika- ng ,
sa taong labinsiyam na raan at at nakatala sa mga kasulatan ng
..... gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN
REHIYON BLG.

PATENTE NG SAMU-SARING PAGBIBILI BLG.

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI:

SAPAGKAT, alinsunod sa mga tadhana ng Kabanata IX ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog at ang mga karagdagang Batas dito, Batas Republika Blg. 730 na sinusugan ng Atas ng Pangulo Blg. 2004, na namamahala sa pagbibili ng mga bahagi ng ari-ariang bayan, na ipinagbili kay **ESTER O. SISON** , na lupang panahanan na nasa sitio ng

Baryo ng Sta. Monica Bayan ng Lungsod ng Puerto Princesa
Lalawigan ng Palawan Pulo ng Palawan
Pilipinas na may kabuuang sukat na 440.07 metro kuwadrado ayon sa opisyal na plat na partikular na inilalarawan sa likod nito:

SAPAGKAT, ang bumili ay aktwal na umuokupa sa lupain at nagsagawa ng mga mehora dito, at ganap nakabayad sa halaga ng bilihan niyon;

NGAYON, DAHIL DITO, IPINAAALAM SA LAHAT, NA sa bisa ng kapangyarihan ng Konstitusyon ng Pilipinas, at bilang pag-alinsunod sa mga tadhana nito, at ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog ay ipinagkakaloob sa pamamagitan nito kay **ESTER O. SISON** ang lawak na lupaing dito'y inilalarawan;

NA HAWAKAN AT ARIIN ang nabanggit na sukat ng lupain na kalakip ang lahat ng karapatan at pribilehiyo na nauukol dito kay **ESTER O. SISON** at sa kanyang tagapagmana o mga tagapagmana, o pinaglipatan na sasailalim sa mga tadhana ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog, na itinakda na ang lupang natamo sa pamamagitan nito, kalakip ang lahat ng karapatan at pribilehiyo na nauukol dito ay hindi magkakaroon ng pataw na sagutin, mapapasaiba o ililipat maliban sa mga tao, mga korporasyon, mga samahan, o mga bakasan na maaaring magtamo ng lupaing bayan alinsunod sa Batas Komonwelt Blg. 141, ayon sa pagkakasusog, at sasailalim sa pangwakas sa lahat ng mga kondisyon, mga paggamit ng bayan at ng ibang tao na kinilala at itinakda ng batas, lalo na iyong mga binabanggit sa Seksyon 109, 110, 111, 112, 113 at 114 ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog.

BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihan ng Republika ng Pilipinas, AKO, SI **Benigno Simeon C. Aquino III** , Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente ang mga kasulatang ito at ikinintal ang tatak ng Republika ng Pilipinas.

Nilagdaan sa Lungsod ng Puerto Princesa ngayong ika- ng
sa taon ng Ating Panginoon, labinsiyam na raan at

SA BISA NG KAPANGYARIHAN NG
PANGULO NG PILIPINAS

Nakatala sa "Talaan ng Kasulatan" ng
Lalawigan/Lungsod ng ,
alinsunod sa tadhana ng Seksyon 103 ng Atas
ng Pangulo Blg. 1529, ngayong ika-
ng , labinsiyam na
raan at , sa

Bgy. Sta. Monica, Puerto Princesa City
(Tirahan ng May-ari)

Tagatala ng mga Kasulatan at Ari-arian

SN Blg. 049061

REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA
LUNGSOD/LALAWIGAN NG

Katibayan ng Orihinal na Titulo

Blg.

Pinagkasunduan ayon sa Seksyon 103 ng Atas ng Pangulo Blg. 1529, alinsunod sa patente na pinalabas ng Pangulo ng Pilipinas, sa noong ika- ng ,
sa taong labinsiyam na raan at at nakatala sa mga kasulatan ng
..... gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN
REHIYON BLG.

PATENTE NG SAMU-SARING PAGBIBILI BLG.

