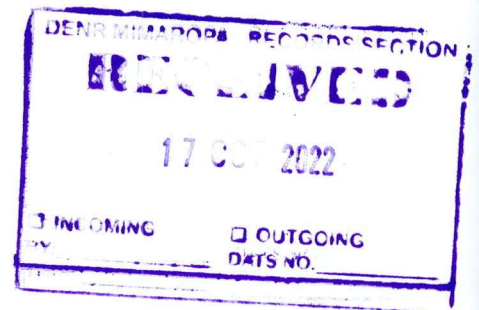


October 6, 2022

FOR : **DIR. LORMELYN E. CLAUDIO, CESO IV**
LAND MANAGEMENT BUREAU
DENR MIMAROPA
REGIONAL EXECUTIVE DIRECTOR
3rd Floor, DENR BY the Bay Bldg.
1515 Roxas Boulevard
Ermita, Manila

FROM : **ATTY. ERROL JOHN F. FOPALAN**

SUBJECT : **SUBMISSION OF DOCUMENTS FOR THE APPLICATION FOR LAND TITLE**



Dear Dir. Lormelyn Claudio:

Greetings of Peace!

This pertains to a certain parcel of land located at Brgy. Libertad, Odiongan, Romblon with Cadastral Lot No. 2285-and has an area of TWO THOUSAND FOUR HUNDRED TWENTY SEVEN (2,427) square meters owned by my 74-year old senior citizen father JOHNSON F. FOPALAN. This is his share from the Extra-Judicial Partition being one of the compulsory heirs of Melecio Fopalan.

In this regard, I am respectfully submitting the following documents for your approval of his application for the issuance of original certificate of title, to wit:

- a.) Tax Declaration No. 00800 in the name of Johnson Fopalan
- b.) Application for Agricultural Free Patent
- c.) Certification from the Land Registration Authority that the said land is "UNREGISTERED LAND".
- d.) Deed of Extra-Judicial Settlement and Partition of Lot No. 2285
- e.) Clearance from the Regional Trial Court Branch 82 of Odiongan, Romblon that the said property is not covered by any civil case.
- f.) Subdivision Plan

I can be reached through my mobile number 0919-9647327 and email address at yoye28@yahoo.com, and erroljohnffopalan@gmail.com.

Thank you and I am hoping for your kindest consideration on the application for land title of my father.

Very respectfully yours,

ATTY. ERROL JOHN F. FOPALAN
Public Attorney's Office
Justice Hall Building, Brgy. Capaclan
Romblon, Romblon

Republic of the Philippines
Department of Environment and Natural Resources

APPLICATION FOR AGRICULTURAL FREE PATENT
(under Chapter VII of CA 141, as amended, and R.A. No. 11573)

Lot Information

Lot No. 2285-A
Survey No. _____
Area (sqm): 2,427 sqm

Location
Barangay: LIBERTAP
City/Municipality: ODIONGAN
Province: Romblon

Applicant's Information

Name: FOPALAN JOHNSON FAMINI
(Last name) (First Name) (Middle Name)
Birthday: OCT. 10, 1949
Sex: Male ☒ Female ☐
Age: 72+
Mailing Address: Libertad, Odiongan, Romblon
Civil Status: ☐ Single ☒ Married ☐ Divorced ☐ Separated ☐ Widowed
Name of Spouse (if married): LUCY F. FAMINI/AND
Citizenship: FILIPINO Natural-born Citizen: Yes ☐ No ☐
Mobile No.: 0948-072-6164
Email address: johnsonfopalan@gmail.com

1. I am not an owner of more than 12 hectares of land. yes
2. I have not filed any petition for judicial titling on the same subject lot. yes
3. I entered upon and began cultivation of the same on March 14, 1998 (mm/dd/yyyy), and since then, I have continuously cultivated the land; and have made thereon the following improvements:
Mango Plantation
Mangrove Plantation along perimeter fences
4. (Optional, if the applicant is a transferee)

The land described and applied for is not claimed or occupied by any other person but is public land which was first occupied and cultivated by my father - Melecio F. Fopalan on Jan. 16, 1968 (mm/dd/yyyy).

