

October 24, 2022

**MR. ANASTACIO A. SANTOS**  
CENR Officer  
Sablayan, Occidental Mindoro



**RE: Request for the Cancellation of Consolidated/Subdivision Plan of Lot 453, Pls-26 Paluan Public Land Subdivision and H-201317 under Survey Plan No. Ccs-04-002454-D, situated at So. Maslud, Brgy. Tubili, Paluan, Occidental Mindoro.**

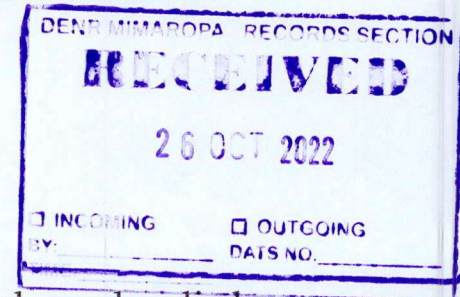
Dear CENRO Santos:

Greetings!

I am one of the surviving heirs of Nicolas V. Sanchez who died on September 20, 2004 at Chinese General Hospital in the City of Manila, Philippines. I am writing for the benefit of my co-heirs and pursuant to the written authority of Harry F. Sanchez, Joseph Sanchez, Lilibeth Sanchez Sapico, and Edwin F. Sanchez to seek for the cancellation of Consolidated/Subdivision Plan of Lot 453, Pls-26 Paluan Public Land Subdivision and H-201317 under Survey Plan No. Ccs-04-002454-D (herein subsequently referred to as the "approved plan"). Copies of the said authority are herein attached as Annex A and series. The above-described lands are situated at So. Maslud, Brgy. Tubili, Paluan, Occidental Mindoro.

Nicolas V. Sanchez, our predecessor-in-interest, was one of the Protestant-Claimants in DENR Case No. IV-5721 against the Heirs of Manuel Tabora, represented by Dolores Tabora-Masagca. The said administrative case tackled, among others, the protest filed by Nicolas V. Sanchez on May 10, 1995 against the Homestead Patent No. 46123 of the Heirs of Manuel Tabora covering the 20.7882 hectares, more or less, of Lot 453, Pls-26 situated at Maslud, Brgy. Tubili, Paluan, Occidental Mindoro. In the Order dated November 9, 2000, an Order was issued in relation to the above-discussed land dispute case whereby the dispositive portion of which reads as follows:

*"The protest filed on May 15, 1995 by Nicolas Sanchez against the same homestead application is also DISMISSED for lack of merit. Consequently, **the contending parties are hereby directed to cause the subdivision of the subject land thereafter Mr. Sanchez is advised to file the appropriate public land application covering the portion he acquired from the Heirs of Manuel Tabora. Subsequently, the Homestead Patent No. 46123 in the name of Heirs of Manuel Tabora, not having been***





*registered with the Register of Deeds concerned, is hereby amended to cover the remaining portion of the land which shall now be registered in the name of Dolores Tabora-Masagca.* (Italics, underscoring and emphasis supplied.)

The Order dated November 9, 2000 became final and executory per Certification dated November 8, 2002. A copy of the said Order and Certification are herein respectively attached as Annexes B and C.

On August 24, 2004, Dolores Tabora Masagca, assisted by Geodetic Engineer Henario H. Bayaras, caused for the approval of Consolidated/Subdivision Plan of Lot 453, Pls-26 Paluan Public Land Subdivision and H-201317 under Survey Plan No. Ccs-04-002454-D. A copy of the said approved plan and the subdivided lots' technical descriptions are herein collectively attached as Annex D and series.

For the Heirs of Nicolas V. Sanchez, the above-said approved plan should be cancelled as the same has been erroneously approved contrary to the quoted order in DENR Case No. IV-5721. It will be gleaned from the copy of the said plan that the approval thereof bears no conformity of Nicolas V. Sanchez as one of the contending parties. Also, in the said approved plan, Dolores Masagca signed thereon as the sole Land Owner/Claimant. What is worse is that Dolores Masagca fraudulently, maliciously and wrongfully claimed portions of Lot 453, Pls-26 while in fact, Nicolas V. Sanchez is the actual occupant and has introduced improvement and development thereon. Thus, the approved survey did not conform with the rightful claim of ownership and possession of Nicolas V. Sanchez.

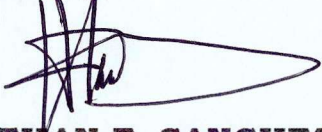
In evident bad faith and to willfully deny Nicolas V. Sanchez of his right of ownership and possession to his acquired 12-hectare portion of Lot 453, Pls-26, Dolores Masagca misrepresented that Nicolas Sanchez' portion pertain to Lots 1 and 6 thereof. Dolores Masagca intentionally allotted to Nicolas V. Sanchez the one described as Lot 1, a Timber Land, to deny the latter of his right to public land application. The supposed subdivision of Lot 453, Pls-26 per DENR Order dated November 9, 2000 was for Nicolas V. Sanchez to file the appropriate public land application covering the portion he acquired from the Heirs of Manuel Tabora. However, considering that the approved plan likewise covered a non-alienable and disposable land, the same warrants for its cancellation.

In view of the foregoing, it is hereby prayed before your office that ground verification be conducted to determine the above-mentioned grounds for cancellation of Consolidated/Subdivision Plan of Lot 453, Pls-26 Paluan Public Land Subdivision and H-201317 under Survey Plan No. Ccs-04-002454-D. It is further prayed that an investigation report be prepared, and that the necessary endorsement for the cancellation of the approved plan be submitted to the approving office.



I hope that this request merits your favorable action. Thank you very much.