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI:

SAPAGKAT, alinsunod sa mga tadhana ng Kabanata IX ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog at ang mga karagdagang Batas dito, Batas Republika Blg. 730 na sinusugan ng Atas ng Pangulo Blg. 2004, na namamahala sa pagbibili ng mga bahagi ng ari-arianang bayan, na ipinagbili kay **NOVA MARIE O. TAGARO**, na lupang panahanan na nasa sitio ng

Baryo ng Sta. Monica Bayan ng Lungsod ng Puerto Princesa
Lalawigan ng Palawan Pulang ng Palawan
Pilipinas na may kabuuang sukat na 440.07 metro kuwadrado ayon sa opisyal na plat na partikular na inilalarawan sa likod nito:

SAPAGKAT, ang bumili ay aktwal na umuokina sa lupain at nagsagawa ng mga mehora dito, at ganap nakabayad sa halaga ng bilihan niyon;

NGAYON, DAHIL DITO, IPINAAALAM SA LAHAT, NA sa bisa ng kapangyarihan ng Konstitusyon ng Pilipinas, at bilang pag-alinsunod sa mga tadhana nito, at ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog ay ipinagkakaloob sa pamamagitan nito kay **NOVA MARIE O. TAGARO** ang lawak na lupaing dito'y inilalarawan:

NA HAWAKAN AT ARIIN ang nabunggit na sukat ng lupain na kalakip ang lahat ng karapatan at pribilehiyo na nauukol dito kay **NOVA MARIE O. TAGARO** at sa kanyang tagapagmana o mga tagapagmana, o pinaglipatan na sasailalim sa mga tadhana ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog, na itinakda na ang lupang natamo sa pamamagitan nito, kalakip ang lahat ng karapatan at pribilehiyo na nauukol dito ay hindi magkakaroon ng pataw na sagutin, mapapasaiba o ililipat maliban sa mga tao, mga korporasyon, mga samahan, o mga bakasan na maaaring magtamo ng lupaing bayan alinsunod sa Batas Komonwelt Blg. 141, ayon sa pagkakasusog, at sasailalim sa pangwakas sa lahat ng mga kondisyon, mga pagmamagitan ng bayan at ng ibang tao na kinilala at itinakda ng batas, lalo na iyong mga binabanggit sa Seksyon 109, 110, 111, 112, 113 at 114 ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog.

BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihan ng Republika ng Pilipinas, AKO, SI **Benigno Simeon C. Aquino III** Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente ang mga kasulatang ito at ikinintal ang tatak ng Republika ng Pilipinas.

Nilagdaan sa Lungsod ng Puerto Princesa ngayong ika- ng
sa taon ng Ating Panginoon, labinsiyam na raan at

SA BISA NG KAPANGYARIHAN NG
PANGULO NG PILIPINAS

Nakatala sa "Talaan ng Kasulatan" ng
Lalawigan/Lungsod ng
alinsunod sa tadhana ng Seksyon 103 ng Atas
ng Pangulo Blg. 1529, ngayong ika-
ng , labinsiyam na
raan at , sa

Bgy. Sta. Monica, Puerto Princesa City
(Tirahan ng May-ari)

Tagatala ng mga Kasulatan at Ari-arian



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- B, MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

CERTIFICATION

TO WHOM IT MAY CONCERN

This is to certify that per records of this Office shows the following information, to wit:

- | | |
|-----------------------|--|
| 1. Name of Applicant: | Ester O. Sison |
| 2. Application No.: | MSA 045316-3569 |
| 3. Date Received: | April 6, 2015 |
| 4. Lot No.: | 3989, Cad. 800-D |
| 5. Location: | Barangay Sta. Monica, Puerto Princesa City |
| 6. Area: | 440.07 square meters |
| 7. Remarks: | Subsisting |