5. (Optional, if the applicant is an heir)

The previous cultivator, _____ who was my ancestor, died on _____ (mm/dd/yyyy). Since his/her death, I have cultivated the said land and existing improvements thereon which consists of the following:
Same as in #3

Evidence of relationship, death, burial, and heirship is hereto attached and consist of _____

John F. Fopalan

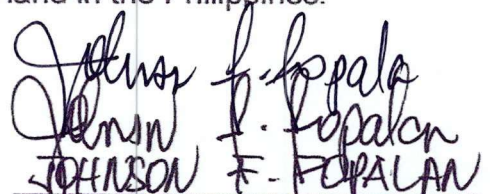
The following are the names and addresses of the heirs of my ancestor

Name	Address
1. <u>N/A</u>	<u>N/A</u>
2. _____	_____
3. _____	_____

6. I am _____, the only heir/representative of the heirs of _____ entitled to succeed him/her according to the laws of the Philippines.
7. The land has been continuously occupied and cultivated by me or my said ancestor since the date of entry thereon as above stated, except during the following period, when the land was not occupied for the reason stated
N/A
8. To the best of my knowledge, information and belief, the land applied for is an alienable and disposable public agricultural land suitable for agricultural purposes.
9. I agree to demarcate applicable easements consistent with the existing policies and regulations.
10. The following two (2) disinterested persons named as witnesses testify that the allegations in this application are true:

Name and Signature	Address
1. _____	_____
2. _____	_____

11. I understand that any applicant who willfully and knowingly submit false statements or executes false affidavits in connection with this application shall be deemed guilty of perjury and that any person who, not being qualified to apply for public lands, files an application or induces or permits another to file it on his/her behalf shall be punishable in accordance with existing laws. His/her application shall be rejected or canceled and all amount paid on account thereof shall be forfeited in favor of the Government, and he/she shall not be entitled to apply for any public land in the Philippines.


JOHNSON F. FORALAN
 Applicant's Name and Signature



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)

East Avenue cor. NIA Road
Quezon City
Registry of Deeds for Romblon, Romblon

CERTIFICATION

TO WHOM IT MAY CONCERN :

This is to certify as per records of this Registry of Deeds for the Province of Romblon;

Lot No.: 2285-PART (A)
Cadastral Code: CAD. 341-D ODIONGAN CADASTRE
Location: LIBERTAD, ODIONGAN, ROMBLON
Tax Declared in the Name of: FOPALAN, JOHNSON F.
Address of Declared Owner: LIBERTAD, ODIONGAN, ROMBLON
Tax Declaration of Real Property No: 00780 s. 2022
Property Identification No.: 033-10-013-04-052
Area: 2,427 square meters (more or less)

the herein described parcel of land appears to be *UNREGISTERED LAND* subject to the provisions, rules and regulations of Act No. 3344, Presidential Decree No. 1529, as amended and other applicable laws.

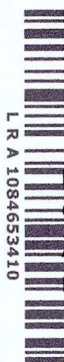
REMARKS: This certification shall not prevail over the title (OCT / TCT) to the property, if any. See described references for other details. Void if any alterations or erasures are made hereof.

This Registry of Deeds reserves the right over this certification to be subjected to regulation and nullification upon further evaluations or investigations of existing records on file of this office if found to be improperly issued and/or there has been gross and adverse misrepresentation of facts and interested parties involved material to its issuance.

Issued this 05 MAY 2022 at Romblon, Romblon 5500 Philippines upon the request of interested party for whatever legal purpose it may serve.

For records and information.


ELSON JOHN M. MAGPUSAO
Records Officer, Acting Cashier & Acting LRE



Requested By : ERROL JOHN FOPALAN
OR No. : 1020723621
Amount Paid : 408.00
Date Paid : 05/05/2022

Please affix
Documentary Stamp

DEED OF EXTRA-JUDICIAL SETTLEMENT
AND PARTITION

KNOW ALL MEN BY THESE PRESENTS:

This DEED OF EXTRA-JUDICIAL SETTLEMENT AND PARTITION made and entered into and among the HEIRS OF MELECIO F. FOPALAN and MARIA F. FOPALAN, namely:

