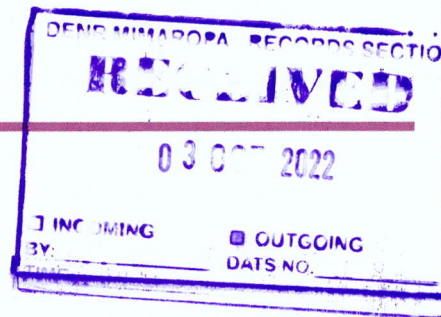




Republic of the Philippines
Department of Environment and Natural Resources
PENRO Marinduque



MEMORANDUM

FOR : The Regional Executive Director
DENR MIMAROPA Region

THRU : The OIC, Assistant Regional Director for Technical Services
The Chief, Legal Division

FROM : The OIC, PENR Officer

SUBJECT : **COMPLETE STAFF WORK (CSW) OF ADR Case No. 2022-004
RE: MARIA MINDA TEJUCO VERSUS MERCEDITA M. FABRERO
OVER LOT 4519, CAD. 612-D, SITUATED AT BRGY. MALIBAGO,
TORRIJOS, MARINDUQUE.**

DATE : August 17, 2022

BACKGROUND:

1. That the herein complainant, Maria Minda Olores Tejuco is now the present owner of Lot No. 4519, Cad. 612-D, situated at Barangay Malibago, Torrijos, Marinduque. It was acquired through hereto attached document "Kasulatan ng Pagpapaubaya ng Pag-aari ng Lupa" dated April 29, 2019 executed among the heirs of Magno Olores in favor of Maria Minda Tejuco.
2. On December 16, 2021, Mrs. Tejuco requested to this Office issuance of Survey Authority over Lot No. 4519, Cad. 612-D. Upon actual ground verification it was found out that Mrs. Mercedita Fabrero is occupying portion of Lot 4519, Cad. 612-D.
3. The Respondent, Mrs. Mercedita M. Fabrero, alleged that they acquired the said portion of the land through purchased from their father Magno Olores, hence the request for issuance of survey authority of Mrs. Tejuco was held pending.

FINDINGS:

1. Based on actual ground verification it was found and ascertained that a concrete structure of "bodega" copras stockroom is erected over a portion of Lot 4519, Cad. 612-D. Per document presented it was acquired through purchased from Magno Olores, however the sale is a handwritten signed before several witnesses. It has an approximate area of 200 square meters occupying the said property since they acquired the said property from Magno Olores on February 29, 1996. Document marked as "Annex A".
2. The above-noted ADR Case No. 2022-004 was treated by this Office through Alternative Dispute Resolution mechanism on April 21, 2022, & 26, 2022, respectively for the first and 2nd ADR Proceedings for proper guidance and disposition



3. The Complainant, Mrs. Tejuco is demanding for the Respondent, Mrs. Fabrero to vacate the said portion of land; otherwise they shall have to pay the amount of THREE HUNDRED FIFTY THOUSAND (Php 350,000) PESOS for the compensation on the basis that the said property is within the commercial area.
4. The Respondent, Mrs. Fabrero refused to accept Mrs. Tejuco's demand. Instead, she offer the amount of THIRTY THOUSAND (Php 30,000) PESOS only for consideration on the ground that the said property was already paid.
5. This Office exerted effort through ADR Mechanism to settle the case in amicable manner, however parties proved futile, hence, it was recommended for the 3rd ADR Proceedings on May 18, 2022, however, both the Complainant and the respondent failed to appear on specific date and time scheduled.
6. On the same date May 18, 2022 this Office received a letter from Mrs. Ma. Minda O. Tejuco, requesting for the withdrawal of ADR Case No. 2022-004 she filed against Mrs. Fabrero relative to Lot 4519, Cad. 612-D. Allegedly, she is going to file a civil case against Mrs. Fabrero in a court of competent jurisdiction, since she withdrawn the said case. Document marked as Annex "B".

In view of the foregoing premises, it is hereby recommended that this case shall be forwarded to DENR MIMAROPA Region, Legal Division, for further review and issuance of subsequent Order.

For information, record and appropriate action.


IMELDA M. DIAZ



MEMORANDUM

**FOR : THE PROVINCIAL ENVIRONMENT
AND NATURAL RESOURCES**

**THRU : THE CHIEF, TECHNICAL SERVICES DIVISION
& CHIEF, RPS**

FROM : THE SPECIAL LAND INVESTIGATOR-I

**SUBJECT : INVESTIGATION REPORT OF ADR Case No. 2022-004
RE: MARIA MINDA TEJUCO VERSUS MERCEDITA M.
FABRERO OVER LOT 4519, CAD. 612-D, SITUATED AT
BRGY. MALIBAGO, TORRIJOS, MARINDUQUE.**

DATE : April 30, 2022

In compliance with your directive to conduct ADR proceedings relative to the above noted case dated April 5, 2022, the undersigned found and ascertained the following findings to wit:

BACKGROUND:

1. That the herein complainant, Maria Minda Olores Tejuco Tejuco is now the present owner of Lot No. 4519, Cad. 612-D, situated at Barangay Malibago, Torrijos, Marinduque. It was acquired through hereto attached document "Kasulatan ng Pagpapaubaya ng Pag-aari ng Lupa" dated April 29, 2019 executed among the heirs of Magno Olores in favor of Maria Minda Tejuco.
2. On December 16, 2021, Mrs. Tejuco requested to this Office issuance of Survey Authority over Lot No. 4519, Cad. 612-D. Upon actual ground verification it was found out that Mrs. Mercedita Fabrero is occupying portion of Lot 4519, Cad. 612-D.
3. The Respondent, Mrs. Mercedita M. Fabrero, alleged that they acquired the said portion of the land through purchased from their father Magno Olores, hence the request for issuance of survey authority of Mrs. Tejuco was held pending.

FINDINGS:

1. Based on actual ground verification it was found and ascertained that a concrete structure of "bodega" copras stockroom is erected over a portion of Lot 4519, Cad. 612-D. Per document presented it was acquired through purchased from Magno Olores, however the sale is a handwritten signed before several witnesses. It has an approximate area of 200 square meters occupying the said property since they acquired the said property from Magno Olores on February 29, 1996. Document marked as "Annex A".



MEMORANDUM

**FOR : THE PROVINCIAL ENVIRONMENT
AND NATURAL RESOURCES**

**THRU : THE CHIEF, TECHNICAL SERVICES DIVISION
& CHIEF, RPS**

FROM : THE SPECIAL LAND INVESTIGATOR-I

**SUBJECT : INVESTIGATION REPORT OF ADR Case No. 2022-004
RE: MARIA MINDA TEJUCO VERSUS MERCEDITA M.
FABRERO OVER LOT 4519, CAD. 612-D, SITUATED AT
BRGY. MALIBAGO, TORRIJOS, MARINDUQUE.**

DATE : April 30, 2022

In compliance with your directive to conduct ADR proceedings relative to the above noted case dated April 5, 2022, the undersigned found and ascertained the following findings to wit:

BACKGROUND:

1. That the herein complainant, Maria Minda Olores Tejuco Tejuco is now the present owner of Lot No. 4519, Cad. 612-D, situated at Barangay Malibago, Torrijos, Marinduque. It was acquired through hereto attached document "Kasulatan ng Pagpapaubaya ng Pag-aari ng Lupa" dated April 29, 2019 executed among the heirs of Magno Olores in favor of Maria Minda Tejuco.
2. On December 16, 2021, Mrs. Tejuco requested to this Office issuance of Survey Authority over Lot No. 4519, Cad. 612-D. Upon actual ground verification it was found out that Mrs. Mercedita Fabrero is occupying portion of Lot 4519, Cad. 612-D.
3. The Respondent, Mrs. Mercedita M. Fabrero, alleged that they acquired the said portion of the land through purchased from their father Magno Olores, hence the request for issuance of survey authority of Mrs. Tejuco was held pending.

FINDINGS:

1. Based on actual ground verification it was found and ascertained that a concrete structure of "bodega" copras stockroom is erected over a portion of Lot 4519, Cad. 612-D. Per document presented it was acquired through purchased from Magno Olores, however the sale is a handwritten signed before several witnesses. It has an approximate area of 200 square meters occupying the said property since they acquired the said property from Magno Olores on February 29, 1996. Document marked as "Annex A".