Respectfully,



**JONATHAN F. SANCHEZ for the HEIRS OF NICOLAS V. SANCHEZ**  
262 Agustin St., Brgy. 2, Paluan, Occidental Mindoro

Copy furnished:

**LORMELYN E. CLAUDIO, CESO IV**

*Regional Executive Director*  
DENR-MIMAROPA REGION IV B  
3<sup>rd</sup> Floor, DENR by the Bay Bldg.,  
1515 Roxas Blvd.  
Ermita, Manila

**ROMAN G. LEGASPI**

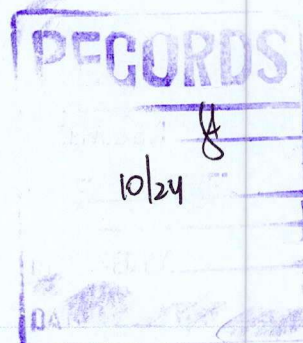
*OIC, Survey and Mapping Division*  
DENR-MIMAROPA REGION IV B  
4<sup>th</sup> Floor, DENR by the Bay Bldg.,  
1515 Roxas Blvd.  
Ermita, Manila

**ATTY. GANDHI G. FLORES**

*Chief, Legal Division*  
DENR-MIMAROPA REGION IV B  
3<sup>rd</sup> Floor, DENR by the Bay Bldg.,  
1515 Roxas Blvd.  
Ermita, Manila

**ERNESTO E. TAÑADA**

*OIC, PENRO Occidental Mindoro*  
Brgy. Payompon, Mamburao,  
Occidental Mindoro

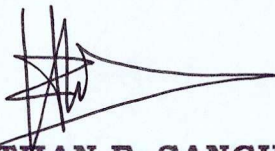




## VERIFICATION AND CERTIFICATION OF NON-FORUM SHOPPING

I, **JONATHAN F. SANCHEZ**, of legal age, Filipino, and a resident of 262 San Agustin St., Barangay 2, Paluan, Occidental Mindoro, subscribing under oath, hereby depose and state that:

1. I am one of the requestors and the representative of the Heirs of Nicolas V. Sanchez in the above-captioned letter-request and I have caused for the preparation of the foregoing letter for myself and for the benefit of the Heirs of Nicolas V. Sanchez;
2. I have read the foregoing letter-request and the allegations therein are true and correct of my own personal knowledge and/or based on authentic records and documents on hand, and I attest to the authenticity of the exhibits thereof;
3. The instant pleading is not filed to harass, cause unnecessary delay, or needlessly increase the cost of litigation;
4. The factual allegations therein have evidentiary support or, if specifically so identified, will likewise have evidentiary support after a reasonable opportunity for discovery;
5. I have not commenced any other action or proceeding involving the same issues in the Supreme Court, the Court of Appeals, or different Divisions thereof, or any other tribunal or agency, except Civil Case No. 058-P which has already reached its finality based on the Entry of Judgment of the Supreme Court dated November 18, 2010, Civil Case No. R-772 (MCTC No. 0102-P) with Decision dated September 7, 2022, and NPS No. IV-06-INV-13H-00139-00142 which was dismissed by the Office of the Regional Prosecutor Region IV San Pablo, Laguna;
6. No such action or proceeding is pending in the Supreme Court, the Court of Appeals, or different Divisions thereof, or any other tribunal or agency; and
7. If I should learn that a similar action or proceeding has been filed or is pending before the Supreme Court, the Court of Appeals, or different Divisions thereof, or any other tribunal or agency, I hereby undertake to notify this Honorable Court within five (5) calendar days from such notice.




**JONATHAN F. SANCHEZ**

Affiant

**SUBSCRIBED AND SWORN** to before me on the OCT 24 2022 day of \_\_\_\_\_ in Mamburao, Occidental Mindoro, the affiant is personally known to me.

Doc. No. 158  
Page No. 033  
Book No. Cxx  
Series of 2022.

  
ATTY. KATHRINE M. SILO ABELEDA  
Notary Public  
Mamburao, Occidental Mindoro  
Notarial Commission valid until 12/31/2023  
Roll of Attorney's No. 59624  
MCLE No. VI-0024830 valid until 04/14/2022  
IBP No. 196784 -2022, Occ. Mindoro  
PTR No. 4766629 -2022, Occ. Mindoro



REPUBLIC OF THE PHILIPPINES)  
\_\_\_\_\_ )

### JOINT SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS;

**HARRY F. SANCHEZ**, of legal age, Filipino, and a resident of 1572 San Marcelino St., Ermita, Manila; and

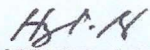
**HEIRS WILLIARD F. SANCHEZ rep. by JOSEPH SANCHEZ**, of legal age, Filipino, and a resident of 515 G. Enriquez St., Brgy. Vergara, Mandaluyong City,

being the Heirs of NICOLAS D. SANCHEZ, have named, appointed and constituted, as we do by these presents **NAME, CONSTITUTE and APPOINT**, **JONATHAN F. SANCHEZ**, of legal age, Filipino and a resident of 262 San Agustin St., Brgy. Handang Tumulong, Paluan, Occidental Mindoro, as our true and lawful attorney-in-fact, for us, in our name, place and stead to do or perform the following acts or things:

1. To appear and participate in all stages of the proceedings in all cases and concerns before the DENR, CENRO and all courts of law, involving the parcels of land situated in Paluan, Occidental Mindoro left by NICOLAS D. SANCHEZ and to do and consider the following acts:
  - a. Sign all pleadings, forms, verification, certification of non-forum shopping and all other documents as may be necessary;
  - b. Explore the possibility of amicable settlement, attend mediation proceedings as well as pre-trial conference, arbitration, judicial dispute resolution, negotiation meetings, and enter into a possible compromise or amicable settlement of the claim under such terms and conditions that are beneficial to the herein Principal;
  - c. Simplify the issues and to amend the pleadings when necessary;
  - d. Enter into stipulation or admission of facts and of documents to avoid unnecessary proof;
  - e. Limit the number of witnesses; and
  - f. Agree on the appointment of or conference to commissioners; and
  - g. Do such other matters that may aid in the prompt disposition of the case;
2. To perform such other functions relevant to the above-authority given.

**HEREBY GIVING AND GRANTING** unto our said attorney-in-fact full power and authority to do or perform any or all acts or things requisite or necessary to be done or performed in or about the premises, as fully to all intents and purposes as we might or could lawfully do if personally present and hereby **RATIFYING and CONFIRMING** all that our said attorney-in-fact shall lawfully do or cause to be done under and by virtue of these presents.

**IN WITNESS WHEREOF**, we have hereunto set our hands this \_\_\_\_ day of \_\_\_\_\_, 2022 in \_\_\_\_\_.

  
**HARRY F. SANCHEZ**  
Principal  
ID No. N09-75-030062



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Placer

Subscribed and sworn to (or affirmed) before me on  
this 23 day of September, 2022, by  
Date Month Year

(1) EDWIN FINEZA SANCHEZ

(and (2) \_\_\_\_\_),  
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to  
be the person(s) who appeared before me.

