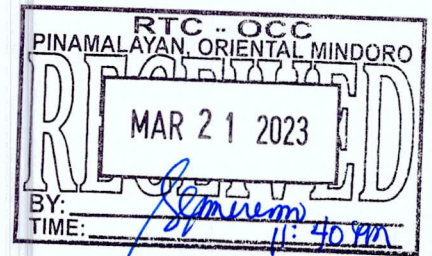


Republic of the Philippines
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
Pinamalayan, Oriental Mindoro
Branch _____



IN RE: PETITION FOR CORRECTION
OF ENTRIES IN THE TRANSFER OF
CERTIFICATE OF TITLE NO. T-56899
From Lot C to Lot B and Bearing S 35°21'W
To S 35°27'W

Spec. Pro. No. CLT23-2986

For: Correction of
Entry under Section
108, P.D. 1529

Heirs of Mabini Firmalo
As represented by NANIE FIRMALO MANALO
Petitioner,

x-----x

PETITION

COMES NOW the petitioner, through undersigned counsel unto to this Honorable Court, most respectfully alleges THAT:

1. That she is of legal age, married to Henry Manalo, Filipino citizen, with residence and postal address at Sitio Tuno, Brgy. Cawayan, Bongabong, Oriental Mindoro. She may be served with orders, summons and other processes of this Court through the undersigned counsel at his office address indicated below;
2. That she is one of the children of Mabini Firmalo and Carolina Firmalo who died on December 18, 2010 and August 18, 2022, respectively, and as evidenced by their respective **Death Certificates** attached as **Annex "A"** and **Annex "B"**;
3. As one of the children of said deceased spouses, the petitioner was constituted as the duly authorized representative of her co-heirs and siblings as evidenced by the attached **Special Power of Attorney**, marked as **Annex "C"**, which was executed for this purpose;
4. During his lifetime, Mabini Firmalo, is the registered lawful owner and has been in the possession of the land situated in Barangay Labonan, Bongabong, Oriental Mindoro as evidenced by the **Transfer Certificate of Title No. T-56899**, copy of which is attached herein as **Annex "D"**.

5. The same property is declared under the name of Mabini Firmalo and that the corresponding Real Property Tax is paid by him. Copy of the **Tax Declaration Certificate No. 029-03-0014-003-011** and **Certification from the Municipal Treasurer** of the payment of taxes issued by the Municipality of Bongabong, Oriental Mindoro are hereto attached as **Annex "E"** and **Annex "F"**, respectively.
6. As stated in Transfer Certificate of Title No. T-56899, Mabini Firmalo's property is described, denominated and identified as **LOT C**;
7. That, however, during the process of settling the estate of both Mabini Firmalo and Carolina Firmalo, the heirs noticed the discrepancy on the designation the lot as specified in the Transfer Certificate of Title compared to the other documents pertaining to the said property which all described his property as **LOT B**;
8. The **Technical Description** of the property issued by the Department of Environment and Natural Resources which was approved on May 3, 1961 and copy of which is herein attached as **Annex "G"**, identifies the property as **Lot B**;
9. Similarly, in the **Amended Plan** of Psd-48524 covering said lot, a copy of which is also attached as **Annex "H"**, the ownership of Mabini Firmalo with an area of 20,000 is also depicted as **Lot B**;
10. And, in the Tax Declaration Certificate No. 029-03-0014-003-011 mentioned above, it is also identified as **Lot B**;
11. That there is also erroneous entry in the technical description of the property inscribed in the title where it was stated that "*beginning at a point marked "I" on plan, being S. 35 deg. 21 "*" which is inconsistent with the correct bearing stated in the above-mentioned Technical Description which is "*S 35°27'W;*"
12. Section 108, P.D. 1529 provided as follows:

Amendment and alteration of certificates. No erasure, alteration, or amendment shall be made upon the registration book after the entry of a certificate of title or of a memorandum thereon and the attestation of the same be Register of Deeds, except by order of the proper Court of First Instance. A registered owner or other person having an interest in registered property, or, in proper cases, the Register of Deeds with the approval of the Commissioner of Land Registration, may apply by

petition to the court upon the ground that the registered interests of any description, whether vested, contingent, expectant or inchoate appearing on the certificate, have terminated and ceased; or that new interest not appearing upon the certificate have arisen or been created; or that an omission or error was made in entering a certificate or any memorandum thereon, or, on any duplicate certificate; or that the same or any person on the certificate has been changed; or that the registered owner has married, or, if registered as married, that the marriage has been terminated and no right or interests of heirs or creditors will thereby be affected; or that a corporation which owned registered land and has been dissolved has not convened the same within three years after its dissolution; or upon any other reasonable ground; and the court may hear and determine the petition after notice to all parties in interest, and may order the entry or cancellation of a new certificate, the entry or cancellation of a memorandum upon a certificate, or grant any other relief upon such terms and conditions, requiring security or bond if necessary, as it may consider proper; Provided, however, That this section shall not be construed to give the court authority to reopen the judgment or decree of registration, and that nothing shall be done or ordered by the court which shall impair the title or other interest of a purchaser holding a certificate for value and in good faith, or his heirs and assigns, without his or their written consent. Where the owner's duplicate certificate is not presented, a similar petition may be filed as provided in the preceding section.

All petitions or motions filed under this Section as well as under any other provision of this Decree after original registration shall be filed and entitled in the original case in which the decree or registration was entered.

xxx

(Emphasis and underscore ours)

13. Certainly, this petition will not prejudice the rights of the adjoining owners as this does not mean any enlargement nor lessening the land area of any of the lots within its location. This petition is intended to correct a mere clerical error which determines the identity of the property in certainty, but notice of the filing of this petition is also made to the following adjoining owners all of Brgy. Labonan, Bongabong, Oriental Mindoro, to wit

Lot A – Bonifacio Manalo

Lot C – Hipolito Catapang


Lot D – Albino Maligo

PRAYER

WHEREFORE, it is respectfully prayed that the petition be granted by the Honorable Court and that after due notice and hearing an order be issued ordering the Registry of Deeds of the Province of Oriental Mindoro to amend and correct the Transfer Certificate of Title No. T-56899, Lot C to B and bearing S 35°21'W to S 35°27'W, respectively pursuant to the Survey Plan and Technical Description duly approved by the Bureau of Lands.

Other just and equitable relief and remedies under the premises are hereby prayed for.

Roxas, Oriental Mindoro for Pinamalayan, Oriental Mindoro; March 6, 2023.


Atty. Maria Celina Talens
Counsel for the Petitioner
Roll of Attorney's No. 81825
MCLE: Admitted to the Bar; 05-24-2022
IBP OR No. 218474; 05-30-2022
PTR No. 3024304; 01-03-2023
Roxas, Oriental Mindoro

VERIFICATION AND CERTIFICATION

I, **Nanie Firmalo Manalo**, Filipino citizen, of legal age, married and with postal address at Sitio Tuno, Brgy. Cawayan, Bongabong, Oriental Mindoro after having been duly sworn in accordance with law, depose and say:

That I am the petitioners' representative in the above-entitled case;

That by virtue of such authority I have caused the preparation of this petition;

That I have read the same and understood the contents and the same are true and correct of my own knowledge and belief;


That I hereby certify that I have not commenced any action involving the same parties and the same cause of action before the Supreme Court, the Court of Appeals, or different Divisions thereof, or any Agency, and that to the best of my knowledge, no such action or proceeding is pending in the Supreme Court. The Court of Appeals or different Divisions thereof, or any tribunal or agency;

That should I learned thereafter that there is a pending case concerning the same cause of action involving the same parties before the supreme Court, Court of Appeals, such other courts, Tribunals or Administrative Agencies, I undertake to inform this court within Five (5) days from knowledge.

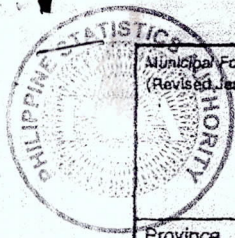
Roxas, Oriental Mindoro; March 6, 2023.


Nanie Firmalo Manalo
Affiant
OSCA ID No. 7745

SUBSCRIBED AND SWORN to before me this 6th day of March, 2023 in Roxas, Oriental Mindoro. I HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE AFFIANT AND I AM FULLY SATISFIED THAT THE AFFIANT VOLUNTARILY EXECUTED HER STATEMENT AND SHE KNEW WELL AND UNDERSTOOD ALL THE CONTENTS OF HER GIVEN STATEMENT.