Republic of the Philippines
Department of Environment and Natural Resources
PENRO Marinduque

- 1.1 On the 1st ADR Session on April 21, 2022, when Mrs. Fabrero presented the handwritten “Kasulatan ng Bilihan ng Lupa” in favor of spouses late Sabino Fabrero and Mercedita Fabrero; however Mrs. Tejuco is denying and alleging that the signatory of their father is faked.
- 1.2 On the 2nd ADR Session, two of the witnesses on the execution of non formal “Deed of Sale” namely Mrs. Conegunda Ogbac, the former Brgy. Official of Malibago and Mrs. Salome S. Beron appeared. They were testifying that the signatory of Magno Olores is genuine for Mr. Magno Olores signed before Mrs. Ogbac, the former Sangguniang Barangay of Malibago. Further it was executed in Brgy. Hall of Malibago.
2. On the previous two (2) consecutive ADR Session, both of the Complainant and Respondent were called to this Office on April 21 & 26, 2022, respectively to tackle the case and for proper guidance and disposition.
 3. The Complainant, Mrs. Tejuco is demanding for the Respondent, Mrs. Fabrero to vacate the said portion of land; otherwise they shall have to pay the amount of THREE HUNDRED FIFTY THOUSAND Php 350,000) PESOS for the compensation on the basis that the said property is within the commercial area.
 4. The Respondent, Mrs. Fabrero refused on her condition. Instead, she offer the amount of THIRTY THOUSAND (Php 30,000) PESOS only for consideration on the ground that the said property was already paid.
 5. The undersigned exerted effort and willingness to settle the case through amicable manner, however parties proved futile, hence, it was recommended for the 3rd ADR Proceedings on May 18, 2022, however, the Complainant failed to appear on specific date and time scheduled.
 6. On the same date May 18, 2022 this Office received a letter from Mrs. Ma. Minda O. Tejuco, requesting for the withdrawal of ADR Case No. 2022-004 relative to Lot 4519, Cad. 612-D. Allegedly, she is going to file a civil case against Mrs. Fabrero in a court of competent jurisdiction, since she withdrawn the case in this Office. Document marked as Annex “B”. However, both of the parties failed to appear before this Office on May 18, 2022.
 7. The intended request for issuance of Survey Authority over Lot 4519, Cad. 612-D is hereby **recommended for denial** due to the existence of claims and conflicts.

In view of the foregoing premises, it is hereby respectfully recommended that this case shall be forwarded to DENR MIMAROPA Region, Legal Division, for further review and issuance of subsequent Order.

For information, record and appropriate action.


LUCIANA M. RICAFRENTTE



Republic of the Philippines
Department of Environment and Natural Resources
Provincial Environment and Natural Resources Office
Boac, Marinduque

PENRO DOCUMENT ACTION AND TRACKING SLIP

DOCUMENT INFORMATION

Document Category: **Incoming**

Document No.: **2022-IN-001222**

Sender/s:

- Minda Tejuco

Originating Office:

Classification: **Simple**

Subject: **Withdrawal of letter of complaint -- Minda Tejuco**

Encoded By: **Manoel Christian Munar**

Document Type: **Letter**

Control Code:

Date & Time Received: **05/23/2022 02:49 AM**

Address:

Is This Urgent?: **Yes**

HISTORY LOGS

DOC. FROM	DOC. TO	RECEIVED	RELEASED	RUNTIME	ACTION TO BE TAKEN / REMARKS
• Minda Tejuco	• Cynthia Lozano	05/23/2022 02:49 PM	05/23/2022 02:50 PM	1 min.	Comment/Evaluation
	<i>Chief RPS</i>		<i>T/25</i>		<i>Please attach to previous record for further action. TY</i>
	<i>Chief. POU/ Attn. Lucy</i>	<i>5/25</i>	<i>5/25</i>		<i>Please attach to the folder concerned and evaluate the merit of the request. TY</i>

Office of DENR
Boac Marinduque

May 18-2022

LPR

126

MAY 23 2022

11:45 AM

4

Sir & Madam magandang araw po:

Mangyaring sumulat po ako sa inyo para
hilingin na isidraw ko na lang po
ang isinama kung kaso laban kay Mercy
Fabero tungkol sa lupang kanyang ina-engkin
na tinayuan nia ng beduga na naka talaga
sa sitio Malibago Lonjas Marinduque Lot # 4519
Uma-asa po ako na apoy inyong pagbibigyan
at bibigyang pansin ang kahilingan
kung ito!

Marami pang salamat:

A. Teuco

MINDA O. TEJUCO

Bldg. 50 Lot 31 San Juan St.

Central Bicutan Taguig City.

09190041730

Amex "B" W



Republic of the Philippines
Department of Environment and Natural Resources
PENRO Marinduque

ADR FORM 8 (Voluntary/Mandatory)
Notice of ADR Proceedings

MARIA MINDA O. TEJUCO

Claimant(s)/Protestant(s),

-versus-

MERCEDITA M. FABRERO

DENR CASE NO.: 2022 - 004

ADR Case No: _____

F.P.A. No: _____

OCT/TCT No: _____

Lot No.: 4519, Cad. 612-D.

Area: 3,940 square meters

Location: Brgy. Malibago, Torrijos,

Marinduque

NOTICE FOR ADR PROCEEDINGS

☐

Mandatory ADR Proceedings

☒

Voluntary ADR Proceedings pursuant to Agreement to

Undertake Alternative Dispute Resolution Proceedings dated May 18, 2022

Pursuant to the DAO No. 2016-30 you are requested to appear on June 8, 2022 at 9:00 a.m./p.m. at this Office for the conduct of ADR Proceedings.

Your personal appearance on the above date, time, and venue is required. Should you be unavailable, you may send your authorized representative with a Special Power of Attorney/Secretary's Certificate granting full powers and authority to negotiate for mediated agreements, enter into amicable settlement, and enter into and sign compromise agreement.

Lawyers, in representation of their clients, shall not be allowed to participate during the ADR proceedings. Issued this 18th day of May 2022 at DENR-PENRO, Boac, Philippines.

Luciana M. Ricafrente
LUCIANA M. RICAFRENT

Maria Minda O. Tejuc
Post Office Boac RE 584 101 270 ZZ
Letter/Packag No. _____
Posted on 20 MAY 2022
Preserve this receipt for reference in case of inquiry
BOAC POST OFFICE
4900 MARINDUQUE, PHILIPPINES
Postmaster/Teller *77/*

Mercedita M. Fabrero
Post Office Boac RE 584 101 283 ZZ
Letter/Packag No. _____
Posted on 20 MAY 2022
Preserve this receipt for reference in case of inquiry
BOAC POST OFFICE
4900 MARINDUQUE, PHILIPPINES
Postmaster/Teller *67/*

angay Bangbangalon, Boac, Marinduque
32-1490/(042) 332-0727/(042) 332-0927
s://penromarinduque.gov.ph/



MEMORANDUM

**FOR : THE PROVINCIAL ENVIRONMENT
AND NATURAL RESOURCES**

**THRU : THE CHIEF, TECHNICAL SERVICES DIVISION
& CHIEF, RPS**

FROM : THE SPECIAL LAND INVESTIGATOR-I

**SUBJECT : PRELIMINARY INVESTIGATION REPORT ON THE
COMPLAINT OF MARIA MINDA O. TEJUCO AGAINST
MERCEDITA M. FABRERO OVER LOT 4519, CAD. 612-D,
SITUATED AT BRGY. MALIBAGO, TORRIJOS,
MARINDUQUE.**

DATE : April 30, 2022

In compliance with your directive to conduct ADR proceedings relative to the above noted case dated April 5, 2022, the undersigned found and ascertained the following findings to wit:

BACKGROUND:

1. That the herein complainant, Maria Minda Olores Tejuco Tejuco is now the present owner of Lot No. 4519, Cad. 612-D, situated at Barangay Malibago, Torrijos, Marinduque. It was acquired through hereto attached document "Kasulatan ng Pagpapaubaya ng Pag-aari ng Lupa" dated April 29, 2019 executed among the heirs of Magno Olores in favor of Maria Minda Tejuco.
2. On December 16, 2021, Mrs. Tejuco requested to this Office issuance of Survey Authority over Lot No. 4519, Cad. 612-D. Upon actual ground verification it was found out that Mrs. Mercedita Fabrero is occupying portion of Lot 4519, Cad. 612-D.
3. The Respondent, Mrs. Mercedita M. Fabrero, alleged that they acquired the said portion of the land through purchased from their father Magno Olores, hence the request for issuance of survey authority of Mrs. Tejuco was held pending.

FINDINGS:

1. Based on actual ground verification it was found and ascertained that a concrete structure of copras stockroom is erected over a portion of Lot 4519, Cad. 612-D. Per document presented it was acquired through purchased from Magno Olores, however the sale is a handwritten signed before several witnesses. It has an approximate area of 200 square meters occupying the said property since they acquired the said property from Magno Olores on February 29, 1996.