Signature \_\_\_\_\_

Signature of Notary Public

Place Notary Seal and/or Stamp Above



OPTIONAL

Completing this information can deter alteration of the document or  
fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Power of Attorney

Document Date: 9/23/2022

Number of Pages: 1

Signer(s) Other Than Named Above: CYNTHIA ROYES SANCHEZ



# SPECIAL POWER OF ATTORNEY


KNOW ALL MEN BY THESE PRESENT:

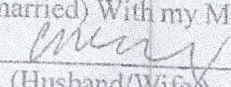
That I/We Edwin Fineza Sanchez of legal age, single/married to Cynthia Reyes Sanchez and a resident of 148 Tortosa Court Lincoln CA 95648 do hereby appoint, name and constitute Jonathan Fineza Sanchez of 262 San Agustin St. Brgy. Handang Tumulong, Paluan Occidental Mindoro. To be my/our true and lawful attorney to do and execute the following act in my/our name and on my/our behalf, to wit:

1. To appear and participate in all stages of the proceedings in all cases and concerns before the DENR, CENRO and to all courts of law, involving the parcel of land situated in Sitio Maslud, Brgy Tubili Paluan, Occidental Mindoro, Lot no 453 Pls- 26 Area 12 hectares left by Nicolas D. Sanchez and to do and consider the following acts:
  - a. Sign all pleadings, forms, verifications, certifications of non forum shopping and other documents as may be necessary;
  - b. Explore the possibility of amicable settlement, attend mediation proceedings as well as pre-trial conference, arbitration, judicial dispute resolution, negotiation meetings and enter into possible compromise or amicable settlement of the claim under such terms and conditions that are beneficial to the here in Principal;
  - c. Simplify the issue and to amend the pleadings when necessary;
  - d. Enter into stipulation or admission of facts and of documents to avoid unnecessary proof, limit the number of witnesses; and
  - e. Agree on appointment of or conference to commissioners; and do such other matters that may aid in the prompt disposition of the case;
2. To perform such other functions relevant to the above-authority given.

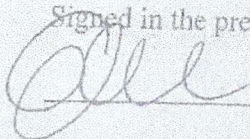
HEREBY GIVING AND GRANTING UNTO my/our said attorney full power and authority whatsoever requisite or necessary or proper to be one in or about the premises, as fully to all intents and purposes as I/We might or could lawfully do if personally present, with power of substitution and revocation, and hereby ratify and confirming all that my/our said attorney or his/her substitute shall do or cause to be done under and by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set my/our hands this 23 day of September 2022 in the Province of Palawan.

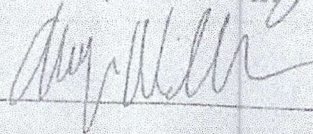
  
(Signature)

(If married) With my Marital Consent;  
  
(Husband/Wife)

Signed in the presence of:



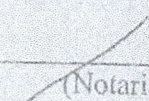
WITNESS



State of **California**

County of PLACER

Signed and sworn to before me on 9/23/22 by EDWIN FINEZA SANCHEZ

  
(Notarial Officer)

SEE ATTACHED



## SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I We, Lilibeth Sanchez Sapico of legal age, single married to Petronilo Jacobo Alix Sapico III and a resident of 11480 South Hills Drive, Reno, Nevada 89511 do hereby appoint, name and constitute Jonathan Fineza Sanchez of 227 San Agustin St. Brgy. Handang, Tampilong, Paluan Occidental Mindoro To be my our true and lawful attorney to do and execute the following act in my our name and on my our behalf, to wit:

1. To appear and participate in all stages of the proceedings in all cases and concerns before the DENR, CENRO and to all courts of law involving the parcel of land situated in Sitio Maslud Brgy. Tubili Paluan, Occidental Mindoro, Lot no. 453 Pls - 26, Area 12 hectares left by Nicolas D. Sanchez and to do and consider the following acts:
  - a. Sign all pleadings, forms, verifications, certifications of non forum shopping and other documents as may be necessary;
  - b. Explore the possibility of amicable settlement, attend mediation proceedings as well as pre-trial conference, arbitration, judicial dispute resolution, negotiation meetings and enter into possible compromise or amicable settlement of the claim under such terms and conditions that are beneficial to the here in Principal;
  - c. Simplify the issue and to attend the pleadings when necessary;
  - d. Enter into stipulation or admission of facts and of documents to avoid unnecessary proof, limit the number of witnesses; and
  - e. Agree on appointment of or conference to commissioners and do such other matters that may aid in the prompt disposition of the case;
2. To perform such other functions relevant to the above authority given.

HEREBY GIVING AND GRANTING UNTO my/our said attorney full power and authority whatsoever requisite or necessary or proper to be one in or about the premises, as fully to all intents and purposes as I/We might or could lawfully do if personally present, with power of substitution and revocation, and hereby ratify and confirming all that my/our said attorney or his/her substitute shall do or cause to be done under and by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set my/our hands this 20 day of September in the 2022.

(Signature)

(If married) With my Marital Consent:

(Husband/Wife)

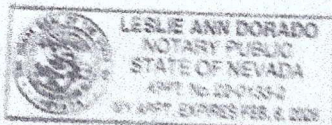
Signed in the presence of:

WITNESS

State of Nevada

County of Washoe

Signed and sworn to before me on 09/20/2022 by Lilibeth Sanchez Sapico



(Notarial Officer)







Republic of the Philippines  
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES  
REGION IV - MIMAROPA  
1515 L & S Building, Roxas Boulevard,  
Ermita, Manila

Annex "I"

TIBURCIO FERNANDO,  
Claimant-Protestant,

- versus -

DENR IV Case No. 5721  
Lot 453, Pls-26  
20.7882 hectares, more or less  
Maslod, Paluan  
Occidental Mindoro

E.A. NO. 201317 (E-111550)  
Homestead Patent No. 46123  
Hrs. of Manuel Tabora, Rep. by  
Eduardo Tabora, now Represented  
By Dolores Tabora-Masagca  
Applicants-Respondents

NICHOLAS V. SANCHEZ,  
Protestant-Claimant,

-versus-

E.A. NO. 201317 (E-111550)  
Homestead Patent No. 46123  
Hrs. of Manuel Tabora, Rep. by  
Dolores Tabora-Masagca  
Applicants-Respondents

CERTIFICATION

To Whom It May Concern:

This is to CERTIFY that as per records of this Office, an ORDER dated March 19, 2002, was issued in the above-entitled case. Both Claimant-Protestant Nicolas V. Sanchez and Applicants-Respondents Hrs. of Manuel Tabora represented now by Dolores Tabora-Masagca, received copy of said Order on April 30, 2002 and October 01, 2002 respectively. As of this date, no Notice of Appeal has been filed on the subject Resolution of this Office, hence the same has already become final and executory as far as this Office is concerned.