This further certifies that the above-mentioned lot was covered by the unnumbered Miscellaneous Sales Application of Raquel Magsadia which was rejected per CENRO Order dated July 2, 2001 which has been ascertained to be within Timberland pursuant to BFD LC No. 203 dated December 29, 1923 and Miscellaneous Sales Application No. 045316-773 of Erlinda M. Serdon which was rejected per CENRO Order dated January 14, 2003 for reason that the same area has been waived by Erlinda M. Serdon in favor of Nova Marie O. Tagaro. Likewise, the subject lot was covered by Miscellaneous Sales Application No. 045316-928 of Nova Marie O. Tagaro which was rejected per CENRO Order dated January 23, 2015 for reason that the same area has already been waived in favor of Ester O. Sison per Affidavit of Waiver of Rights executed before LMO III Rex S. Velasco dated December 19, 2014.

Furthermore, per supplementary final report of LMI Nelson Arbo dated January 23, 2015, below are the payments made covering the subject lot:

<u>Date</u>	<u>OR No.</u>	<u>Payee</u>	<u>Amount</u>
6/2/2010	3788766-Q	Nova Marie O. Tagaro	5,288
1/6/2012	4997774-U	Nova Marie O. Tagaro	5,288
2/3/2014	1004292-B	Nova Marie O. Tagaro	15,864
1/21/2015	3843396-H	Ester Sison	26,440
Total			52,880

In addition, that the aforementioned lot was waived in favor of Daryl J. Ocampo per Affidavit of Waiver of Rights executed by Ester O. Sison before Atty. Roland E. Pay under Doc No. 115; Page No. 24; Book No. CCXLIII; Series of 2015 dated May 2, 2019.

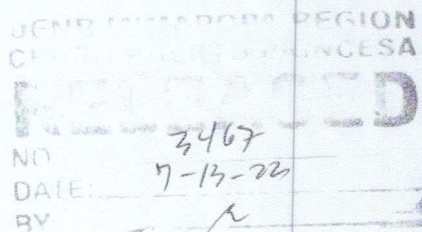
Issued this 13th day of July 2022 at CENRO, Puerto Princesa City, Palawan.

M. Garcellano
NOVA BILLE B. GARCELLANO-VITERBO
Administrative Officer I

Attested by:

"For and in the absence
of CENR Officer:

Eliza B. Aborot
ELIZA B. ABOROT
Land Management Officer II
(Office-In-Charge)



RED-CAD-22-07-03

South National Highway,
Bgy. Sta. Monica Puerto Princesa City
Email Address: cenropuertoprincesa@denr.gov.ph
Tel. Fax No.: (048) 433-0660

Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PENRO Compound, Puerto Princesa City

MSA - 045316 - 773

Erlinda M. Serdon
Applicant

X

Lot No. 3989, Cad 800-D
Bgy. Sta. Monica, Puerto Princesa City
Area : 440 sq. meters

X

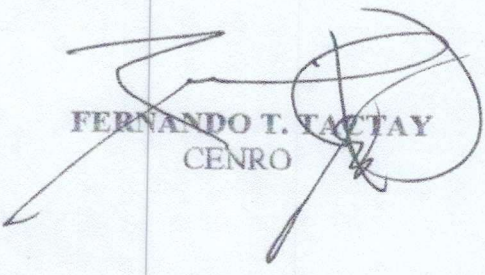
ORDER

In a report submitted by a representative of this Office and in an affidavit of waiver executed by the applicant Erlinda M. Serdon, she relinquished/ceded all her rights and interest over lot No. 3889, Cad 800-D situated at Bgy. Sta. Monica, this City in favor of Nova Marie O. Tagaro.

Wherefore, Miscellaneous Sales Application No. 045316-773 of Erlinda M. Serdon is hereby canceled and rejected forfeiting all payments made thereof in favor of the government. Conformably herewith the newly filed Miscellaneous Sales Application of Nova Marie O. Tagaro is hereby accepted for due course.

SO Ordered.

