



Republic of the Philippines  
Department of Environment and Natural Resources  
**MIMAROPA REGION**  
Provincial Environment and Natural Resources Office



September 2, 2022

**MEMORANDUM**

**FOR** : The Regional Executive Director  
MIMAROPA Region

**ATTENTION:** The Chief  
Licenses, Patents and Deeds Division

**FROM** : The In-Charge  
PENRO, Oriental Mindoro

**SUBJECT** : **ADR PROCEEDING REPORT: ADR CASE NO. 2022-1752040-0384, DEBORAH M. GALVEZ VERSUS LUDEA C. FUENTES AND AURORA C. SIÑEL COVERING LOT NO. 8496, CAD 506, ROXAS CADASTRE LOCATED AT DANGAY, ROXAS, ORIENTAL MINDORO**

Forwarded is the ADR Proceeding Report submitted by CENRO Roxas regarding ADR Case No. 2022-1752040-0384, Deborah M. Galvez versus Ludea C. Fuentes and Aurora C. Siñel covering Lot No. 8496, Cad 506, Roxas Cadastre located at Dangay, Roxas, Oriental Mindoro.

Be informed that the parties failed to settle their disputes, thus, an Order of Failure of ADR dated August 8, 2022 was issued by CENRO Caesar E. Quebec.

For information and record.

  
ALMA E. GIBE

Copy furnished:

**PENRO Planning Unit**

Tracking Nos.: 2208000914

TSD/RPS/Dhal

Ilang-ilang St., Sitio II, Suqui, Calapan City, Oriental Mindoro  
DENR Contact Nos. (043) 288-3017, Tel. Fax No. 288-3006



Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region

**Community Environment and Natural Resources Office**

Camia St., San Mariano, Roxas, Oriental Mindoro

Contact No.: 0917 876 9985 / 0917 169 0232

VOIP: (043) 289-7118

Email: cenroroxasormindoro@denr.gov.ph

August 9, 2022

**MEMORANDUM**

**FOR :** The In-Charge, PENR Officer  
Calapan City, Oriental Mindoro

**FROM :** The CENR Officer  
Roxas, Oriental Mindoro

**SUBJECT :** **COPY OF ADR PROCEEDING REPORT RE: DEBORAH M. GALVEZ VERSUS LUDEA C. FUENTES AND AURORA C. SIÑEL COVERING LOT NO. 8496, CAD-506, ROXAS CADASTRE LOCATED AT DANGAY, ROXAS, ORIENTAL MINDORO**

DENR-MIMAROPA REGION	
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE	
ORIENTAL MINDORO	
PENR TRACKING NO.	
RECEIVED BY	<i>[Signature]</i>
DATE	AUG 31 2022
TIME	

Forwarding herewith the copy of ADR proceeding report for the above-mentioned subject. Please be informed that the ADR proceeding was failed because the parties did not settle amicably.

This report is for additional accomplishment for ADR.

For records and consideration.

*[Signature]*  
ENGR. CAESAR E. QUEBEC  
*[Signature]*

Tracking No.2203000647 / 2208000914





Republic of the Philippines  
Department of Environment and Natural Resources  
**MIMAROPA Region**  
Community Environment and Natural Resources Office

ADR Form 11 (Voluntary)  
Order of Failure of ADR

IN RE: Land Claims and Conflicts  
Over Lot No. 8496, Cad-506, Roxas Cadastre

DEBORAH M. GALVEZ  
(Protestant/Claimant)

DENR Case No. 2022 - Roxas - 001  
ADR Case No. 2022 - 1752040 - 0384

LUDEA C. FUENTES AND AURORA C. SIÑEL  
(Respondent/Claimant)

X-----X

### **ORDER OF FAILURE OF ADR**

In view of the termination of the ADR proceedings and pursuant to Section 23 of DENR Administrative Order No. 2016-30 dated 22 December 2016, the Protestant-Claimant is hereby given sixty (60) days from receipt hereof to: a) file his/her verified Protest against the documents of transfer of the Respondent-Claimant and comply with the requirements under Section 4 of DENR Administrative Order No. 2016-31 dated 29 December 2016. Otherwise, the survey and filing of public land application of the qualified applicant shall be processed/given due course.