Issued on the 8th day of November 2002 upon request of Mrs. Dolores Tabora-Masagca for whatever legal purpose it may serve best.

TRUE PHOTO COPY

11/19/08

JOSE R. LOMBRI  
DEPT. OFFICER I

JOVITO L. LAYUGAN, CESO IV  
Regional Executive Director-MIMAROPA

ARIEL C. FLORES  
RECORDS OFFICER I

CERTIFIED PHOTOCOPY

JOHN SENTRY B. FULGAR  
In-Charge, Records Unit

DATE: 6/18/2021

CERTIFIED PHOTOCOPY  
FROM PHOTOCOPY



Annex "K"

Republic of the Philippines  
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES  
REGIONAL OFFICE NO. IV  
L & S Building, 1515 Roxas Boulevard  
Ermita, Manila

TIBURCIO FERNANDO,  
Claimant-Protestant,

DENR CASE NO. IV-5721

versus -

H.A. NO. 201317 (E-111550)  
Homestead Patent No. 46123  
Hrs. of Manuel Tabora, rep. by  
Eduardo Tabora, now represented  
By Dolores Tabora-Masagca,  
Applicants-Respondents.

Lot No. 453, Pls-26  
20.7882 has., more or less  
Maslod, Paluan  
Occidental Mindoro

NICOLAS V. SANCHEZ,  
Protestant-Claimant,

- versus -

H.A. NO. 201317 (E-111550)  
Homestead Patent No. 46123  
Hrs. of Manuel Tabora,  
Represented by Dolores Tabora-Masagca,  
Applicants-Respondents.

ORDER

Records disclosed that Homestead Application No. 201317 (E-111550) filed by Manuel Tabora was approved on October 23, 1935. On February 8, 1957, an Order was issued by then Assistant Director of Lands Vicente Tordesillas granting the succession and ordering the issuance of the patent in the name of the Heirs of Manuel Tabora, who died in 1936, represented by Eduardo Tabora. Thereafter, Homestead Patent No. 46123 was issued and signed by former Undersecretary of Agriculture and Natural Resources Jaime N. Ferrer on March 16, 1957, but was not transmitted to the Registry of Deeds concerned for registration due to a letter, dated February 21, 1957, of Tiburcio Fernando to the Director of Lands protesting the aforesaid application. The protestant was requested to submit a verified protest and affidavit of two disinterested persons and to pay the protest fee, which were duly complied with per letter dated December 19, 1957 of Mr. Fernando.

CERTIFIED PHOTOCOPY

CERTIFIED PHOTO COPY

JOHN SENRY B. FULGAR  
In-charge, Records Unit

DATE: 6/18/2021

CERTIFIED PHOTOCOPY  
FROM PHOTOCOPY

ARIEL C. FLORES  
RECORDS OFFICER - I



On December 5, 1994, former Director of Lands Abelardo G. Palad, Jr. forwarded the records of the case to this Regional Office on the ground that there is no record that investigation was conducted on the protest filed by Tiburcio Fernando.

On January 19, 1995, an Order was issued by then Acting Regional Executive Director Leonito C. Umali directing the investigation of the protest. The required report, dated March 31, 1995, was submitted by a representative of this Office with the findings that Tiburcio Fernando was no longer residing in the area and his whereabouts is unknown by the residents in the community. It appears, however, that the lot claimed by Tiburcio Fernando is Lot No. 992, Pls-26 which adjoins Lot No. 453, Pls-26 patented in the name of the Hrs. of Manuel Tabora. Hence, the protest of Mr. Fernando should have been dismissed a long time ago.

On the other hand, Nicolas V. Sanchez filed a protest on May 10, 1995 against the aforementioned homestead application alleging in substance that the family of Manuel Tabora sold a portion of the subject land in May 1966 by virtue of a notarized deed of sale; that again on November 27, 1974, under an "affidavit of relinquishment", the surviving heirs of Manuel Tabora relinquished a portion of twelve (12) hectares of Lot 453, Pls-26 so that the whole lot had been sold to him and that he occupied the same peacefully since then.

On January 16, 1996, a supplementary report was submitted by the same investigator with the information that he was able to ascertain that the heirs of Eduardo Tabora are in actual possession and occupation of a portion of Lot 453, Pls-26; that portion of the said lot was sold to Nicolas Sanchez, per document of sale executed by the Heirs of Manuel Tabora dated May 9, 1966. The investigator recommended that a relocation survey be conducted to determine the area sold to Nicolas Sanchez.

On October 11, 1999, the result of the relocation-verification survey of Lot 453, Pls-26 and H-201317 and the actual occupation of the Heirs of Eduardo Tabora and Nicolas Sanchez was submitted.

Evaluation of the records disclosed that the Heirs of Manuel Tabora, namely Eduardo Tabora, Carmelita Tabora and Rodolfo Tabora, executed a "Kasulatan ng Bilihan" on May 9, 1966, involving a portion of a parcel of land covered by Tax Declaration No. 438 located at Maslud, Paluan, Occidental Mindoro with an area of four (4) hectares which is bounded as follows: On the North - Eduardo Tabora; On the South - Provincial Highway; On the East - Ricardo Pabillar and on the West - Public Land. The said document was duly notarized by Notary Public Ildefonso M. Bleza and denominated as Doc. No. 324, Page No. 36, Book No. VII, Series of 1966.