January 14, 2003


FERNANDO T. TACTAY
CENRO

Copy Furnished:
Nova Marie O. Tagaro
Sta. Monica, Pto. Prin. City
File

Republic of the Philippines
Department of Environment and Natural Resources Office
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICER
Mendez St. Puerto Princesa City

SUBJECT:

**ALL PENDING PUBLIC LAND
APPLICATIONS FOR TITLING
SITUATED IN BRGY. STA. MONICA
PPC WHICH FALLS WITHIN
TIMBERLAND**

X

Land Described under Preliminary Map Data (PMD) No. 3639, classified as Public Forest

X-----X

ORDER

It appearing from the records of this Office that several applications for titling were filed and received by this Office covering portions of land located in Barangay Santa Monica, Puerto Princesa City, described under Preliminary Map Data (PMD) No. 3639, consisting about 238 hectares. Subject area was covered by Cadastral Survey under Cad. 890-D, Puerto Princesa City Cadastre in July to October 1984 duly approved on November 23, 1984; resultant lots are dominantly residential subdivisions and government centers and most residential lots were covered by applications for sales patent.

Records also shows that areas described under PMD No. 3639 has been ascertained to be within the **Forest/TIMBERLAND ZONE** pursuant to B.F.D. Land Classification No. 203 dated December 29, 1923, hence said land is not alienable and disposable and the same is therefore not subject for disposition under the provisions of Public Land Law (C.A. 141, as amended). Conformably herewith all filed public land application for land titles covering the area described under PMD No. 3639 is hereby rejected, reflecting whatever amounts have been paid in favor of the Government.

SO ORDERED.

July 2, 2001


DENNIS S. SAVIARERO
CENRO

Copy Furnished:

- * The RFO, DENR, Region IV, Minda
- * The ARLO for Technical Services, DENR, Region IV, Minda
- * The PENRO, Sta. Monica, PPCity
- * The City Assessor's Office, PPCity



Republic of the Philippines
Department of Environment and Natural Resources
Region VI, MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
South National Highway, Sta. Monica, Puerto Princesa City, Palawan
Telephone No. (048) 433-6614 email add: cenroppchuc@yahoo.com

M.S.A.-045316-928	:	X
	:	Lot No. 3989, Cad-800-D
	:	Area: 440.07 square meters
NOVA MARIE TAGARO	:	Location: Bgy. Sta. Monica,
Applicant	:	Puerto Princesa City
X-----	:	X

ORDER

Records show that Nova Marie Tagaro is a holder of M.S.A.-045316-928 covering Lot No. 3989, Cad-800-D with an area of 440.07 square meters located in Bgy. Sta. Monica, Puerto Princesa City

That on December 29, 2014 Nova Marie Tagaro has waived and surrendered all her rights and interest over the said residential lot including its improvements in favor of Ester O. Sison. In an ocular inspection by one of the representative of this Office, the land applied for is being used as a residential and now actually occupied by the applicant/waivee- Ester O. Sison who is qualified to acquire the said lot under the benefit of R.A. 730 known as Direct Sale (Residential).

WHEREFORE, the Miscellaneous Sales Application of Nova Marie Tagaro covering Lot No. 3989, Cad-800-D is hereby ordered rejected. All the records incorporated with, shall be form part of the new application filed by Ester O. Sison and the payments made by Nova Marie Tagaro in the amount of Twenty Six Thousand Four Hundred Forty Pesos (P 26,440.00) is credited to applicant Ester O. Sison and it hereby ordered accepted and continue to be given due course.

SO ORDERED:

January 23, 2015 at Puerto Princesa City.

For and by the Authority
of the DENR Secretary;

EMER D. GARRAEZ
OIC-Community Environment and
Natural Resources Officer

Copy Furnished:

- Nova Marie Tagaro
Bgy. Sta. Monica, Puerto Princesa City
- Ester O. Sison
Bgy. Sta. Monica, Puerto Princesa City
- CENRO/File



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- B, MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

July 20, 2016

CERTIFICATION


TO WHOM IT MAY CONCERN:

This is to certify that based on the records of this Office, Lot No. 3989, Cad-800-D with an area of 440.07 square meters located at Brgy. Sta. Monica, Puerto Princesa City is covered by MSA No. 045316-3569 of Ester O. Sison filed on April 6, 2015.