**SO ORDERED.**

August 8, 2022, San Mariano, Roxas, Oriental Mindoro, Philippines.

ENGR. CAESAR E. QUEBEC  
CENR OFFICER

*CSF*



Republic of the Philippines  
Department of Environment and Natural Resources  
**MIMAROPA Region**  
Community Environment and Natural Resources Office

ADR Form 11-A (Mandatory)  
Certificate of Failure to Settle

IN RE:

- ☐ Agricultural Free Patent
- ☐ Residential Free Patent
- ☐ Homestead Patent
- ☐ Miscellaneous Sales Patent
- ☐ Sales Patent under RA 730

Lot No. 8496, Cad-506, Roxas Cadastre  
(Identity of Land)

DEBORAH M. GALVEZ  
Protestant/Claimant

LUDEA C. FUENTES AND AURORA C. SINEL  
Respondent/Claimant

X-----X

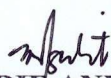
### CERTIFICATE OF FAILURE TO SETTLE

On April 20, 2022 the parties agreed to undertake alternative dispute resolution proceedings as a means to settle their dispute/controversy relative to the disposition of the public land identified as Lot No. 8496, Cad-506, Roxas Cadastre pursuant to DAO 2016-31.

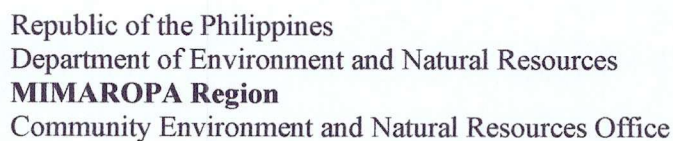
ADR sessions were held on May 11, 2022, and move to July 1, 2022 and conducted/facilitated by ADR Officer, Marie Ann F. Galit but parties have failed to settle their disputes.

The records of the land application subject of the case are hereby transmitted to the LMO/Hearing Officer for the resumption of proceedings.

August 5, 2022, Roxas, Oriental Mindoro.

  
MARIE ANN F. GALIT  
ADR Officer





**Deborah M. Galvez**  
*Protestant/Claimant.*

- versus -

**Ludea C. Fuentes and Aurora C. Siñel**  
*Respondent/Claimant*

X-----X

**ADR Case No.** 2022-1752040 - 0384  
**DENR CASE NO.:** 2022-ROXAS-001  
**Lot No.:** 8496, Cad-506, Roxas Cadastre  
**Location:** **Dangay, Roxas, Oriental**  
**Mindoro**

## REPORT ON ADR PROCEEDINGS

This controversy is respectfully returned to the CENR Officer/PENR Officer/Regional Director/LMB Director/Legal Affairs Service after ADR Proceedings:

Type of Complaint/Claims and Conflict:

### Two or more claimants

	DATE	PROTESTANT	AUTHORIZED REPRESENTATIVE	RESPONDENT	AUTHORIZED REPRESENTATIVE
1	7/1/22	Deborah M. Galvez		Ludea C. Fuentes; Aurora Siñel and Adeline C. Alday	
2					
3					

**ACTION/s TAKEN:**

### ADR SESSIONS:

**1st Session      Date    :**      **July 1, 2022**

**Parties Present:** Deborah M. Galvez/Ludea C. Fuentes/  
Aurora C. Siñel/Adeline C. Alday

Proceedings: ☐ For Continuation



## For Resetting/Reason

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2nd Session Date :

### Parties Present:

Proceedings: ☐ For Continuation

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## For Resetting/Reason

--	--

3rd Session      Date :

**Parties Present:**

Proceedings: ☐ For Continuation

1

## For Resetting/Reason

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☐ **SUCCESSFUL SETTLEMENT** (*with attachment*)

☐ Compromise Agreement

☐ Withdrawal of the Protest

☒ **UNSUCCESSFUL SETTLEMENT** (*Protest returned to Claims and Conflicts Proceedings pursuant to Section 25 of DAO No. 2016-30.*)

☐ Protestant refused to settle due to \_\_\_\_\_

☐ Respondent refused to settle due to \_\_\_\_\_

☐ Non-appearance of parties.