MEMORANDUM

**FOR : THE PROVINCIAL ENVIRONMENT
AND NATURAL RESOURCES**

**THRU : THE CHIEF, TECHNICAL SERVICES DIVISION
& CHIEF, RPS**

FROM : THE SPECIAL LAND INVESTIGATOR-I

**SUBJECT : PRELIMINARY INVESTIGATION REPORT ON THE
COMPLAINT OF MARIA MINDA O. TEJUCO AGAINST
MERCEDITA M. FABRERO OVER LOT 4519, CAD. 612-D,
SITUATED AT BRGY. MALIBAGO, TORRIJOS,
MARINDUQUE.**

DATE : April 30, 2022

In compliance with your directive to conduct ADR proceedings relative to the above noted case dated April 5, 2022, the undersigned found and ascertained the following findings to wit:

BACKGROUND:

1. That the herein complainant, Maria Minda Olores Tejuco Tejuco is now the present owner of Lot No. 4519, Cad. 612-D, situated at Barangay Malibago, Torrijos, Marinduque. It was acquired through hereto attached document "Kasulatan ng Pagpapaubaya ng Pag-aari ng Lupa" dated April 29, 2019 executed among the heirs of Magno Olores in favor of Maria Minda Tejuco.
2. On December 16, 2021, Mrs. Tejuco requested to this Office issuance of Survey Authority over Lot No. 4519, Cad. 612-D. Upon actual ground verification it was found out that Mrs. Mercedita Fabrero is occupying portion of Lot 4519, Cad. 612-D.
3. The Respondent, Mrs. Mercedita M. Fabrero, alleged that they acquired the said portion of the land through purchased from their father Magno Olores, hence the request for issuance of survey authority of Mrs. Tejuco was held pending.

FINDINGS:

1. Based on actual ground verification it was found and ascertained that a concrete structure of copras stockroom is erected over a portion of Lot 4519, Cad. 612-D. Per document presented it was acquired through purchased from Magno Olores, however the sale is a handwritten signed before several witnesses. It has an approximate area of 200 square meters occupying the said property since they acquired the said property from Magno Olores on February 29, 1996.



- 1.1 On the 1st ADR Session on April 21, 2022, when Mrs. Fabrero presented the handwritten “Kasulatan ng Bilihan ng Lupa” in favor of spouses late Sabino Fabrero and Mercedita Fabrero it was denying by Mrs. Tejuco allegedly the signatory of their father faked.
- 1.2 On the 2nd ADR Session, two of the witnesses on the execution of non formal “Deed of Sale” namely Mrs. Conegunda Ogbac, the former Brgy. Official of Malibago and Mrs. Salome S. Beron. They were testifying that the signatory of Magno Olores is genuine for he was signed before Mrs. Ogbac in the Barangay Hall of Malibago.
2. On the two (2) consecutive ADR Session both of the Complainant and Respondent were called to this Office for on April 21 & 26, 2022, respectively to tackle the case and for proper guidance and disposition.
3. The Complainant, Mrs. Tejuco is demanding for the Respondent, Mrs. Fabrero to vacate the said portion of land; otherwise they shall have to pay the amount of THREE HUNDRED FIFTY THOUSAND 9Php 350,000) PESOS for the compensation on the basis that the said property is within the commercial area.
4. The Respondent, Mrs. Fabrero refused on her condition, she offer the amount of THIRTY THOUSAND (Php 30,000) PESOS only on the ground that the said property was already paid.

COMMENT/RECOMMENDATION:

The undersigned exerted effort and willingness to settle the case through amicable manner, however parties proved futile.

In view hereof, it is hereby respectfully recommended for the 3rd ADR Proceedings.

For information, record and appropriate action.


LUCIANA M. RICAFRENTTE



MEMORANDUM

**FOR : THE PROVINCIAL ENVIRONMENT
AND NATURAL RESOURCES**

**THRU : THE CHIEF, TECHNICAL SERVICES DIVISION
& CHIEF, RPS**

FROM : THE SPECIAL LAND INVESTIGATOR-I

**SUBJECT : PRELIMINARY INVESTIGATION REPORT ON THE
COMPLAINT OF MARIA MINDA O. TEJUCO AGAINST
MERCEDITA M. FABRERO OVER LOT 4519, CAD. 612-D,
SITUATED AT BRGY. MALIBAGO, TORRIJOS,
MARINDUQUE.**

DATE : April 30, 2022

In compliance with your directive to conduct ADR proceedings relative to the above noted case dated April 5, 2022, the undersigned found and ascertained the following findings to wit:

BACKGROUND:

1. That the herein complainant, Maria Minda Olores Tejuco Tejuco is now the present owner of Lot No. 4519, Cad. 612-D, situated at Barangay Malibago, Torrijos, Marinduque. It was acquired through hereto attached document "Kasulatan ng Pagpapaubaya ng Pag-aari ng Lupa" dated April 29, 2019 executed among the heirs of Magno Olores in favor of Maria Minda Tejuco.
2. On December 16, 2021, Mrs. Tejuco requested to this Office issuance of Survey Authority over Lot No. 4519, Cad. 612-D. Upon actual ground verification it was found out that Mrs. Mercedita Fabrero is occupying portion of Lot 4519, Cad. 612-D.
3. The Respondent, Mrs. Mercedita M. Fabrero, alleged that they acquired the said portion of the land through purchased from their father Magno Olores, hence the request for issuance of survey authority of Mrs. Tejuco was held pending.

FINDINGS:

1. Based on actual ground verification it was found and ascertained that a concrete structure of copras stockroom is erected over a portion of Lot 4519, Cad. 612-D. Per document presented it was acquired through purchased from Magno Olores, however the sale is a handwritten signed before several witnesses. It has an approximate area of 200 square meters occupying the said property since they acquired the said property from Magno Olores on February 29, 1996.



Republic of Philippines
Department of Environment and Natural Resources
PENRO Marinduque

1.1 On the 1st ADR Session on April 21, 2022, when Mrs. Fabrero presented the handwritten “Kasulatan ng Bilihan ng Lupa” in favor of spouses late Sabino Fabrero and Mercedita Fabrero it was denying by Mrs. Tejuco allegedly the signatory of their father faked.

1.2 On the 2nd ADR Session, two of the witnesses on the execution of non formal “Deed of Sale” namely Mrs. Conegunda Ogbac, the former Brgy. Official of Malibago and Mrs. Salome S. Beron. They were testifying that the signatory of Magno Olores is genuine for he was signed before Mrs. Ogbac in the Barangay Hall of Malibago.

2. On the two (2) consecutive ADR Session both of the Complainant and Respondent were called to this Office for on April 21 & 26, 2022, respectively to tackle the case and for proper guidance and disposition.
3. The Complainant, Mrs. Tejuco is demanding for the Respondent, Mrs. Fabrero to vacate the said portion of land; otherwise they shall have to pay the amount of THREE HUNDRED FIFTY THOUSAND 9Php 350,000) PESOS for the compensation on the basis that the said property is within the commercial area.
4. The Respondent, Mrs. Fabrero refused on her condition, she offer the amount of THIRTY THOUSAND (Php 30,000) PESOS only on the ground that the said property was already paid.

COMMENT/RECOMMENDATION:

The undersigned exerted effort and willingness to settle the case through amicable manner, however parties proved futile.

In view hereof, it is hereby respectfully recommended for the 3rd ADR Proceedings.

For information, record and appropriate action.


LUCIANA M. RICAFRENTE



Republic of the Philippines
Department of Environment and Natural Resources
Provincial Environment and Natural Resources Office
Boac, Marinduque

PENRO DOCUMENT ACTION AND TRACKING SLIP

DOCUMENT INFORMATION

Document Category: Incoming

Document No.: 2022-IN-001034

Sender/s:

- Maria Minda Tejuco

Originating Office:

Classification: Simple

Subject: letter - dahilang hindi pagkakasundo sa usaping pagmamay ari ng lupa....etc ---- Maria Minda Tejuco

Encoded By: Manoel Christian Munar

Document Type: Letter

Control Code:

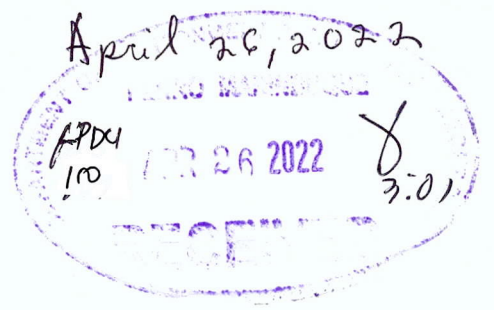
Date & Time Received: 04/27/2022 09:34 AM

Address:

Is This Urgent?: Yes

HISTORY LOGS

DOC. FROM	DOC. TO	RECEIVED	RELEASED	RUNTIME	ACTION TO BE TAKEN / REMARKS
• Maria Minda Tejuco	• Cynthia Lozano	04/27/2022 09:34 AM	04/27/2022 09:35 AM	1 min.	Comment/Evaluation
	Chief RPS		5/5		Please require the party to indicate the lot no. & check previous action on this. Ty
	Chief, PDU/ Hon. AROO L. Niciput	5/5	5/5		For your evaluation & AA, please. Take necessary action on this request. ty
	SH- Lucy Niciput	5/11	5/11		Please. Take necessary action on this request. Thank. ty



Sa kinautuhan,

Ako po si Maria Minda Tejedo ay
nag-sasalaysay na sadahilang hindi kami
nagkarundo sa usaping pagmamayari ng lupa
na naka-pangalan sa aming Ama, Magno Oloros.