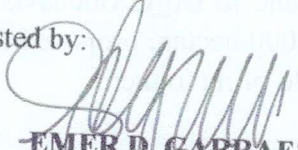
This further certifies that per Order dated January 23, 2015, the subject lot is actually occupied and cultivated by Ester O. Sison with considerable improvements such as concrete fence and residential house thereon.

This certification is issued upon the request of Ester O. Sison who paid the amount of One Hundred Fifty Pesos (150.00) under Official Receipt No. 4595234-O for whatever legal purpose it may serve her best.

Issued this 20th day of July 2016 at DENR-CENRO, Puerto Princesa City, Palawan.


ELIZABETH C. PALATINO
Admin. Aide VI/Assistant Records Officer

Attested by:


EMER D. GARRAEZ
CENRO

Certification Fee:	P 100.00
Certified Copy of Application:	P 50.00
Official Receipt No.:	4595234-O
Date:	July 19, 2016

South National Highway,
Bgy. Sta. Monica Puerto Princesa City
Email Address: cenroppchuc@yahoo.com
Tel. Fax No.: (048) 433-0660



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- B, MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

CERTIFICATION

TO WHOM IT MAY CONCERN

This is to certify that per records of this Office shows the following information, to wit:

- | | |
|-----------------------|--|
| 1. Name of Applicant: | Ester O. Sison |
| 2. Application No.: | MSA 045316-3569 |
| 3. Date Received: | April 6, 2015 |
| 4. Lot No.: | 3989, Cad. 800-D |
| 5. Location: | Barangay Sta. Monica, Puerto Princesa City |
| 6. Area: | 440.07 square meters |
| 7. Remarks: | Subsisting |

This further certifies that the above-mentioned lot was covered by the unnumbered Miscellaneous Sales Application of Raquel Magsadia which was rejected per CENRO Order dated July 2, 2001 and Miscellaneous Sales Application No. 045316-773 of Erlinda M. Serdon which was rejected per CENRO Order dated January 14, 2003. Likewise, the subject lot was covered by Miscellaneous Sales Application No. 045316-928 of Nova Marie O. Tagaro which was rejected per CENRO Order dated January 23, 2015.

Be informed further that the aforementioned lot was waived in favor of Daryl J. Ocampo per Affidavit of Waiver of Rights executed by Ester O. Sison before Atty. Roland E. Pay under Doc No. 115; Page No. 24; Book No. CCXLIII; Series of 2015 dated May 2, 2019.

This certification is issued upon request of Daryl O. Villar for whatever legal purpose it may serve her best.

Issued this 3rd day of June 2020 at CENRO, Puerto Princesa City, Palawan.

NOVA BILLE B. GARCELLANO-VITERBO
Administrative Officer I

Attested by:

FELIZARDO B. CAYATOC
OIC-CENRO

Certificate Fee: 100.00
O.R. No. 6838737
Date: 6-3-20

South National Highway,
Bgy. Sta. Monica Puerto Princesa City
Email Address: cenroppchuc@yahoo.com
Tel. Fax No.: (048) 433-0660

DARR
Dontan
Ocampo - Villar
6/3/20

M.S.A.-045316-928

NOVA MARIE TAGARO
Applicant

X

Lot No. 3989, Cad-800-D
Area: 440.07 square meters
Location: Bgy. Sta. Monica,
Puerto Princesa City

X-----X

ORDER

Records show that Nova Marie Tagaro is a holder of M.S.A.-045316-928 covering Lot No. 3989, Cad-800-D with an area of 440.07 square meters located in Bgy. Sta. Monica, Puerto Princesa City

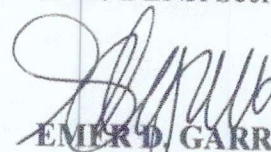
That on December 29, 2014 Nova Marie Tagaro has waived and surrendered all her rights and interest over the said residential lot including its improvements in favor of Ester O. Sison. In an ocular inspection by one of the representative of this Office, the land applied for is being used as a residential and now actually occupied by the applicant/waivee- Ester O. Sison who is qualified to acquire the said lot under the benefit of R.A. 730 known as Direct Sale (Residential).