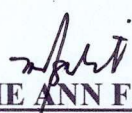
☒ Protestant/Respondent failed/refused to submit the required offer for Amicable Settlement.

☐ The submitted offer(s) for Amicable Settlement appears irreconcilable causing impasse or impossibility to come up with Compromise Agreement.

☐ Lack of authority to enter into Amicable Settlement

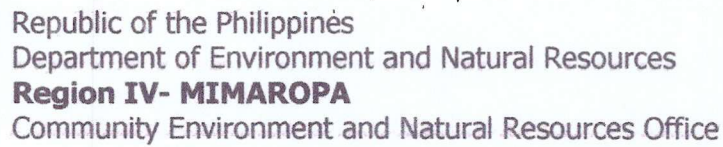
☐ Others \_\_\_\_\_

I hereby attest to the correctness of the information contained herein.

  
\_\_\_\_\_  
**MARIE ANN F. GALIT**  
ADR OFFICER

\_\_\_\_\_  
August 4, 2022  
DATE





July 1, 2022 (9AM)

Deborah M. Galvez-vs- Ludea C. Fuentes & Aurora C. Sinel  
Dangay, Roxas, Oriental Mindoro

[illegible]



Republic of the Philippines  
Department of Environment and Natural Resources  
**MIMAROPA Region**  
Community Environment and Natural Resources Office

ADR Form 8 (Voluntary/Mandatory)  
Notice for ADR Proceedings

**DEBORAH M. GALVEZ**

*Claimant(s)/Protestant(s),*

*- versus -*

**LUDEA C. FUENTES AND  
AURORA SIÑEL**

*Respondent(s).*

**DENR CASE NO.:** *2022-Roxas-001*

**ADR Case No.:** *2022-1752040-0384*

**F.P.A. No.:**

**OCT/TCT No.:**

**Lot No.:** 8496, Cad-506, Roxas Cadastre

**Location:** Dangay, Roxas, Oriental

**Mindoro**

**Area.:**

X-----X

**NOTICE FOR ADR PROCEEDINGS**

Voluntary ADR Proceedings pursuant to Agreement to Undertake Alternative  
Dispute Resolution Proceedings dated April 20, 2022.

Pursuant to the DAO No. 2016-30 you are requested to appear on May 11, 2022 at 9  
a.m./p.m. at CENRO-ROXAS, San Mariano, Roxas, Oriental Mindoro 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 25<sup>th</sup> of April, 2022 at Roxas, Oriental Mindoro, Philippines.

  
31-3-2022

  
**MARIE ANN F. GALIT**  
ADR Officer





Republic of the Philippines  
Department of Environment and Natural Resources  
**MIMAROPA Region**  
Community Environment and Natural Resources Office

ADR Form 8 (Voluntary/Mandatory)  
Notice for ADR Proceedings

**DEBORAH M. GALVEZ**  
*Claimant(s)/Protestant(s),*

- versus -

**LUDEA C. FUENTES AND  
AURORA SIÑEL**  
*Respondent(s).*

**DENR CASE NO.:** 2022 - Roxas - 001  
**ADR Case No.:** 2022 - 175 2040 - 0384  
**F.P.A. No.:**  
**OCT/TCT No.:**  
**Lot No.:** 8496, Cad-506, Roxas Cadastre  
**Location:** Dangay, Roxas, Oriental  
**Mindoro**  
**Area.:**

X-----X

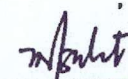
**NOTICE FOR ADR PROCEEDINGS**

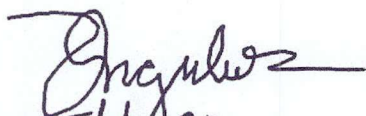
Voluntary ADR Proceedings pursuant to Agreement to Undertake Alternative  
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Your personal appearance on the above date, time, and venue is required. Should you be  
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Attorney/Secretary's Certificate 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 25<sup>th</sup> of April, 2022 at Roxas, Oriental Mindoro, Philippines.