Dahil sa simasabi ni Mercy Fabruo may
asawa na naibenta ang isang bahagi ng lote
na hindi namin kimitilala o tinatanggap
bilang mga anak.

Dahil sa hindi pagkakasundo ng
ng dalawang panig: iminuwang o binabawi
na namin ang mga kasutang isumunite
ng Surveyor na si Engr. Eric Licon.

Lubos na gumagalang,

M. Tejedo
Maria Minda Tejedo

Republika ng Pilipinas
Rehiyon- MIMAROPA
Lalawigan ng Marinduque
Bayan ng Boac

April 21, 2022

Ako si Mercedita Fabrero, nasa sapat na taong gulang nakatira sa barangay Malibago, Torrijos, Marinduque at asawa ng yumaong si Sabino Fabrero ay pinasisinungalingan ang mga paratang ni Minda Olores Tejuco hinggil sa usapin ng lupa na kinatatayuan ng aming bodega ng copra. Mariin kong ipinabubulaanan na nagkaroon ng kasunduan ang aking namayapang asawa at si Minda Olores Tejuco na ang aming lupang inuukupahan ay hiram lamang sa pamilya Olores at maaaring bawiin sa anumang oras na naisin ni Minda Olores Tejucoz. Sa katumayan, ang lupang ikinatatayuan ng bodega ng kopra ay ibinenta ng may ari na si Magno Olores sa aming mag asawa bago siya namayapa. Bilang kasunduan kay Magno Olores at pagtupad sa naturang bentahan nagpatayo kami ng bodega ng kopra mahigit dalawampung taon na ang nakakaraan.

Nais ko ring ipabatid sa kinauukulan na sa loob ng nasabing panahon, walang ibang nang angkin ng aming nabiling lupa sa mga tagapag mana ni Magno Olores na namayapa taong 1999. Kasalungat ng kanyang mga paratang na hiram ang lupa, si Minda Olores Tejuco ay may personal na kaalaman na ang nasabing kasunduan at bentahan ay hindi hiram lamang. Hindi ni minsan humingi si Sabino Fabrero ng kahit anong pahintulot kay Minda Olores Tejuco upang magpatayo ng bodega ng kopra sapagkat ang kasulatan ay bentahan ng lupa ayon na rin sa sulat kamay ng yumaong si Magno Olores.

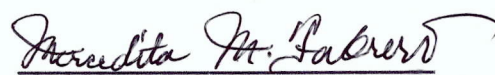

MERCEDITA M. FABRERO

Republika ng Pilipinas
Rehiyon- MIMAROPA
Lalawigan ng Marinduque
Bayan ng Boac

April 21, 2022

Ako si Mercedita Fabrero, nasa sapat na taong gulang nakatira sa barangay Malibago, Torrijos, Marinduque at asawa ng yumaong si Sabino Fabrero ay pinasisinungalingan ang mga paratang ni Minda Olores Tejuco hinggil sa usapin ng lupa na kinatatayuan ng aming bodega ng copra. Mariin kong ipinabubulaanan na nagkaroon ng kasunduan ang aking namayapang asawa at si Minda Olores Tejuco na ang aming lupang inuukupahan ay hiram lamang sa pamilya Olores at maaaring bawiin sa anumang oras na naisin ni Minda Olores Tejuco. Sa katunayan, ang lupang ikinatatayuan ng bodega ng kopra ay ibinenta ng may ari na si Magno Olores sa aming mag asawa bago siya namayapa. Bilang kasunduan kay Magno Olores at pagtupad sa naturang bentahan nagpatayo kami ng bodega ng kopra mahigit dalawampung taon na ang nakakaraan.

Nais ko ring ipabatid sa kinauukulan na sa loob ng nasabing panahon, walang ibang nang angkin ng aming nabiling lupa sa mga tagapag mana ni Magno Olores na namayapa taong 1999. Kasalungat ng kanyang mga paratang na hiram ang lupa, si Minda Olores Tejuco ay may personal na kaalaman na ang nasabing kasunduan at bentahan ay hindi hiram lamang. Hindi ni minsan humingi si Sabino Fabrero ng kahit anong pahintulot kay Minda Olores Tejuco upang magpatayo ng bodega ng kopra sapagkat ang kasulatan ay bentahan ng lupa ayon na rin sa sulat kamay ng yumaong si Magno Olores.


MERCEDITA M. FABRERO

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF MARINDUQUE) S.S.
MUNICIPALITY OF BOAC)

AFFIDAVIT OF CONFIRMATION

We, **CONEGUNDA R. OGBAC**, **SALOME S. BERDIN**, both residing at Brgy. Malibago, Torrijos, Marinduque and **LINDA F. MABUNGA**, residing at Buenavista, Marinduque, Filipino citizens, all of legal age, after having been duly sworn to in accordance with law, do hereby depose and state:

1. That the late **Magno Olores** when she was alive sold a portion of land unto **Sabino Fabrero (deceased)** and **Mercedita Fabrero**, residing at Brgy. Malibago, Torrijos, Marinduque;
2. That the portion he sold unto **Sabino Fabrero (deceased)** and **Mercedita Fabrero** is **200 sq. meters more or less** which is covered by Tax Declaration No. 11804 located at Malibago, Torrijos, Marinduque with Cadastral Lot No. 4519pt. registered in the name of the late Magno Olores;
3. That pursuant to this affidavit, we, all witnesses at that time are confirming and aware that **Magno Olores** sold the said portion and received payment amounting to **P20,000.00** from **Sabino Fabrero (deceased)** and **Mercedita Fabrero**;
4. That we are executing this affidavit for whatever legal purposes it may serve.

AFFIANT SAYETH NAUGHT:


CONEGUNDA R. OGBAC

Affiant

CTC/ID No. 24638636

Date Issued 01/07/2022

Place Issued Torrijos


SALOME S. BERDIN

Affiant

CTC/ID No. 03067

Date Issued 8-1-2017

Place Issued Torrijos


LINDA F. MABUNGA

Affiant


CTC/ID No. 09-000080970-4

Date Issued JAN-10-2018

Place Issued BOAC, MARINDUQUE

SUBSCRIBED AND SWORN to before me this APR 20 2022 day of BOAC MARINDUQUE Philippines.

Doc No. 481
Page No. 98
Book No. 24
Series of 2022


Atty. Roque O. Rosales
Commission Serial No. Notary Public
Notary Public until June 30, 2022
Per B.M. No. 3795
Roll No. 44529
IBP Lifetime No. 04649
PTR No. 6514943 1/06/2022
Boac, Marinduque

2-28-1996

Na ako mag no alore mag asawa
at mga anak na ninirahan sa barangay
malibago Forjor marindugue na kusang
loob na lumapit kay ginoo sabino
Fabriso. nagbile ng isang suklat ng lupa
na ang sukat ay 10- for 20 ang nasa
Lupa na Papaligiran ng sumosched north
magno alore Este Bogigarin sawat na
nasional Road West mag no alore.
sa halang dalawang Pong Libo Kustang
Pelepino ng tenggap do sa mag asawang
Sabino Fabriso at Mercedes Fabriso
at kong sino mang neg habol nito ay
ako ay handang mag trabaho dito sa
na sa binir lupa na mag bile ko
at ako ay lumagda ng akang
Pangalan at apellido

Linda F. Mabunga

Jenaida Mabunga

Jessica Mabunga

Mag no Oke

Annex "A" pw

Sardin
SALOME S. BORDA
Brgy. Secretary

CONFIDENTIAL
R. O. B. C.
pagawad

MARIA MINDA TEJUCO VERSUS MERCEDITA M. FABRERO

ATTENDANCE

[illegible]



Republic of the Philippines
Department of Environment and Natural Resources
PENRO Marinduque

ORM 8 (Voluntary/Mandatory)
Notice of ADR Proceedings

MARIA MINDA O. TEJUCO

Claimant(s)/Protestant(s),

-versus-

MERCEDITA M. FABRERO

DENR CASE NO.: 2021 - 002

ADR Case No.: 2021 - 002

F.P.A. No.: _____

OCT/TCT No.: _____

Lot No.: 4519, Cad. 612-D.