WHEREFORE, the Miscellaneous Sales Application of Nova Marie Tagaro covering Lot No. 3989, Cad-800-D is hereby ordered rejected. All the records incorporated with, shall be form part of the new application filed by Ester O. Sison and the payments made by Nova Marie Tagaro in the amount of Twenty Six Thousand Four Hundred Forty Pesos (P 26,440.00) is credited to applicant Ester O. Sison and it hereby ordered accepted and continue to be given due course.

SO ORDERED:

January 23, 2015 at Puerto Princesa City.

For and by the Authority
of the DENR Secretary;



EMER D. GARRAEZ
OIC-Community Environment and
Natural Resources Officer

Copy Furnished:

- Nova Marie Tagaro
Bgy. Sta. Monica, Puerto Princesa City
- Ester O. Sison
Bgy. Sta. Monica, Puerto Princesa City
- CENRO/File

Republic of the Philippines)
Province of Palawan : S. S.
City of Puerto Princesa)

AFFIDAVIT OF WAIVER OF RIGHTS

That I, **NOVA MARIE TAGARO**, Filipino, of legal age, single and with residence and postal address at Bgy. Sta. Monica, Puerto Princesa City, Palawan after having duly sworn to in accordance with law depose and say:

That I am the claimant and original owner of a certain parcel of land with **LOT NO. 3989, CAD-800-D**, containing an area of **490.07 square meters** situated in **Bgy. Sta. Monica, Puerto Princesa City** and more particularly described as follows:

Bounded on the North: National Highway
On the South by: Lot No. 3990, Cad-800-D
On the West by: Lot No. 3988, Cad-800-D
On the East by: Lot 3992, Cad-800-D

That I had been in continuous occupation and possession of said parcel of land since year 2003 to present and occupation had never been contested by any adverse person;

That for and in consideration of valuable amount duly acknowledge by me from **ESTER O. SISON** to my full satisfaction, I do hereby waived and transfer all my rights together with all the improvements found thereon over said parcel of land described in favor of **ESTER O. SISON** with postal address at **Bgy. Sta. Monica, Puerto Princesa City**;

That I hereby warrant to protect the rights of **ESTER O. SISON** from any adverse claim or third party;

That I will not interpose or object nor in the future she legally perfect her rights leading to the issuance of patent in her favor.

IN WITNESS WHEREOF, we have hereunto set my hand this **29th** day of **December 2014** at Puerto Princesa City.

Novamarie Tagaro
NOVA MARIE TAGARO
Affiant

WITNESSESS:

1. *Atalimtay* 2. *Barrozo*

SUBSCRIBED AND SWORN to before me this **29th** day of **December 2014** at Puerto Princesa City.

ENG'R. REX S. VELASCO
ENG'R. REX S. VELASCO
Chief, Land Management Services

Republic of the Philippines)
Province of Palawan : S. S.
City of Puerto Princesa)

AFFIDAVIT OF WAIVER OF RIGHTS

That ESTER O. SISON, Filipino, of legal age, single/married and with residence and postal address at STA. MONICA, Puerto Princesa City, Palawan after having duly sworn to in accordance with law depose and say:

That I am the claimant and original owner of a certain parcel of land with Lot No. 3989 CAD-800-B, containing an area of 440.07 square meters situated in STA. MONICA Puerto Princesa City and more particularly described as follows:

Bounded on the North: by National Highway
On the South by: Lot 3990, CAD-800-B
On the West by: Lot 3988, CAD-800-B
On the East by: Lot 3992, CAD-800-B