Further, on November 27, 1974, the Heirs of Manuel Tabora, namely: Aguida Pabillar, widow, Eduardo Tabora, Rodolfo Tabora and Carmelita Tabora executed an Affidavit, pertinent portions of which are hereby quoted for emphasis:

"XXX XXX XXX XXX XXX;

That because of financial difficulties to support our families who are in school, we have no other alternative except to sell, transfer and convey all our rights and interests thereto portion of Lot No. 453, Pls-26 to Nicolas Sanchez;

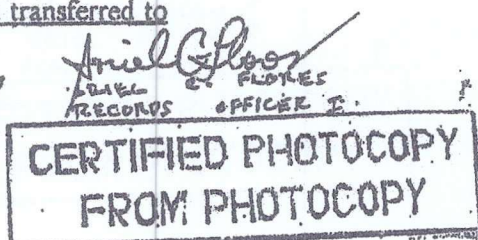
That portion of Lot 453 which was relinquished and transferred to Nicolas Sanchez is described as follows:

CERTIFIED PHOTO COPY CERTIFIED PHOTOCOPY

11/16/20

JOHN SEARLY E. FULGAR  
In-charge, Records Unit

DATE: 6/18/2021





"Bounded on the North by the property of the Hrs. of Manuel Tabora; on the East, Lot No. 992, Pls-26; on the West, by the Seashore; and on the South by Public Land, containing an approximate area of twelve (12) hectares."

That we now recognized the occupation and possession of Nicolas Sanchez over the said portion of land and that we have no objection for said portion of land surveyed under the name of Nicolas Sanchez and that whatever application maybe filed by him be accepted, given due course until patent is issued to him." (Underscoring supplied)

This is the same document mentioned by Nicolas Sanchez in his protest dated 1995.

Another document, "Affidavit of Relinquishment", was executed on December 1994 by the Heirs of Manuel Tabora, namely: Aguida Pabillar, Rodolfo Tabora and Tabora, portions of which are hereby quoted:

"xxx xxx xxx xxx xxx.

That we are the legal and legitimate heirs of Manuel Tabora (deceased) applicant for lot No. 453, Pls-26 under Homestead Application No. 201317;

That after having sold portion of this lot (Lot 453, Pls-26) to Mr. Nicolas Sanchez of Paluan Occidental Mindoro with an approximate area of twelve (12) hectares the remaining portion of about eight (8) hectares were left to the heirs of Manuel Tabora;

Xxx xxx xxx xxx xxx;

That we the Heirs of Manuel Tabora have agreed that the remaining portion of eight hectares (8) be allotted or given to one of our brothers Eduardo Tabora as his share as he is the one cultivating the area;

That the area allotted to Eduardo Tabora as his share is more particularly described as follows:

"Bounded on the North by Lot No. 991, Pls-26; on the West by China Sea; on the East by Lot No. 992 & Provincial Road and on the South by the property of Nicolas Sanchez, containing an approximate area of eight (8) hectares." (Underlining supplied)

Further, records show that Carmelita Tabora Fineza and Rodolfo Tabora executed a joint affidavit to the effect that they are two of the common owners of Lot Pls-26, patented in the name of the Heirs of Manuel Tabora under Homestead Patent No. 46123 with an area of twenty (20) hectares, more or less, and that twelve (12) hectares of it was sold to Nicolas Sanchez.

Furthermore, records show Viviana T. Tabora, widow of Eduardo Tabora, Carmelita Tabora and Rodolfo Tabora executed a joint affidavit on November 3, 1999 confirming the sale in favor of Nicolas Sanchez of a portion of twelve (12) hectares of the land covered by Homestead Patent No. 46123 in the name of Manuel Tabora.

CERTIFIED PHOTO COPY

CERTIFIED PHOTOCOPY

JOHN S. FULGAR  
In Charge, Records Unit

DATE: 6/18/2021

CERTIFIED PHOTOCOPY  
FROM PHOTOCOPY



From the foregoing, the documents clearly shows that the area sold to Nicolas Sanchez was only twelve (12) hectares, more or less, of the lot covered by Homestead Patent No. 46123 in the name of the Heirs of Manuel Tabora, and not the whole twenty hectares, more or less, as alleged by Mr. Sanchez in his protest.

In fact, there is no document of sale showing that the heirs of Manuel Tabora sold either eight (8) hectares to Nicolas Sanchez but only four (4) hectares portion of the land. What was executed by the Heirs of Manuel Tabora was an affidavit stating that due to financial difficulties they sold, transferred and conveyed all their rights and interests in the 12-hectare portion, more or less, of Lot No. 453, Pls-26, to Mr. Sanchez. However, although no such document of sale in favor of Mr. Sanchez involving the 8-hectare portion was submitted, the heirs of Manuel Tabora categorically admitted that they sold it to the former thru the aforesaid affidavit.

Finally, Carmelita Tabora, Rodolfo Tabora, Bibiana Tabora and several other heirs of the late Manuel Tabora and Eduardo Tabora, executed an "EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH WAIVER OF RIGHTS" on August 24, 1996 transferring unto themselves the land covered by Homestead Patent No. 46123 and reserving all their rights and interests over the said property in favor of Dolores Tabora-Masagca. However, considering that portion, twelve (12) hectares, more or less, of the subject land was already sold to Nicolas Sanchez by the heirs of Manuel Tabora, Dolores Masagca will only get the remaining portion of the land in question, which is eight (8) hectares, more or less.

WHEREFORE, foregoing premises considered, the protest filed by Tiburcio Fernando against the Homestead Application No. 201317 (E-111550) of Manuel Tabora is hereby as it is **DISMISSED** for lack of merit.

The protest filed on May 15, 1995 by Nicolas Sanchez against the same homestead application is also **DISMISSED** for lack of merit. Consequently, the contending parties are hereby directed to cause the subdivision of the subject land and thereafter Mr. Sanchez is advised to file the appropriate public land application covering the portion he acquired from the Heirs of Manuel Tabora. Subsequently, the Homestead Patent No. 46123 in the name of the Heirs of Manuel Tabora, not having been registered in the Office of Deeds concerned, is hereby amended to cover the remaining portion of the land in the name of Dolores Tabora-Masagca.