Area: 3,940 square meters

Location: Brgy. Malibago, Torrijos,
Marinduque


NOTICE FOR ADR PROCEEDINGS



- ☐ Mandatory ADR Proceedings
☒ Voluntary ADR Proceedings pursuant to Agreement to
Undertake Alternative Dispute Resolution Proceedings dated April 22, 2022

Pursuant to the DAO No. 2016-30 you are requested to appear on April 26, 2022 at 2:00 a.m./p.m. at this Office for the conduct of ADR Proceedings.

Your personal appearance on the above date, time, and venue is required. Should you be unavailable, you may send your authorized representative with a Special Power of Attorney/Secretary's Certificate granting full powers and authority to negotiate for mediated agreements, enter into amicable settlement, and enter into and sign compromise agreement.

Lawyers, in representation of their clients, shall not be allowed to participate during the ADR proceedings. Issued this 22nd day of April 2022 at DENR-PENRO, Boac, Philippines.


LUCIANA M. RICAFRENTTE



Republic of the Philippines
Department of Environment and Natural Resources
PENRO Marinduque

IN RE:

- ☐ Agricultural Free Patent Application
- ☐ Residential Free Patent Application
- ☐ Homestead Patent Application
- ☐ Miscellaneous Sales Patent Application
- ☐ Sales Patent under R.A. No. 730
- ☐ Tenurial Instrument Application
- ☐ Others

MARIA MINDA TEJUICO

Protestant/Claimant

VS

MERCEDITA M. FABRERO

Respondent/Claimant

DENR Case No. _____

ADR Case No. _____

Lot No. 4519, Cad. 612-D

Area : 3,940 sq.m.

Location: Brgy. Malibago, Torrijos
Marinduque

AGREEMENT TO UNDERTAKE ALTERNATIVE DISPUTE RESOLUTION PROCEEDINGS

We, the **Maria Minda Tejuco versus Mercedita M. Fabrero** of the parcel of public land identified as the Lot No. 4519-D, Cad. 612-D, situated at Malibago, Torrijos, Marinduque, hereby declare and voluntarily agree to undergo Alternative Dispute Resolution (ADR) Proceedings in the pursuit of reaching out agreements/concessions on our dispute/s or conflicts/s and work collaboratively together to obtain a mutually satisfying resolution of our issues.

This undertaking is in accordance with Section 17 of DENR Administrative Order (DAO) No. 2016-30 and all related laws, rules and regulations in the settlement of disputes and disposition of public land.

We stipulate and agree to submit all disputes, claims and controversies to the ADR Officer (ADRO) or competent authority in accordance with DAO No.2016-30 and the terms and conditions which will govern the ADR Proceedings including those relating to obligations of confidentiality on the ADRO and on the parties.

We agree that we may stop the ADR process at any point of the proceeding by informing the ADRO and parties involved. Despite withdrawal, the parties shall continue to be bound by the confidentiality provisions of this agreement and agree or not to use any information gained in the ADR sessions against other party.

We abide by this Undertaking and are fully aware that any agreements reached on the ADR proceedings shall form part of the records of the pending application and be utilized in the disposition of the public land by the concerned DENR Office.




Republic of the Philippines
Department of Environment and Natural Resources
PENRO Marinduque

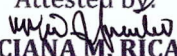
We mutually agree to meet on April, 2022 at DENR -PENRO Conference Hall for the initial ADR Proceedings and succeeding settings thereafter. Only the parties and or duly authorized representatives shall attend the ADR proceedings.

IN WITNESS WHEREOF, the Parties hereto have mutually and voluntarily agreed to the above stipulations, and signed this Undertaking, at _____, on this 21st day of April 2022.

For Individuals:


MARIA MINDA TEJUCO
NAME AND SIGNATURE
Respondent


MERCEDITA M. FABRERO
NAME AND SIGNATURE
Respondent

Attested by

LUCIANA M. RICAFRENTE
Special Land Investigator-1

MARIA MINDA TEJUCO VERSUS MERCEDITA M. FABRERO

ATTENDANCE

[illegible]

MARIA MINDA TEJUCO VERSUS MERCEDITA M. FABRERO
21-Apr-22

[illegible]

ADR SESSION

MARIA MINDA TEJUCO VERSUS MERCEDITA M. FABRERO

21-Apr-22

ATTENDANCE

[illegible]



Republic of the Philippines
Department of Environment and Natural Resources
Provincial Environment and Natural Resources Office
Boac, Marinduque

PENRO DOCUMENT ACTION AND TRACKING SLIP

DOCUMENT INFORMATION

Document Category: **Incoming**

Document No.: **2022-IN-000463**

Sender/s:

- Maria Minda Tejuco?

Originating Office:

Classification: **Simple**

Subject: **Humihingi ng tulong sa usaping naiwan na lupa....etc Maria Minda Tejuco?**

Encoded By: **Manoel Christian Munar**

Document Type: **Letter**

Control Code:

Date & Time Received: **03/02/2022 02:13 AM**

Address:

Is This Urgent?: **Yes**

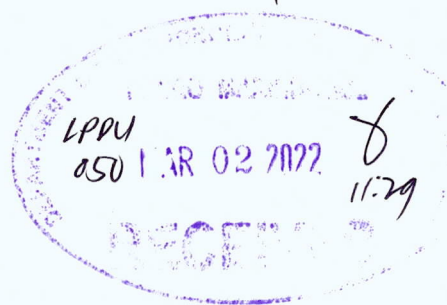
HISTORY LOGS

DOC. FROM	DOC. TO	RECEIVED	RELEASED	RUNTIME	ACTION TO BE TAKEN / REMARKS
• Maria Minda Tejuco?	• Cynthia Lozano	03/02/2022 02:13 PM	03/02/2022 02:15 PM	1 min.	Comment/Evaluation
	Chief, RPS	3/14			For appropriate action. TYM
	Chief, PDO/ ADRO	3/15	3/15		For investigation using ADRO mechanism. Require Mr. Tejuco to submit certificate to file action from the barangay. TY
	LI Lucy Picapula	3/15	3/15		Upon compliance of the instruction of Chief RPS. me

To:

Imelda M. Diaz
OIC PENR Officer
Baco, Marinduque

March 2, 2022



Sir/Mam,

Mapagpalang araw po; ako si Maria Minda Olex Tijeco, nakatira sa Block 50 Lot 31, San Juan St. Central Bicutan Taguig City, ay humihingi ng tulong sa usapin ng naiwang lupain ng aking ama na si Magno Olex, na matatagpuan sa sitio Haba, Malibago, Torrijos Marinduque.

Ito po ay may kaugnayan sa lugar o Parte ng nasabing lupain ni Magno Olex. na tinayuan ng Bodega ng Coppas ni Gng Mercelita (Mercy) Mantal Pabuco. At sakasahibuyan bilang anak ng may at ari at isa sa tagapagmana, ito na nasa proseso na ng paglipat/pag-salin sa Pangalan ni Maria Minda Tijeco. Dahil dito, ako ay humihiling ng inyong mahalagang tulong upang mapalita na ang nasabing bodega at magamit namid ang nasabing lote.

Gusto ko rin po na ipaalam sa inyo na kami nagharap na sa baranggay, ngunit walang nangyaring Pag-aarap.

Umaasa po ako na mabibigyang katugunan ang suliraning ~~to~~ sa pamamagitan niyo.

#09190041730
#09568814443

Kubos ng Gumagdagang
M. Tijeco
Maria Minda O. Tijeco

IMPORTANT: Issued for taxator purposes and should not be considered as due to the property.



Republika ng Pilipinas
Lalawigan ng Marinduque
Bayan ng Torrijos
BARANGAY MALIBAGO



TANGGAPAN NG SANGGUNIAN BARANGAY

KASULATAN NG HINDI PAGKAKASUNDO

SA SINUMANG KINAUKULAN,

Kami, **Gng. Minda Olores Tejoco**, 70 taong gulang, balo, nakatira sa Block 50 Lot 31 San Juan St. Central Barangay, Bicutan, Taguig City at **Gng. Mercedita Mantal Fabrero**, 63 taong gulang, balo, nakatira sa Sitio Ibaba alibago, Torrijos, Marinduque ay nagsadya sa Tanggapan ng Punong Barangay ngayong ika-9 ng Pebrero, 2022 at alayang nagsasalaysay ng mga sumusunod:

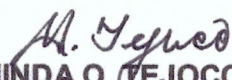
Na ako, **Gng. Minda Olores Tejoco**, ay nagpapahayag na ang aking nais ay maibalik na sa amin ang lupang natatayuan ng bodega ng lukad nina Gng. Mercedita Fabrero. Na noong mamatay ang aming ama ay nakiusap ang imaong si Sabino Fabrero sa akin na kung maaari ay makapagtayo ng bodega ng lukad upang may mapagsilungan a ng lukad. Na bilang magkamag-anak ay nagtiwala naman ako sa kanila sa pasubali na kapag kinailangan na namin ng lupa ay kusang loob silang aalisin ang nasabing bodega. Na ang usapan namin ay magtatayo lamang ng insamantalang bodega ng lukad at hindi konkreto.