  
**MARIE ANN F. GALIT**  
ADR Officer

  
J/3/2022





April 21, 2022

**MEMORANDUM**

**TO :** ADR Officer, Marie Ann F. Galit

**FROM :** The CENR Officer

**SUBJECT :** **AUTHORITY OF THE ADRO TO CONDUCT ADR PROCEEDINGS  
OVER LOT NO. 8496, CAD-506, ROXAS CADASTRE LOCATED AT  
DANGAY, ROXAS, ORIENTAL MINDORO**

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 December 22, 2016 and related laws, rules and regulations, you are hereby directed to immediately conduct ADR proceedings.

As 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 impartiality 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.

ENGR. CAESAR E. QUEBEC




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 May 11, 2022 at CENRO - Roxas, Oriental Mindoro for the initial ADR Proceedings and succeeding settings thereafter. Only the parties and or duly authorized representatives shall attend the ADR proceedings.

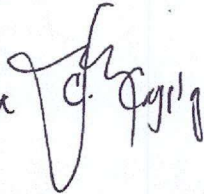
IN WITNESS WHEREOF, the Parties hereto have mutually and voluntarily agreed to the above stipulations, and signed this Undertaking, at Roxas, Or. Mndo., on this 20<sup>th</sup> day of April, 2020.

  
Deborah Palmer  
NAME AND SIGNATURE

Mobile Number: 09956570423  
Address:


  
NAME AND SIGNATURE

Mobile Number:  
Address:

  
Linda J. Galing

  
Harold Dela Cruz

Attested by:

  
MARIE ANN F. GALIT  
ADR Officer

ADR Form 4 (Voluntary)  
Agreement to Undertake ADR Proceedings

Republic of the Philippines  
Department of Environment and Natural Resources  
CENRO/PENRO/RD

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

ADR Case No. 2022-1752040-0384

DEBORAH M. GALVEZ

Protestant/Claimant

LUDEA C. FUENTES &

AURORA C. SINEL

Respondent/Claimant

8496, Cad-506, Roxas Cadastre

Dangay, Roxas, Oriental Mindoro

Lot No. and Location

x-----x

**AGREEMENT TO UNDERTAKE ALTERNATIVE DISPUTE RESOLUTION**  
**PROCEEDINGS**

We, the claimants of the parcel of public land identified as Lot No. 8496, Cad-506, Roxas Cadastre situated at Dangay, Roxas, Oriental Mindoro hereby declare and voluntarily agree to undergo Alternative Dispute Resolution (ADR) Proceedings in the pursuit of reaching our agreements/concessions on our dispute/s or conflict/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 or 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 not to use information gained in the ADR sessions against other party.



## ATTENDANCE

April 20, 2022 (9AM)

[illegible]





MIMAROPA Region  
**Community Environment and Natural Resources Office**  
Camia St., San Mariano, Roxas, Oriental Mindoro  
Contact No.: 0917 876 9985 / 0917 169 0232  
VOIP: (043) 289-7118  
Email: cenroroxasormindoro@denr.gov.ph

Abril 11, 2022

**GIL L. GUSI**  
PUNONG BARANGAY  
Barangay Dangay, Roxas,  
5212 Oriental Mindoro

Kapitan Gusi,


**Makakalikasang Pagbati po!**

Ito po ay tungkol sa inyong liham na natanggap namin noong Marso 28, 2022 tungkol sa problema sa lupa nila Deborah M. Galvez laban kela Ludea Cajilig Fuentes at Aurora Sinel na matatagpuan sa Sitio Old Dangay, Dangay, Roxas, Oriental Mindoro, mangyari pong kami ay humihingi ng tulong na pakiabisuhan ang magkabilang panig na magkakaroon sila ng unang pag-uusap dito sa aming tanggapan sa ika-20 ng Abril, taong kasalukuyan sa gañap na ika-9 ng umaga.