That we had been in continuous occupation and possession of said parcel of land since year 2001 to present and occupation had never been contested by any adverse person;

That for and in consideration of valuable amount duly acknowledged by me from DARYL J. Ocampo to our full satisfaction, I/We do hereby waived and transfer our rights together with all the improvements found thereon over said parcel of land described in favor of DARYL J. Ocampo with postal address at STA. MONICA, PUERTO PRINCESA CITY;

That I hereby warrant to protect the rights of DARYL J. Ocampo from any adverse claim or third party;

That we will not interpose or object nor in the future she legally perfect his/her rights leading to the issuance of patent in his/her favor.

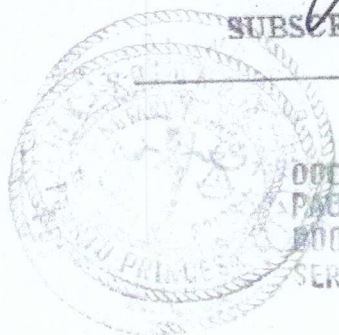
IN WITNESS WHEREOF, we have hereunto set my hand this 29th day of APRIL 2019 2011 at Puerto Princesa City.

ESTER O. SISON
Affiant

WITNESSES:

1. [Signature] 2. [Signature]

SUBSCRIBED AND SWORN to before me this 05-02-19 day of 2011 at Puerto Princesa City



DOC. NO. 115
PAGE NO. 24
BOOK NO. CCXII
SERIES OF 15

Atty. Roland E. Pay
NOTARY PUBLIC
UNTIL DEC. 31, 2019
PTR NO. 1051446 / 01-03-2019
IBP NO. 1028675 / 10-09-2017
ROLL NO. 32126
MCLE COMPLIANCE NO. V-0026136 / 11-30 2017

Republic of the Philippines
Department of Environment and Natural Resources
REGION IV
LAND MANAGEMENT SERVICES, MIMAROPA
1515 Roxas Blvd., Ermita, Manila

MEMORANDUM

FOR : The Regional Executive Director
DENR-IV, MIMAROPA

FROM : The OIC, Regional Technical Director
For Lands, DENR-IV, MIMAROPA

SUBJECT : M.S.A. No. 045316-928
NOVA MARIE TAGARO
Brgy. Sta. Monica, Puerto Princesa City

DATE : NOV 24 2009

Submitted for consideration of this Office is an application filed by the above-noted applicant to purchase public land under Republic Act No. 730, in relation to Sections 59 and 60, Chapter IX of the Public Land Law, Commonwealth Act No. 141, as amended:

Application Number	:	M.S.A. No.045316- 928
Date of Filing	:	January 10, 2008
Location of the Land	:	Brgy. Sta. Monica, Puerto Princesa City
Description of the Land	:	Lot 3989, Cad. 800-D
Area	:	440.07 square meters
Appraised Value	:	P 120.00/sq.m. or P52,880.00 for the whole tract
Value of (Existing Improvements)	:	P 100,000.00
Purpose	:	Residential

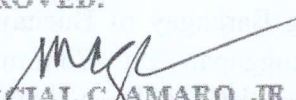
Upon recommendation from the District Engineer of Puerto Princesa City, duly concurred by the Secretary of the Department of Public Works and Highways, it was ascertained that the land applied for will not be needed by the government for its future improvements. Further, upon investigation made by this office it was found out that the land applied for is free from private claims and conflicts and that the applicant is financially able to introduce improvements appropriate for the purpose to which the land will be devoted. That she had been continuously occupying the building constructed thereon and is actually residing therein; that she is not the owner of any other home lot in Brgy. Sta. Monica, Puerto Princesa City. It was also found out that the land is disposable under Republic Act 730, in relation to Chapter IX of the Public Land Law.