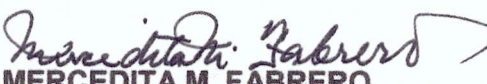
Na ako, **Gng. Mercedita Mantal Fabrero** ay nagpapahayag na mayroong kasunduan ang yumaong si Magno ores at ang aking yumaong asawa na si G. Sabino Fabrero. Na mayroon kaming mga pinaghahawakang dokumento i basehan kung bakit nakapagpatayo ng konkretong bodega. Na ang nais naming ay mapag-usapan ito at apagkasunduan ng maayos sa legal na pamamaraan.

Na kami magkabilang panig, ay hindi nagkasundo sa pag-uusap na ito.


Na kami ay muling maghaharap sa araw ng Huwebes, Pebrero 17, 2022 ganap na ika-2:00 ng hapon.

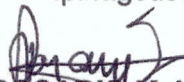
Sa katunayan ng lahat ng ito, kami ay lumagda ng buo naming pangalan at apelyido bilang pagpapatunay ng ating mga isinalaysay na ito ngayong ika- 9 ng Pebrero, 2022 sa harap ng Punong Barangay Sabino R. Rojo dito sa irangay Malibago, Torrijos, Marinduque.


MINDA O. TEJOCO
Maysumbong



MERCEDITA M. FABRERO
Ipinagsusumbong

SAKSI:


MELISSA M. FABRERO


ROSARIO M. NARANJO

Patunay:


SABINO R. ROJO
Punong Barangay



Republic of the Philippines
Province of Marinduque
Municipality of Torrijos
BARANGAY MALIBAGO



OFFICE OF THE LUPON TAGAPAMAYAPA

MINDA OLORES TEJOCO

Complainant

Barangay Case No. **2022-006**

For: **Civil Case: Re-Lot**

-Against-

MERCEDITA MANTAL FABRERO


Respondent

CERTIFICATE TO FILE ACTION

This is to certify that:

- 1) There has been a personal confrontation between the parties before the Punong Barangay but mediation failed;
- 2) The Pangkat ng Tagapagkasundo was not constituted because the parties already have three times personal confrontation before the Punong Barangay and does not result into a settlement; and
- 3) Therefore, the corresponding complaint for the dispute may now be filed into court/government office.

This **1st** day of **March**, 2022


MARY JANE M. ITURALDE
Lupon Secretary

Attested:


SABINO R. ROJO
Lupon Chairperson



Republic of the Philippines
Province of Marinduque
Municipality of Torrijos
BARANGAY MALIBAGO



OFFICE OF THE LUPON TAGAPAMAYAPA

MINDA OLORES TEJOCO
Complainant

Barangay Case No. **2022-006**
For: **Civil Case: Re-Lot**

-Against-

MERCEDITA MANTAL FABRERO
Respondent

CERTIFICATE TO FILE ACTION

This is to certify that:

- 1) There has been a personal confrontation between the parties before the Punong Barangay but mediation failed;
- 2) The Pangkat ng Tagapagkasundo was not constituted because the parties already have three times personal confrontation before the Punong Barangay and does not result into a settlement; and
- 3) Therefore, the corresponding complaint for the dispute may now be filed into court/government office.

This 1st day of March, 2022


MARY JANE M. ITURALDE
Lupon Secretary

Attested:


SABINO R. ROJO
Lupon Chairperson



Republic of the Philippines
Department of Environment and Natural Resources
PENRO Marinduque

ADR FORM 8 (Voluntary/Mandatory)
Notice of ADR Proceedings

MARIA MINDA O. TEJUCO

Claimant(s)/Protestant(s),

-versus-

MERCEDITA M. FABRERO

DENR CASE NO.: 2022 - 002

ADR Case No: _____

F.P.A. No: _____

OCT/TCT No: _____

Lot No.: 4519, Cad. 612-D.

Area: 3,940 square meters

Location: Brgy. Malibago, Torrijos,
Marinduque

NOTICE FOR ADR PROCEEDINGS

☐

Mandatory ADR Proceedings

☒

Voluntary ADR Proceedings pursuant to Agreement to

Undertake Alternative Dispute Resolution Proceedings dated March 15, 2022

Pursuant to the DAO No. 2016-30 you are requested to appear on April 21, 2022 at 9:00 a.m./p.m. at this Office for the conduct of ADR Proceedings.

Your personal appearance on the above date, time, and venue is required. Should you be unavailable, you may send your authorized representative with a Special Power of Attorney to negotiate for mediated agreement.

Participate during the
DENR-PENRO, Boac,

CAFRENTE

PHILIPPINE POSTAL CORPORATION

Form No. 1548-A

REGISTRY RETURN RECEIPT

Penalty for official use to avoid payment
of postage is fine of P300 or six months imprisonment

Name of Sender: TEJUCO, MARIA MINDA O.

House No. / Street or P.O. Box No. _____

Zip Code/Municipality/City/Province: Boac, Marinduque

SENDER OF REGISTERED ARTICLE MAY USE THIS SPACE

FILE CASE ON ACCOUNT NUMBER

RC 528 486 538 ZZ

Postmark of Delivery Office: BOAC, MARINDUQUE

SAVE OUR OCEAN

17

04-2022-125

Letter/Packag

Posted on 08 APR 2022

Preserve this receipt for reference in case of inquiry

4900 MARINDUQUE, PHILIPPINES

Postmaster/Teller

67/

04-2022-125



MEMORANDUM

TO : LUCIANA M. RICAFFRENTE
ADR Officer

FROM : THE PENR Officer

SUBJECT : AUTHORITY OF THE ADRO TO CONDUCT ADR PROCEEDINGS IN THE COMPLAINT OF MARIA MINDA O. TEJUCO AGAINST MERCEDITA FABRERO OVER LOT NO. 4519, CAD. 612-D, SITUATED AT BRGY. MALIBAGO, TORRIJOS, MARINDUQUE.

DATE : April 5, 2022

In view of the agreement of the parties to undertake ADR Proceedings as evidenced by the signed Agreement to Undertake ADR Proceedings, (ADR Form 4) pursuant to Section 17 of DAO No. 2016-30 dated 22 December 2016 and related laws, rules and regulations, you are hereby directed to immediately conduct ADR Proceedings.

As the ADR Officer, you shall act with the highest degree of diligence and integrity, and perform duties not limited to the following:

1. Personally conduct the proceedings without delay;
2. Conduct the proceedings in the venue designated for the purpose;
3. Maintain neutrality and impartially in all aspects of the proceedings;
4. Ensure that parties have understood and agreed with the terms and conditions, which will govern the ADR proceedings;
5. Observe confidentiality of the proceedings; and
6. In case of conflict of interest, the ADR Officer shall disclose such fact, and immediately inform his/her immediate supervisor and voluntarily inhibit from the assignment.

There must be at least one (1), but not more than three (3) ADR sessions and no two (2) sessions may be held on the same day unless the parties agree otherwise. The sessions must be completed within thirty (30) days from the first ADR session.

For immediate compliance.

“For and in the absence of the PENRO”

ENGR. CYNTHIA U. LOZANO
Chief Technical Services Division
In-Charge Office of the PENRO



MEMORANDUM

TO : LUCIANA M. RICAFFRENTE
ADR Officer

FROM : THE PENR Officer

SUBJECT : AUTHORITY OF THE ADRO TO CONDUCT ADR PROCEEDINGS IN THE COMPLAINT OF MARIA MINDA O. TEJUCO AGAINST MERCEDITA FABRERO OVER LOT NO. 4519, CAD. 612-D, SITUATED AT BRGY. MALIBAGO, TORRIJOS, MARINDUQUE.

DATE : April 5, 2022

In view of the agreement of the parties to undertake ADR Proceedings as evidenced by the signed Agreement to Undertake ADR Proceedings, (ADR Form 4) pursuant to Section 17 of DAO No. 2016-30 dated 22 December 2016 and related laws, rules and regulations, you are hereby directed to immediately conduct ADR Proceedings.

As the ADR Officer, you shall act with the highest degree of diligence and integrity, and perform duties not limited to the following:

1. Personally conduct the proceedings without delay;
2. Conduct the proceedings in the venue designated for the purpose;
3. Maintain neutrality and impartially in all aspects of the proceedings;
4. Ensure that parties have understood and agreed with the terms and conditions, which will govern the ADR proceedings;
5. Observe confidentiality of the proceedings; and
6. In case of conflict of interest, the ADR Officer shall disclose such fact, and immediately inform his/her immediate supervisor and voluntarily inhibit from the assignment.