- a.) JOHNSON F. FOPALAN, of legal age, Filipino, married to Lucy F. Fopalan, and with residence and postal address at Brgy. Libertad, Odiongan, Romblon;
- b.) LIBERTY F. FRUELDA, of legal age, Filipino, widower of the late Jubilee F. Fruelda and with residence and postal address at Brgy. Libertad, Odiongan, Romblon;
- c.) EDEN F. LUCAS, of legal age, Filipino, married to Oscar Lucas and with residence and postal address at Brgy. Libertad, Odiongan, Romblon;
- d.) MAYONITA F. NOCHE, of legal age, Filipino, widow of the late Rodolfo M. Noche, and with residence and postal address at Brgy. Libertad, Odiongan, Romblon;

That the above-named parties, are all of legal ages, and the legitimate children and sole heirs of the late Melecio F. Fopalan and Maria F. Fopalan, who died several years ago without leaving a will;

That the above-named parties, herein are the co-owners of the portion of parcel of land described in Lot No. 2285 and more particularly described as follows:

LOT A
2,427 square meters

LINE	BEARING	DISTANCE
1-2	S. 1 deg. 07' E.,	105.85m.
2-3	N. 83 deg. 50' W.,	21.48m.
3-4	N. 4 deg. 11' W.,	40.62m.
4-5	N. 2 deg. 04' W.,	14.57m.
5-6	N. 2 deg. 04' W.,	47.02m.
6-1	N. 86 deg. 36' E.,	24.52m.

EVELYN S. OSORIO
LEGAL RESEARCHER II
OFFICER-IN-CHARGE
RTC BR. 82-ODIONGAN
CERTIFIED MACHINE COPY

4/29/2021

Edmund A. Jordan

LOT B
2,428 square meters

LINE	BEARING	DISTANCE
1-2	N. 86 deg. 36' E.,	22.80 m.
2-3	S. 1 deg. 02' E.,	107.15 m.
3-4	S. 74 deg. 00' W.,	3.29m.
4-5	N. 87 deg. 29' W.,	19.49m.
5-1	N. 1 deg. 07' W.,	105.85m.

Marguerite G. Roche

LOT C
2,428 square meters

LINE	BEARING	DISTANCE
1-2	S. 1 deg. 07' E.,	105.85m.
2-3	S. 65 deg. 38' W.,	9.35m.
3-4	S. 74 deg. 00' W.,	15.22m.
4-5	N. 01 deg. 02' W.,	107.15m.
5-1	N. 86 deg. 36' E.,	23.31m.

John G.

LOT D
2,428 square meters

LINE	BEARING	DISTANCE
1-2	N. 86 deg. 36' E.,	25.44m.
2-3	S. 01 deg. 02' E.,	90.57m.
3-4	S. 65 deg. 38' W.,	27.68m.
4-1	N. 01 deg. 02' W.,	100.48m.

William D. Gallio

LOT H
289 square meters

LINE	BEARING	DISTANCE
1-2	S. 87 deg. 02' E.,	45.54m.
2-3	S. 70 deg. 00' W.,	32.53m.
3-1	N. 47 deg. 53' W.,	20.10m.

Liffrudde

That no personal properties are involved in this EXTRA-JUDICIAL SETTLEMENT AND PARTITION;

That to the best knowledge and information of the parties hereto, said deceased left no debts;

That the parties hereto agree to publish this instrument once a week for three (3) consecutive weeks in a newspaper of general circulation in this province;

[Signature]
EVELYN S. OSORIO
LEGAL RESEARCHER II
OFFICER-IN-CHARGE
RTC BR. 82-ODIONGAN
CERTIFIED MACHINE COPY
4/29/22

That the parties hereto being then of legal ages and with full capacities to enter into a contract, do hereby by these presents agree to divide and adjudicate, as they hereby divide and adjudicate, among themselves, the above-described real property in the following manner:

UNTO JOHNSON F. FOPALAN

LOT A described in page 1

UNTO EDEN F. LUCAS

LOT C described in page 2

UNTO MAYONITA F. NOCHE

LOT D described in page 2

UNTO LIBERTY F. FRUELDA

LOT B described in page 2

The portion of property described as Lot H shall remain as common property of all the heirs.

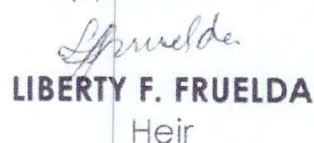
That the above-described property is free from all liens and encumbrances;

That the parties herein are given the authority to register this instrument at the Office of the Registry of Deeds in the Province of Romblon, to comply with requirements of our existing laws, rules and regulations.