Atty. Maria Celina Talens
Notary Public
Valid until December 31, 2023
Roll of Attorney's No. 81825
MCLE: Admitted to the Bar; 05-24-2022
IBP OR No. 218474; 05-30-2022
PTR No. 3024304; 01-03-2023
Roxas, Oriental Mindoro

Doc. No. 369
Page No. 75
Book No. 08
Series of 2023

Municipal Form No. 103
(Revised January 1993)

(To be accomplished in quadruplicate)

REMARKS/ANNOTATION

Republic of the Philippines
OFFICE OF THE CIVIL REGISTRAR GENERAL
CERTIFICATE OF DEATH(Fill out completely, accurately and legibly. Use ink or typewriter.
Place X before the appropriate answer in items 2, 3, 13, 15, 16, 18, 19, 21 and 23.)Province ORIENTAL MINDORO City/Municipality ROXAS Registry No. 2011-5

1. NAME		
(First)	(Middle)	(Last)
<u>MARTIN</u>	<u>FALCON</u>	<u>FIRMADE</u>
2. SEX	3. RELIGION	4. AGE
<input checked="" type="checkbox"/> 1 MALE <input type="checkbox"/> 2 FEMALE	<u>Adventist</u>	a. 1 YEAR OR ABOVE Completed years <u>94</u> b. UNDER 1 YEAR Months <u>1</u> Days <u>0</u> c. UNDER 1 DAY Hrs/Mins/Sec
5. PLACE OF DEATH (Name of Hospital/Clinic/Institution/ (City/Municipality) (Province) <u>Roxas District Hospital, Roxas, Oriental Mindoro</u>		
6. DATE OF DEATH (day) <u>10</u> (month) <u>December</u> (year) <u>2010</u>		7. CITIZENSHIP <u>Philippines</u>
8. RESIDENCE House No., Street, Barangay, (City/Municipality) (Province) <u>Camantigue Bongabong Oriental Mindoro</u>		
9. CIVIL STATUS <input checked="" type="checkbox"/> 1 Single <input type="checkbox"/> 2 Married <input type="checkbox"/> 3 Widowed <input type="checkbox"/> 4 Others		10. OCCUPATION <u>Retiree</u>

MEDICAL CERTIFICATE
(For ages 0 to 7 days, accomplish items 11-17 at the back)

17. CAUSES OF DEATH	
Interval Between Onset and Death	
I. Immediate cause : a. <u>Chronic Obstructive Pulmonary Disease with Acute Exacerbation.</u>	
Antecedent cause : b. <u>Chronic Obstructive Pulmonary Disease.</u>	
Underlying cause : c. <u>Hypertension.</u>	
II. Other significant conditions contributing to death:	
18. DEATH BY NON-NATURAL CAUSES	
a. Manner of Death	
<input type="checkbox"/> 1 Homicide <input type="checkbox"/> 2 Suicide <input type="checkbox"/> 3 Accident <input type="checkbox"/> 4 Others (Specify)	
b. Place of Occurrence (e.g. home, farm, factory, street, sea, etc.)	
19. ATTENDANT	
If attended, state duration:	
From <u>12/13/10 at 6:00am.</u> To <u>12/18/10 at 9:00am.</u>	
<input checked="" type="checkbox"/> 1 Private Physician <input type="checkbox"/> 4 None <input type="checkbox"/> 2 Public Health Officer <input type="checkbox"/> 5 Others (Specify) <input type="checkbox"/> 3 Hospital Authority	

20. CERTIFICATION OF DEATH	
I hereby certify that the foregoing particulars are correct as near as same can be ascertained and I further certify that I	
<input type="checkbox"/> have not attended the deceased	
<input checked="" type="checkbox"/> have attended the deceased and that death occurred at <u>9:00</u> <u>am</u> on the date indicated above.	