Mangyari pong pakisabi sa dalawang panig na dalhin nila ang lahat ng mga dokumento na may kaugnayan sa lupang pinag-uusapan. Sa ano man pong katanungan magsadya lang po sa aming tanggapan at hanapin si Special Investigator I, Marie Ann F. Galit.

Marami pong salamat sa patuloy na pagtulong sa aming hangarin na maiayos ang mga problema sa lupa.

Sumasainyo,

  
**NANETTE B. CAPACIO**  
LMO III/Chief, RPS

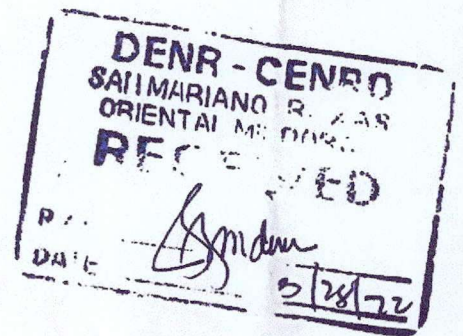
RPS/Mhe-Ann

*Received by:   
Mhe-Ann  
Secretary  
4-19-22*





Republika ng Pilipinas  
Lalawigan ng Silangang Mindoro  
Bayan ng Roxas  
BARANGAY DANGAY



## TANGGAPAN NG PUNONG BARANGAY

TO: ALMA E. GIBE  
OIC-CENR OFFICER  
DENR-CENRO,  
Roxas, Oriental Mindoro.

Sir/Madam

Isang mapag-palang Araw Po!

Dumulog po sa Tanggapan ng Punong Barangay si **DEBORAH M. GALVEZ** ang nagmamay-ari ng nabiling lupa na may sukat na (121 sq. meter) na nabili kay **Gng. Ludea Cajilig Fuentes** na matatagpuan sa Barangay Dangay, Roxas, Silangang Mindoro, na kung saan ang nasabing lupa ay nagdudulot ng kalituhan sa bawat isa.

Nais ko pong idulog sa inyong tanggapan para sa kalinawan ng usaping ito.

Lubos na gumagalang,

A handwritten signature in black ink, appearing to read "GILL GUSI".  
GILL GUSI  
Punong Barangay



NG BUTTER BIKY  
DRA. DEBORAH GALVEZ VS. LUDIA

USAPIN SA LUPA (BOUNDARY) C. FUENTES  
SITIO OLD DANGAY BTAL

NAGKATAPAT ANG MABABAL-  
LANG PANIG NA SI DRA. DEBORAH  
GALVEZ MATATAYAG NA UNANG  
PANIG AT SINIA GAG. LUDIA  
C. FUENTES, ARLONG C. FABELLORE  
AT ALMA C. IBABAO.

NA MATAPOS NA SILA AY  
NAGKAPALITAN NG MGA PALI-  
WANAG, SUBANT SILA AY  
WALANG NAPAGKASUNDUAN KUNG  
KAYAT IMINUNGKATI NI KAGA-  
WARD LITO GARA RUBI NA WALA SA  
JURISDICTION NG BARANGAY  
ANG USAPIN SA LUPA KUNG  
KAYAT SA DENR / CEDRO NLA  
ITO PAG-UGAPAN AT LITO AY  
SINANG-AYUNAN NG MABAB-  
BALANG PANIG.

Certified True Copy  
03-13-22



Cell L. Lualaba  
Punay Binalatagan

DAHIL DITO KAMI AY CACABDA  
SA IBABAO NG AGUNG MGA PA-  
NAGALAN BILANG KATIBAYAN NA  
KAMI AY WALANG NAPAGKASUNDUAN.

*Ingat*  
DRA. DEBORAH GALVEZ ALMA DANILIG  
(UNANG PANIG) IBABAO

*Arlo*  
LUDIA C. FUENTES

*Arlo*  
ARLONG C. FABELLORE