There must be at least one (1), but not more than three (3) ADR sessions and no two (2) sessions may be held on the same day unless the parties agree otherwise. The sessions must be completed within thirty (30) days from the first ADR session.

For immediate compliance.

“For and in the absence of the PENRO”

ENGR. CYNTHIA U. LOZANO
Chief Technical Services Division
In-Charge Office of the PENRO



MEMORANDUM

**FOR : THE PROVINCIAL ENVIRONMENT
AND NATURAL RESOURCES**

**THRU : THE CHIEF, TECHNICAL SERVICES DIVISION
& CHIEF, RPS**

FROM : THE SPECIAL LAND INVESTIGATOR-I

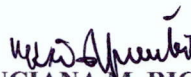
**SUBJECT : PRELIMINARY INVESTIGATION REPORT ON THE COMPLAINT
OF HERMINIA REVILLA OVER LOT NO. 406, Cad. 612-D,
SITUATED POBLACION, TORRIJOS, MARINDUQUE.**

DATE : APRIL 4, 2022

On March 2, 2022 Maria Minda O. Tejuco filed a complaint against Mercedita Fabrero, over Cadastral Lot 4519, Cad. 612-D, situated at Brgy. Malibago, Torrijos, Marinduque, wherein portion of the subject lot was occupied by Mercedita Fabrero and used as "bodega."

To settle their issues, the interested parties have voluntarily agreed to submit themselves to ADR proceedings.

Attached herewith is the Agreement to Undertake ADR Proceedings (ADR Form 4).


LUCIANA M. RICAFRENTE



MEMORANDUM

**FOR : THE PROVINCIAL ENVIRONMENT
AND NATURAL RESOURCES**

**THRU : THE CHIEF, TECHNICAL SERVICES DIVISION
& CHIEF, RPS**

FROM : THE SPECIAL LAND INVESTIGATOR-I

**SUBJECT : PRELIMINARY INVESTIGATION REPORT ON THE COMPLAINT
OF HERMINIA REVILLA OVER LOT NO. 406, Cad. 612-D,
SITUATED POBLACION, TORRIJOS, MARINDUQUE.**

DATE : APRIL 4, 2022

On March 2, 2022 Maria Minda O. Tejuco filed a complaint against Mercedita Fabrero, over Cadastral Lot 4519, Cad. 612-D, situated at Brgy. Malibago, Torrijos, Marinduque, wherein portion of the subject lot was occupied by Mercedita Fabrero and used as "bodega."

To settle their issues, the interested parties have voluntarily agreed to submit themselves to ADR proceedings.

Attached herewith is the Agreement to Undertake ADR Proceedings (ADR Form 4).


LUCIANA M. RICAFRENTE



Republic of the Philippines
Department of Environment and Natural Resources
PENRO Marinduque

IN RE:

- ☐ Agricultural Free Patent Application
- ☐ Residential Free Patent Application
- ☐ Homestead Patent Application
- ☐ Miscellaneous Sales Patent Application
- ☐ Sales Patent under R.A. No. 730
- ☐ Tenurial Instrument Application
- ☐ Others

MARIA MINDA TEJUCO

Protestant/Claimant

VS

MERCEDITA M. FABRERO

Respondent/Claimant

DENR Case No. _____

ADR Case No. _____

Lot No. 4519, Cad. 612-D

Area: 3,940 sq.m.

Location: Brgy. Malibago, Torrijos
Marinduque

AGREEMENT TO UNDERTAKE ALTERNATIVE DISPUTE RESOLUTION PROCEEDINGS

We, the Maria Minda Tejuco versus Mercedita M. Fabrero of the parcel of public land identified as the Lot No. 4519-D, Cad. 612-D, situated at Malibago, Torrijos, Marinduque, hereby declare and voluntarily agree to undergo Alternative Dispute Resolution (ADR) Proceedings in the pursuit of reaching out agreements/concessions on our dispute/s or conflicts/s and work collaboratively together to obtain a mutually satisfying resolution of our issues.

This undertaking is in accordance with Section 17 of DENR Administrative Order (DAO) No. 2016-30 and all related laws, rules and regulations in the settlement of disputes and disposition of public land.

We stipulate and agree to submit all disputes, claims and controversies to the ADR Officer (ADRO) or competent authority in accordance with DAO No.2016-30 and the terms and conditions which will govern the ADR Proceedings including those relating to obligations of confidentiality on the ADRO and on the parties.

We agree that we may stop the ADR process at any point of the proceeding by informing the ADRO and parties involved. Despite withdrawal, the parties shall continue to be bound by the confidentiality provisions of this agreement and agree or not to use any information gained in the ADR sessions against other party.

We abide by this Undertaking and are fully aware that any agreements reached on the ADR proceedings shall form part of the records of the pending application and be utilized in the disposition of the public land by the concerned DENR Office.

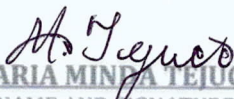
We mutually agree to meet on April 21, 2022 at DENR -PENRO Conference Hall for the initial ADR Proceedings and succeeding settings thereafter. Only the parties and or duly authorized representatives shall attend the ADR proceedings.



Republic of the Philippines
Department of Environment and Natural Resources
PENRO Marinduque

IN WITNESS WHEREOF, the Parties hereto have mutually and voluntarily agreed to the above stipulations, and signed this Undertaking, at _____, on this 15th day of March 2022.

For Individuals:


MARIA MINJA TEJUCO
NAME AND SIGNATURE
Respondent


MERCEDITA M. FABRERO
NAME AND SIGNATURE
Respondent

Attested by:

LUCIANA M. RICAFFRENTE
Special Land Investigator-1



Republic of the Philippines
Department of Environment and Natural Resources
PENRO Marinduque

IN RE:

- ☐ Agricultural Free Patent Application
- ☐ Residential Free Patent Application
- ☐ Homestead Patent Application
- ☐ Miscellaneous Sales Patent Application
- ☐ Sales Patent under R.A. No. 730
- ☐ Tenurial Instrument Application
- ☐ Others

MARIA MINDA TEJUCO

Protestant/Claimant

VS

MERCEDITA M. FABRERO

Respondent/Claimant

DENR Case No. _____

ADR Case No. _____

Lot No. 4519, Cad. 612-D

Area: 3,940 sq.m.

Location: Brgy. Malibago, Torrijos
Marinduque

AGREEMENT TO UNDERTAKE ALTERNATIVE DISPUTE RESOLUTION PROCEEDINGS

We, the **Maria Minda Tejuco versus Mercedita M. Fabrero** of the parcel of public land identified as the Lot No. 4519-D, Cad. 612-D, situated at Malibago, Torrijos, Marinduque, hereby declare and voluntarily agree to undergo Alternative Dispute Resolution (ADR) Proceedings in the pursuit of reaching out agreements/concessions on our dispute/s or conflicts/s and work collaboratively together to obtain a mutually satisfying resolution of our issues.

This undertaking is in accordance with Section 17 of DENR Administrative Order (DAO) No. 2016-30 and all related laws, rules and regulations in the settlement of disputes and disposition of public land.

We stipulate and agree to submit all disputes, claims and controversies to the ADR Officer (ADRO) or competent authority in accordance with DAO No.2016-30 and the terms and conditions which will govern the ADR Proceedings including those relating to obligations of confidentiality on the ADRO and on the parties.

We agree that we may stop the ADR process at any point of the proceeding by informing the ADRO and parties involved. Despite withdrawal, the parties shall continue to be bound by the confidentiality provisions of this agreement and agree or not to use any information gained in the ADR sessions against other party.

We abide by this Undertaking and are fully aware that any agreements reached on the ADR proceedings shall form part of the records of the pending application and be utilized in the disposition of the public land by the concerned DENR Office.

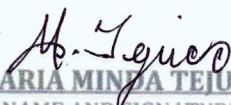
We mutually agree to meet on April 21, 2022 at DENR -PENRO Conference Hall for the initial ADR Proceedings and succeeding settings thereafter. Only the parties and or duly authorized representatives shall attend the ADR proceedings.



Republic of the Philippines
Department of Environment and Natural Resources
PENRO Marinduque

IN WITNESS WHEREOF, the Parties hereto have mutually and voluntarily agreed to the above stipulations, and signed this Undertaking, at _____, on this 15th day of March 2022.