Vicente S. Paragas

SENDER  
DENR REGION IV (LEGAL)  
1515 L & S Bldg., Roxas Blvd,  
Ermita, Manila

ADDRESSEE  
Nicolas V. Sanchez

dated Nov. 9, 2000  
CASE NO. IF-5721  
vs. Tabora

-vs- Tabora  
Occ. Mindoro

Signature  
12-8-20  
Date Received

PARAGAS, CESO III  
Executive Director

Ariel C. Flores  
RECORDS OFFICER I

CERTIFIED PHOTOCOPY

JOHN SERRY B. FULGAR  
In-charge, Records Unit

DATE: 6/18/2021

CERTIFIED PHOTO COPY

WILFREDO D. LOMBRO  
RECORDS OFFICER I

CERTIFIED PHOTOCOPY  
FROM PHOTOCOPY





### TECHNICAL DESCRIPTIONS

Survey Plan No. : **CCS-04-002454-D**  
Lot No. : **LOT 1 (TIMBER LAND)**  
Portion of Lot : **LOT 453, PLS-26, PALUAN PUBLIC LAND SUBDIVISION & H-201317**  
Land Owner/Claimant : **NICOLAS SANCHEZ**  
Location : **MASLUD, PALUAN, OCCIDENTAL MINDORO**

#### Boundaries:

Line	Direction	Adjoining Lots/Features
1-2	NE	LOT 6, CCS-04-002454-D
2-3	NE	PUBLIC LAND, DOLORES T. MASAGCA
3-4-5	SW	PUBLIC LAND
5-6-7	NW	LOT 7, CCS-04-002454-D, (PORTION OF PALUAN BAY)
7-8	NE	LOT 2, CCS-04-002454-D, DOLORES T. MASAGCA
8-1	NE	LOT 6, CCS-04-002454-D

**Tie Point: BLM NO. 1, PALUAN, OCCIDENTAL MINDORO**

#### Lot Description:

Line	Bearing	Distance
<b>Tie Point - 1</b>	<b>S 13° 00' E</b>	<b>12005.12 m.</b>
1-2	S 49° 57' E	44.38 m.
2-3	S 07° 30' E	204.12 m.
3-4	N 82° 40' W	380.16 m.
4-5	N 20° 41' W	172.80 m.
5-6	N 14° 33' E	117.98 m.
6-7	N 05° 17' W	56.33 m.
7-8	S 51° 30' E	91.08 m.
8-1	S 71° 45' E	296.65 m.

**Area : ONE HUNDRED TWO THOUSAND THREE HUNDRED FORTY NINE (102,349) sq. m. more or less**

**Descriptions of corners : All corners are marked PS cyl. conc. mons. 15x60 cms. except corners 3 & 4 by PLS and corner 7 by BL cyl. conc. mons. 15x60 cms.**

**Bearings : True**  
**Date of Original Survey : Sept. 1953-Feb. 1954**  
**Date of Survey : Oct. 2-6, 2003**  
**Date Approved : Aug. 24, 2004**  
**Geodetic Engineer : HENARIO H. BAYARAS**

Note: This Technical Description is based from the Records on file in this office as certified by Virginia M. Regodon, Chief, Land Records Section  
Requested by : D. Masagca  
Who paid the Cert. Fee: P50.00  
under OR No. / date : 0106693-01/11/2021

Prepared & Verified by:

**JOCELYN A. SARILE**  
Chief, Survey & Control Section/  
LAMS Coordinator

Approved by:

**ROMAN G. LEGASPI**  
OIC, Chief, Surveys and Mapping Division





### TECHNICAL DESCRIPTIONS

Survey Plan No. : CCS-04-002454-D  
Lot No. : LOT 2  
Portion of Lot : LOT 453, PLS-26, PALUAN PUBLIC LAND SUBDIVISION & H-201317  
Land Owner/Claimant : DOLORES T. MASAGCA  
Location : MASLUD, PALUAN, OCCIDENTAL MINDORO

#### Boundaries:

Line	Direction	Adjoining Lots/Features
1-2	S	LOT 6, CCS-04-002454-D
2-3	SW	LOT 1, CCS-04-002454-D, NICOLAS SANCHEZ, (TIMBERLAND)
3-4-5	NW	PUBLIC LAND, DOLORES MASAGCA
5-6-7-1	NE	LOT 3, CCS-04-002454-D, DOLORES T. MASAGCA

Tie Point: BLLM NO. 1, PALUAN, OCCIDENTAL MINDORO

#### Lot Description:

Line	Bearing	Distance
Tie Point -- 1	S 13° 11' E	11920.98 m.
1-2	N 89° 29' W	297.95 m.
2-3	N 51° 30' W	91.08 m.
3-4	N 34° 18' E	140.21 m.
4-5	N 78° 42' E	150.07 m.
5-6	N 78° 43' E	13.09 m.
6-7	N 87° 34' E	64.95 m.
7-1	S 17° 17' E	219.87 m.

#### Area

: FIFTY SEVEN THOUSAND SIX HUNDRED THIRTY FIVE (57,635) sq. m. more or less

#### Descriptions of corners

: All corners are marked PS cyl. conc. mons. 15x60 cms. corners 1,3 & 4 by BL and corner 5 by PLS cyl. conc. mons. 15x60 cms.

#### Bearings

: True

#### Date of Original Survey

: Sept. 1953-Feb. 1954

#### Date of Survey

: Oct. 2-6, 2003

#### Date Approved

: Aug. 24, 2004

#### Geodetic Engineer


: HENARIO H. BAYARAS

Note: Lot 1, shall be equivalent to Lot 1742, PLS-26, Paluan Public Land Subdivision

Note: This Technical Description is based from the Records on file in this office as certified by Virginia M. Regodon, Chief, Land Records Section  
Requested by : D. Masagca  
Who paid the Cert. Fee: P50.00  
under OR No. / date : 0106693-01/11/2021

Prepared & Verified by:

Approved by:

  
**JOCELYN A. SARILE**

Chief, Survey & Control Section/  
LAMS Coordinator

  
**ROMAN G. LEGASPI**  
OIC, Chief, Surveys and Mapping Division





### TECHNICAL DESCRIPTIONS

Survey Plan No.  
Lot No.  
Portion of Lot  
Land Owner/Claimant  
Location

: CCS-04-002454-D  
: LOT 3  
: LOT 453, PLS-26, PALUAN PUBLIC LAND SUBDIVISION & H-201317  
: DOLORES T. MASAGCA  
: MASLUD, PALUAN, OCCIDENTAL MINDORO