In view of the foregoing and pursuant to Administrative Order No. 98-20 dated 20 May 1998, it is recommended that the appraisal be approved in accordance with Section 116 of Commonwealth Act No. 141, as amended, and that this Office be authorized to proceed with the private sale of the land to the applicant in accordance with Republic Act No. 730, in relation to Chapter IX of the Public Land Law.

The papers pertaining to the above-mentioned application are hereto attached.

NOTE : This appraisal is being approved as recommended by the Appraisal Committee in accordance with the mandate of DAO 98-24 dated 02 June 1998 on Manual of Approvals as amended by DAO 2003-20 dated 17 June 2003.

APPROVED:


MARCIAL C. AMARO, JR.
Regional Executive Director

CMF/jgc
Approval of appraisal N. Tagaro


LYDIA S. LOPEZ

Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PENRO Compound, Sta. Monica, Puerto Princesa City, Palawan

PUBLIC LAND APPLICATION

Application No. 045316-928

I. I hereby file this application for (check appropriate box):

☐ FREE PATENT

☐ HOMESTEAD PATENT

☒ SALES PATENT

If application is for sales patent, state the purpose of use to which it will be devoted.

☐ Agricultural

☒ Residential

☐ Mixed Use

☐ Commercial/Industrial/Similar Purpose

☐ Others (Specify)

II. The land applied for is more particularly described as follows:

Lot No. 3989, cad 800-D Survey No. n/a

Area: 440.07 Location (Barangay) Sta. Monica

Province of Palawan.

III. My personal circumstances are as follows:

Name of Applicant Nova Marie Tagaro

Place of Birth Project 7, Quezon City Date of Birth Nov. 6, 1975

Address: Sta. Monica, Puerto Princesa City

Name of Spouse: n/a

Date of Birth n/a

Civil Status: single

Name of relatives Bernabe Tagaro - father

IV. Questions which must be answered by the applicant (check appropriate box).

1. To the best of your knowledge and belief, is the land applied for a public agricultural land outside any military/civil reservation, forest/timber, mineral & national park?

☒ Yes

☐ No

2. Do you have personal occupation/possession/cultivation of the land?

☒ Yes

☐ No

If yes, since when? 2007

from whom did you acquire the land ACTUAL

OCCUPATION (original claimant if any)?

CULTIVATION
is your possession/cultivation of the land, peaceful, notorious, continuous, public, adverse and exclusive in the concept of an owner?

☒ Yes

☐ No

3. Do you own:

a. More than 12 hectares of land? (For Free Patent Application)

☐ Yes

☒ No

b. More than 5 hectares of land?

☐ Yes

☒ No

4. Is the land applied for claimed by any other person or subject of any case/dispute involving ownership?

☐ Yes

☒ No

5. Are you a CARP beneficiary?

☐ Yes

☒ No

I agree to all the conditions, term, restrictions prohibitions imposed on this patent application and to observe the liens, encumbrances, easements and servitudes provided by laws, rules and regulations and declare that I have met all the qualifications and none of the disqualifications required for this application as provided by the pertinent laws.

I understand that if I willfully and knowingly submit false statement and apply for public land despite not qualified to do so, my application shall be rejected or cancelled, and all amounts paid on account thereof shall be forfeited in favor of the government and I shall no longer be entitled to apply for any public land in the Philippines.

I have read and thoroughly understood this application and I affirmed that this was translated to the dialect that I understand and that all the statements therein are true to my knowledge and belief.

Nova Marie O. Tagaro

Applicant

December

07

5th

SUBSCRIBED AND SWORN to before me this

day of

December

20

at

Puerto Princesa City

applicant

exhibiting to me

the

Community Tax Certificate

No. 03148279 issued at Pto. Prn. City on Feb. 5, 2007

REX S. VELASCO

Registrar

Application Fee: P50.00

O.R. No. 6228297

Date Issued 7/08/2003

Doc. Stamp

Indexed: 01-15-08

Collected by NHA (10-26) under Tagaro's registration
Covered by NHA - 045316-773 Enclosed Magadaa Gordon
Cancelled Sta. 01-14-03
1-10-08