2nd IN WITNESS WHEREOF, the parties have hereunto set their hands this day of March 2017 at Odiongan, Romblon, Philippines.

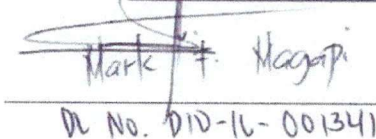

JOHNSON F. FOPALAN
Heir

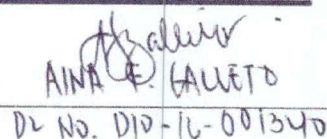

EDEN F. LUCAS
Heir


LIBERTY F. FRUELDA
Heir


MAYONITA F. NOCHE
Heir

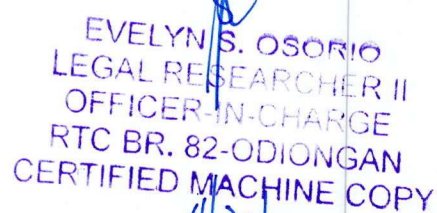
SIGNED IN THE PRESENCE OF:


Dr. No. D10-16-001341


Dr. No. D10-16-001340

ACKNOWLEDGMENT

Republic of the Philippines)
Province of Romblon)S.S.


EVELYN S. OSORIO
LEGAL RESEARCHER II
OFFICER-IN-CHARGE
RTC BR. 82-ODIONGAN
CERTIFIED MACHINE COPY
4/29/2021

Municipality of Odiongan)

X-----X

BEFORE ME, this 2nd day of March 2017 at Odiongan, Romblon, Philippines, personally came and appeared:

Names	ID's	Date & Place of Issue
Johnson F. Fopalan	OSCA ID No. 003439	09-27-09/Libertad, Odiongan, Romblon
Liberty F. Fruelda	OSCA ID No. 001531	09-07-07/Libertad, Odiongan, Romblon
Eden F. Lucas	OSCA ID No. 006394	07-27-05/Libertad, Odiongan, Romblon
Mayonita F. Noche	OSCA ID No. 000073	12-23-04/Libertad, Odiongan, Romblon

known to me to be the same persons who executed the foregoing instrument and they acknowledged to me that the same are their free act and voluntary deed.

This document consists of four (4) pages including this page in which this acknowledgment is written, all pages has been signed by the heirs and their instrumental witnesses on the upper left hand corner of each and every pages and sealed with my notarial seal and refers to a Deed of Extra-Judicial Settlement and Partition.

WITNESS MY HAND AND SEAL.

Doc. No. 67 ;
Page No. 14 ;
Book No. VII ;
Series of 2017.

ATTY. PETRONIE F. FRADEJAS
BRGY. LIWAY, ODIONGAN, ROMBLON
NOTARY PUBLIC
UNTIL DEC. 31, 2017
NOTARIAL COMMISSION NO. 92072016 - 01
FOR ODIONGAN - SAN ANDRES - CALATRAVA
FERROL - LOOC - ALCANTARA - STA. CRUZ - SAN JOSE
ROLL NO. 37806-1992
IBP NO. 913578 / PTR NO. 4628452
BOTH ISSUED AT ODIONGAN, ROMBLON ON 01-03-17
MCLE COMPLIANCE NO. V-0007339 - 4/21/15

EVELYN S. OSORIO
LEGAL RESEARCHER II
OFFICER-IN-CHARGE
RTC BR. 82-ODIONGAN
CERTIFIED MACHINE COPY

4/29/2022



Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
BRANCH 82
Odiongan, Romblon

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that per records of this Office, the real property hereunder described is not covered by any Civil/Land Registration and or Cadastral Proceedings pending before this Court, to wit:

DECLARED OWNER	: JOHNSON F. FOPALAN
KIND OF LAND	: AGRICULTURAL
LOT NO.	: 2285-A
ASSESSED VALUE	: ₱2,460.00
LOCATION	: Libertad, Odiongan, Romblon
TAX DECLARATION	: 00800
AREA	: 0.2427

This certification is subject to modification upon further evaluation of the records on file.

Further, this certification is issued upon request of **Mr. Johnson F. Fopalan** this 17th day of May, 2022 at Odiongan, Romblon, Philippines.


EVELYN S. OSORIO
Court Legal Researcher II/OIC

Paid Under
O.R. No. 7230767
Dated: May 17, 2022

ESO/AnJ