#### Boundaries:

Line	Direction
1-2-3-4	SW
4-5-6	NW
6-7	NE
7-8	SW
8-1	SW

#### Adjoining Lots/Features

LOT 2, CCS-04-002454-D, DOLORES T. MASAGCA  
PUBLIC LAND, DOLORES T. MASAGCA  
LOT 4, CCS-04-002454-D, BARRIO ROAD (20.00 M. WIDE)  
LOT 823, PLS-26, PALUAN PUBLIC LAND SUBDIVISION  
PUBLIC LAND, DOLORES T. MASAGCA

Tie Point: BLLM NO. 1, PALUAN, OCCIDENTAL MINDORO  
Lot Description:

Line  
Tie Point - 1

Bearing	Distance
S 13° 11' E	11920.98 m.
N 17° 17' W	219.87 m.
S 87° 34' W	64.95 m.
S 78° 43' W	13.09 m.
N 11° 03' W	109.03 m.
N 23° 46' E	92.35 m.
S 40° 25' E	589.86 m.
N 77° 33' W	114.98 m.
N 78° 53' W	146.14 m.

#### Area

: FIFTY SIX THOUSAND NINE HUNDRED THIRTY SEVEN (56,937)  
sq. m. more or less

#### Descriptions of corners

: All corners are marked PS cyl. conc. mons. 15x60 cms.  
corners 1,6 & 8 by BL and corners 4,5 & 7 by PLS cyl. conc. mons.  
15x60 cms.

#### Bearings

: True  
: Sept. 1953-Feb. 1954  
: Oct. 2-6, 2003  
: Aug. 24, 2004  
: HENARIO H. BAYARAS

#### Date of Original Survey

#### Date of Survey

#### Date Approved

#### Geodetic Engineer

Note: Lot 2, shall be equivalent to Lot 1743, PLS-26, Paluan Public Land Subdivision

Note: This Technical Description is based from the  
Records on file in this office as certified by Virginia  
M. Regodon, Chief, Land Records Section  
Requested by : D. Masagca  
Who paid the Cert. Fee: P50.00  
under OR No. / date : 0106693-01/11/2021

Prepared & Verified by:

Approved by:

JOCelyn A. SARILE

Chief, Survey & Control Section/  
LAMS Coordinator

ROMAN G. LEGASPI  
OIC, Chief, Surveys and Mapping Division





Annex "U-3"

### TECHNICAL DESCRIPTIONS

Survey Plan No.

Lot No.

Portion of Lot

Land Owner/Claimant

Location

: CCS-04-002454-D  
: LOT 4 (BARRIO ROAD)  
: LOT 453, PLS-26, PALUAN PUBLIC LAND SUBDIVISION & H-201317  
: DOLORES T. MASAGCA, ET. AL.  
: MASLUD, PALUAN, OCCIDENTAL MINDORO

#### Boundaries:

Line	Direction	Adjoining Lots/Features
1-2	NE	LOT 5, CCS-04-002454-D, DOLORES T. MASAGCA
2-3	NE	LOT 992, PLS-26, PALUAN PUBLIC LAND SUBDIVISION, (DOLORES T. MASAGCA)
3-4	SW	LOT 823, PLS-26, PALUAN PUBLIC LAND SUBDIVISION
4-5	SW	LOT 3, CCS-04-002454-D, DOLORES T. MASAGCA
5-6-7	NW	RIVER
6-1	NE	LOT 991, PLS-26, PALUAN PUBLIC LAND SUBDIVISION, WITH RIVER

Tie Point: BLLM NO. 1, PALUAN, OCCIDENTAL MINDORO

#### Lot Description:

Line	Bearing	Distance
Tie Point - 1		
1-2	S 13° 27' E	11622.38 m.
2-3	S 40° 22' E	391.99 m.
3-4	S 30° 56' E	72.00 m.
4-5	N 77° 33' W	20.00 m.
5-6	N 40° 25' W	589.86 m.
6-7	N 23° 46' E	19.25 m.
7-1	N 23° 52' E	5.24 m.
	S 41° 13' E	153.47 m.

Area

: FOURTEEN THOUSAND FORTY NINE (14,049) sq. m. more or less

Descriptions of corners

: All corners are marked BL cyl. conc. mons. 15x60 cms.  
except corners 3 & 4 by PLS cyl. conc. mons. 15x60 cms.

Bearings

: True

Date of Original Survey

: Sept. 1953-Feb. 1954

Date of Survey

: Oct. 2-6, 2003

Date Approved

: Aug. 24, 2004

Geodetic Engineer

: HENARIO H. BAYARAS

Note: This Technical Description is based from the Records on file in this office as certified by Virginia M. Regodon, Chief, Land Records Section  
Requested by : D. Masagca  
Who paid the Cert. Fee: P50.00  
under OR No. / date : 0106693-01/11/2021

Prepared & Verified by:

Approved by:

CELYN A. SARILE  
Chief, Survey & Control Section/  
GIS Coordinator

ROMAN G. LEGASPI  
Chief, Surveys and Mapping Division





Annex "U-4"

TECHNICAL DESCRIPTIONS

Key Plan No. : CCS-04-002454-D  
No. : LOT 5  
Name of Lot : LOT 453, PLS-26, PALUAN PUBLIC LAND SUBDIVISION & H-201317  
Owner/Claimant : DOLORES T. MASAGCA, ET. AL.  
Location : MASLUD, PALUAN, OCCIDENTAL MINDORO

Boundaries:

Line	Direction	Adjoining Lots/Features
1-2	NW	LOT 991, PLS-26, PALUAN PUBLIC LAND SUBDIVISION, WITH RIVER
2-4	NE	ABANDONED ROAD, OCCUPIED BY DOLORES T. MASAGCA
4-6	NE	LOT 992, PLS-26, PALUAN PUBLIC LAND SUBDIVISION, (DOLORES T. MASAGCA)
6-1	SW	LOT 4, CCS-04-002454-D, BARRIO ROAD (20.00 M. WIDE)

Point: BLLM NO. 1, PALUAN, OCCIDENTAL MINDORO

Description:

Line	Bearing	Distance
Tie Point - 1	S 13° 27' E	11622.38 m.
1-2	N 21° 41' E	115.12 m.
2-3	S 44° 25' E	20.01 m.
3-4	S 44° 26' E	36.73 m.
4-5	S 49° 52' W	40.93 m.
5-6	S 30° 56' E	394.87 m.
6-1	N 40° 22' W	391.99 m.