For Individuals:


MARIA MINZA TEJUCO
NAME AND SIGNATURE
Respondent


MERCEDITA M. FABRERO
NAME AND SIGNATURE
Respondent

Attested by:

LUCIANA M. RICAFFRENTE
Special Land Investigator-1



Republic of the Philippines
Department of Environment and Natural Resources
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

February 28, 2022

MEMORANDUM

FOR : The Provincial Environment
and Natural Resources Officer
Boac, Marinduque

THRU : The Chief, Tech. Services Division
& Chief, RPS

FROM : The Special Land Investigator-I

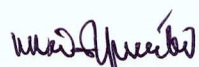
SUBJECT : **INVESTIGATION REPORT OF THE REQUEST FOR
ISSUANCE OF SURVEY AUTHORITY OF MARIA MINDA
O. TEJUCO OVER CAD. LOT NO. 4519, CAD. 612-D,
SITUATED AT BARANGAY MALIBAGO, TORRIJOS,
MARINDUQUE.**

In compliance with your directive relative to the above-noted subject, please be informed that the undersigned found and ascertained the following findings to wit:

1. That the land subject of the request for issuance of Survey Authority identified as Lot No. 4519, Cad. 612-D, situated in Barangay Malibago, Torrijos, Marinduque. It is still declared for taxation purposes in favor of Magno Olores under Tax Declaration No. 11804, S-1999, containing an area of 3, 940 square meters.
2. The intended survey is to segregate (3 lots) from the mother lot portion of the land disposed thru Deed of Absolute sale in favor of private individuals. Further, the remaining portion of the land shall be subdivided among the legal heirs of late Magno Olores.
3. Verification of this Office revealed, that the subject lot falls within **Alienable and Disposable zone** under BF Land Classification Map No. 789, approved on November 22, 1928.
4. Actual ground verification disclosed that Mrs. Mercedita M. Fabrero occupy portion of the land used as "bodega" made of concrete materials. Allegedly, the said parcel of land was acquired BY Mrs. Mercedita M. Fabrero through "Deed of Sale" from late Magno Olores, the father of the complainant.

Considering that the controverted parcel of land is subject of claims and conflicts hence, it is hereby respectfully recommended that issuance of Survey Authority over Lot No. 4519, Cad. 612-D is temporarily **be held** until such time that the conflict be amicably settled.

For information, record and appropriate action.


LUCIANA M. RICAFRENT



Republic of the Philippines
Department of Environment and Natural Resources
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

February 28, 2022

MEMORANDUM

FOR : The Provincial Environment
and Natural Resources Officer
Boac, Marinduque

THRU : The Chief, Tech. Services Division
& Chief, RPS

FROM : The Special Land Investigator-I

SUBJECT : **INVESTIGATION REPORT OF THE REQUEST FOR
ISSUANCE OF SURVEY AUTHORITY OF MARIA MINDA
O. TEJUCO OVER CAD. LOT NO. 4519, CAD. 612-D,
SITUATED AT BARANGAY MALIBAGO, TORRIJOS,
MARINDUQUE.**

In compliance with your directive relative to the above-noted subject, please be informed that the undersigned found and ascertained the following findings to wit:

1. That the land subject of the request for issuance of Survey Authority identified as Lot No. 4519, Cad. 612-D, situated in Barangay Malibago, Torrijos, Marinduque. It is still declared for taxation purposes in favor of Magno Olores under Tax Declaration No. 11804, S-1999, containing an area of 3, 940 square meters.
2. The intended survey is to segregate (3 lots) from the mother lot portion of the land disposed thru Deed of Absolute sale in favor of private individuals. Further, the remaining portion of the land shall be subdivided among the legal heirs of late Magno Olores.
3. Verification of this Office revealed, that the subject lot falls within **Alienable and Disposable zone** under BF Land Classification Map No. 789, approved on November 22, 1928.
4. Actual ground verification disclosed that Mrs. Mercedita M. Fabrero occupy portion of the land used as "bodega" made of concrete materials. Allegedly, the said parcel of land was acquired BY Mrs. Mercedita M. Fabrero through "Deed of Sale" from late Magno Olores, the father of the complainant.

Considering that the controverted parcel of land is subject of claims and conflicts hence, it is hereby respectfully recommended that issuance of Survey Authority over Lot No. 4519, Cad. 612-D is temporarily **be held** until such time that the conflict be amicably settled.

For information, record and appropriate action.


LUCIANA M. RICAFFRENTE

2-9-1996

No. ako mag no aiores mag asawa
at mga anak na minisyon sa barangay
malibago Forjor marindugue na kusang
loob na lumapit kay ginooing sabirio
Fabriso. nagbile ng isang suklat ng lupa
ng ang suklat ay 10. for 20 ang magaling
Lupa na Pa Paligiran ng sumosohod north
mag no aiores este Bogogarin sawat na
nasional Road waste mag no aiores.
sa halang dalawang pong Libo ^{Depo} Kusang
Pelepino ng tenggap ko sa mag asawang
Sabirio Fabriso at Mercedesita Fabriso
at kong sino mang nag hahabol nito ay
ako ay handang mag takol dito sa
no sa binig lupa na mag bili ko
at ako ay lumaga ng akang
Pangalan at apellido

Saksi

Lagda
Mag no Oke

Jenaida Platurga

Jenaida Platurga

Sardin
SAVINE S. BERON
Brgy. Secretary

~~Amang~~
Crispina R. Ocaso
pagawad

IMELDA M. DIAZ
OIC-PENR Officer
DENR, Boac, Marinduque



SUBJECT: REQUEST FOR SURVEY AUTHORITY OF A TRACK OF LAND WITH THE LOT NO. 4519 PT, CAD 612-D, TORRIJOS CADASTRE LOCATED AT MALIBAGO, TORRIJOS, MARINDUQUE.

Madam;

I am, MARIA MINDA TEJUCO the owner of Lot No. 4519 PT CAD 612 -D, located at Brgy. MALIBAGO, TORRIJOS, Marinduque. I am employing the services of Engr. Erick R. Licon for the survey of my lot so that I could process the application for a Title. He is requesting in your office for the survey authority that will be used for the execution of the survey.

I am hoping for your action regarding this matter.

Thank you very much.

Sincerely yours;

M. Tejucó
MARIA MINDA TEJUCO



Republic of Philippines
Department of Environment and Natural Resources
PENRO Marinduque

Date _____

SUBJECT: Survey Authority for
Lot No. 4519 PT, CAD 612-D
MALIBAGO, TORRIJOS, MARINDUQUE

Survey Authority No. _____

Engr. **ERICK R. LICON**

Sir:

Pursuant to DENR Adm. Order No. 38 and upon evaluation of the request of MARIA MINDA TEJUCO claimant of the above prescribed tract of public land to avail of your services, authority is hereby granted to you to execute the survey hereof subject to the relevant provisions of the Manual for Land Surveys of the Philippines as amended and to the conditions stated at the back hereof.

Violation of any of the aforesaid conditions shall invalidate this authority, and damages that may result therein shall be your sole liability and professional responsibility.

Very truly yours,

For and by Authority of
The Secretary of DENR:

Condition Accepted

(4) **ERICK R. LICON**
(Signature of G.E.)

8109

(License No.)

(3) **IMELDA M. DIAZ**
(PENR Officer)

Above stated request concerned:

Issuance of Survey
Authority Recommended

(1) **MARIA MINDA TEJUCO**
(Signature/Name of Claimant)

(2) **ENGR. CYNTHIA U. LOZANO**
Chief Tech. Services Division
(Position/Designation)

Ref _____
Cad. Cost of _____ paid
Under O.R. No. _____
Dated _____

Ref. Insp./Invest. Report
dated _____

Note: For this Survey authority to be valid, the four (4) required signatures must be present.



Republic of the Philippines
Department of Environment and Natural Resources
PENRO Marinduque

Date _____

SUBJECT: Survey Authority for
Lot No. 4519 PT, CAD 612-D
MALIBAGO, TORRIJOS, MARINDUQUE

Survey Authority No. _____

Engr. ERICK R. LICON

Sir:

Pursuant to DENR Adm. Order No. 38 and upon evaluation of the request of MARIA MINDA TEJUCO claimant of the above prescribed tract of public land to avail of your services, authority is hereby granted to you to execute the survey hereof subject to the relevant provisions of the Manual for Land Surveys of the Philippines as amended and to the conditions stated at the back hereof.

Violation of any of the aforesaid conditions shall invalidate this authority, and damages that may result therein shall be your sole liability and professional responsibility.

Very truly yours,

For and by Authority of
The Secretary of DENR:

Condition Accepted _____

(4) ERICK R. LICON
(Signature of G.E.)

(3) **IMELDA M. DIAZ**
(PENR Officer)

8109
(License No.)

Above stated request concerned:

Issuance of Survey
Authority Recommended

(1) MARIA MINDA TEJUCO
(Signature/Name of Claimant)

(2) **ENGR. CYNTHIA U. LOZANO**
Chief Tech. Services Division
(Position/Designation)

Ref _____
Cad. Cost of _____ paid
Under O.R. No. _____
Dated _____

Ref. Insp./Invest. Report
dated _____

Note: For this Survey authority to be valid, the four (4) required signatures must be present.