Area : FIFTEEN THOUSAND SEVEN HUNDRED TWENTY FIVE (15,725) sq. m. more or less  
Descriptions of corners : All corners are marked PS cyl. conc. mons. 15x60 cms. corners 1, 4 to 6 by BL and corner 2 by PLS cyl. conc. mons. 15x60 cms.  
Bearing : True  
Date of Original Survey : Sept. 1953-Feb. 1954  
Date of Survey : Oct. 2-6, 2003  
Date Approved : Aug. 24, 2004  
Geometric Engineer : HENARIO H. BAYARAS  
Lot 3, shall be equivalent to Lot 1744, PLS-26, Paluan Public Land Subdivision

Note: This Technical Description is based from the Records on file in this office as certified by Virginia M. Regodon, Chief, Land Records Section  
Requested by : D. Masagca  
Who paid the Cert. Fee: P50.00  
under OR No. / date : 0106693-01/11/2021

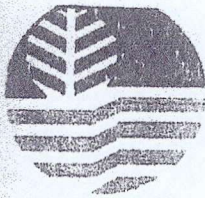
Measured & Verified by:

Approved by:

ELYN A. SARILE  
Survey & Control Section/  
Coordinator

ROMAN G. LEGASPI  
OIC, Chief, Surveys and Mapping Division





### TECHNICAL DESCRIPTIONS

Survey Plan No. : CCS-04-002454-D  
Lot No. : LOT 6  
Portion of Lot : LOT 453, PLS-26, PALUAN PUBLIC LAND SUBDIVISION & H-201317  
Land Owner/Claimant : DOLORES T. MASAGCA, ET. AL.  
Location : MASLUD, PALUAN, OCCIDENTAL MINDORO

#### Boundaries:

Line	Direction	Adjoining Lots/Features
1-2-3	NE	PUBLIC LAND, DOLORES T. MASAGCA
3-4-5	SW	LOT 1, CCS-04-002454-D, NICOLAS SANCHEZ, (TIMBERLAND)
5-1	N	LOT 2, CCS-04-002454-D, DOLORES T. MASAGCA

Tie Point: BLLM NO. 1, PALUAN, OCCIDENTAL MINDORO  
Lot Description:

Line	Bearing	Distance
Tie Point - 1	S 13° 11' E	11920.98 m.
1-2	S 17° 17' E	12.48 m.
2-3	S 7° 30' E	107.72 m.
3-4	N 49° 57' W	44.38 m.
4-5	N 71° 45' W	296.65 m.
5-1	S 89° 29' E	297.95 m.

Area : FIFTEEN THOUSAND THREE HUNDRED THIRTY (15,330) sq. m. more or less

Descriptions of corners : All corners are marked PS cyl. conc. mons. 15x60 cms. except corners 1 & 2 by BL cyl. conc. mons. 15x60 cms.

Bearings : True

Date of Original Survey : Sept. 1953-Feb. 1954

Date of Survey : Oct. 2-6, 2003

Date Approved : Aug. 24, 2004

Geodetic Engineer : HENARIO H. BAYARAS

Note: Lot 4, shall be equivalent to Lot 1745, PLS-26, Paluan Public Land Subdivision


Note: This Technical Description is based from the Records on file in this office as certified by Virginia M. Regodon, Chief, Land Records Section  
Requested by : D. Masagca  
Who paid the Cert. Fee: P50.00  
under OR No. / date : 0106693-01/11/2021

Prepared & Verified by:

Approved by:

  
JOCELYN A. SARILE

Chief, Survey & Control Section/  
LAMS Coordinator

  
ROMAN S. LEGASPI  
OIC, Chief, Surveys and Mapping Division





### TECHNICAL DESCRIPTIONS

Survey Plan No. : CCS-04-002454-D  
Lot No. : LOT 7  
Portion of Lot : LOT 453, PLS-26, PALUAN PUBLIC LAND SUBDIVISION & H-201317  
Land Owner/Claimant : DOLORES T. MASAGCA, ET. AL.  
Location : MASLUD, PALUAN, OCCIDENTAL MINDORO

#### Boundaries:

Line	Direction	Adjoining Lots/Features
1-2-3	SW, NW	PUBLIC LAND
3-4-1	SE	LOT 1, CCS-04-002454-D, NICOLAS SANCHEZ, (TIMBERLAND)

Tie Point: BLLM NO. 1, PALUAN, OCCIDENTAL MINDORO

#### Lot Description:

Line	Bearing	Distance
Tie Point - 1	S 11° 13' E	11946.20 m.
1-2	N 20° 41' W	120.86 m.
2-3	N 49° 33' E	88.20 m.
3-4	S 5° 17' E	56.33 m.
4-1	S 14° 33' W	117.98 m.

#### Area

: SIX THOUSAND ONE HUNDRED FORTY THREE (6,143) sq. m. more or less

#### Descriptions of corners

: All corners are marked PS cyl. conc. mons. 15x60 cms.  
except corners 2 & 3 by BL cyl. conc. mons. 15x60 cms.

#### Bearings

: True

#### Date of Original Survey

: Sept. 1953-Feb. 1954

#### Date of Survey

: Oct. 2-6, 2003

#### Date Approved

: Aug. 24, 2004

#### Geodetic Engineer

: HENARIO H. BAYARAS

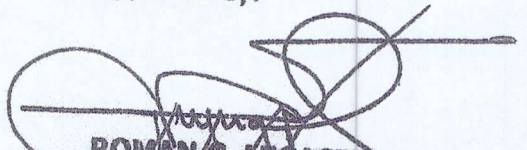
Note: Lot 5, shall be equivalent to Lot 1746, PLS-26, Paluan Public Land Subdivision

Note: This Technical Description is based from the  
Records on file in this office as certified by Virginia  
M. Regodon, Chief, Land Records Section  
Requested by : D. Masagca  
Who paid the Cert. Fee: P50.00  
under OR No. / date : 0106693-01/11/2021

Prepared & Verified by:

  
**JOCELYN A. SARILE**  
Chief, Survey & Control Section/  
LAMS Coordinator

Approved by:

  
**ROMAN G. LEGASPI**  
OIC, Chief, Surveys and Mapping Division