Signature MARIA ANTONETTE S. GELINDON, M.
Name in Print MARIA ANTONETTE S. GELINDON, M.
Title or Position Medical Officer IV
Address Roxas District Hospital
Roxas, Oriental Mindoro
Date 20 DECEMBER 2010

21. CORPSE DISPOSAL	22. BURIAL/CREMATION PERMIT	23. AUTOPSY
<input checked="" type="checkbox"/> 1 Burial <input type="checkbox"/> 2 Cremation <input type="checkbox"/> 3 Others (Specify)	Number <u>004048</u> Date issued <u>06 Jan. 2011</u>	<input type="checkbox"/> 1 Yes <input type="checkbox"/> 2 No
24. NAME AND ADDRESS OF CEMETERY OR CREMATORY <u>Camantigue Barangay Cemetery Camantigue Bongabong Oriental Mindoro</u>		
25. INFORMANT		
Signature <u>SUSAN F. EYES</u> Address <u>442 F.G. CRUZ ST., SAN GABRIEL</u> Name in Print <u>SUSAN F. EYES</u> <u>ST. MARIA, BULACAN (3022)</u> Relationship to the deceased <u>Daughter</u> Date <u>20 DECEMBER 2010</u>		
26. PREPARED BY		
Signature <u>LEONILA A. FORTALA</u> Signature <u>NERISSA R. QUINTINIO</u> Name in Print <u>LEONILA A. FORTALA</u> Name in Print <u>NERISSA R. QUINTINIO</u> Title or Position <u>Medical Officer, Clerk</u> Title or Position <u>Asst. Dir. Civil Registrar</u> Date <u>20 DECEMBER 2010</u> Date <u>06 January 2011</u>		

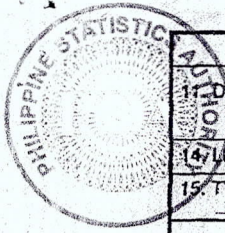
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BEST POSSIBLE IMAGE



UP410549588 127082301270003307142022002

Documentary
Stamp Tax PaidCLAIRE DENNIS S. MAPA, Ph.D.
National Statistician and Civil Registrar General
Philippine Statistics Authority



FOR AGES 0 TO 7 DAYS		
11. DATE OF BIRTH (day) (month) (year)	12. AGE OF THE MOTHER	13. METHOD OF DELIVERY 1. Normal, spontaneous vertex 2. Others (Specify)
14. LENGTH OF PREGNANCY: _____ completed weeks		
15. TYPE OF BIRTH 1. Single 2. Twin 3. Triplet, etc.	16. IF MULTIPLE BIRTH, CHILD WAS 1. First 2. Second 3. Others (Specify)	
11. CAUSES OF DEATH a. Main disease/condition of infant b. Other diseases/conditions of infant c. Main maternal disease/condition affecting infant d. Other maternal disease/condition affecting infant e. Other relevant circumstances		
CONTINUE TO FILL UP ITEM 18		

POSTMORTEM CERTIFICATE OF DEATH
I HEREBY CERTIFY that I have this _____ day of _____ performed an autopsy upon the body of the deceased and that the cause of death was as follows: _____
Signature _____ Title/Designation _____ Name in Print _____ Address _____

CERTIFICATION OF EMBALMER
I HEREBY CERTIFY that I have embalmed _____ after having followed all the regulations prescribed by the Department of Health.
Signature _____ Title/Designation _____ Name in Print _____ License No. _____ Address _____ Issued on _____ at _____ Expiry Date _____

Republic of the Philippines _____) Province of _____) S.S. City/Municipality of _____)
AFFIDAVIT FOR DELAYED REGISTRATION OF DEATH
I, _____, of legal age, single/married, after being duly sworn to in accordance with law, do hereby depose and say:
1. That _____ died on _____ in _____ and was buried/cremated in _____ on _____
2. That the deceased was/was not attended to at the time of his death.
3. That the reason for the delay in registering this death was due to _____
(Signature of affiant)
Community Tax No. _____ Date Issued _____ Place Issued _____
SUBSCRIBED AND SWORN to before me this _____ day of _____, Philippines.
(Signature of Administering Officer)
(Name in Print)
(Title/Designation)
(Address)

08230-55-127APN-00033-DI002

BEST POSSIBLE IMAGE



J12092391270003307142022002

Documentary
Stamp Tax Paid

CDsm
CLAIRE DENNIS S. MAPA, Ph. D.
National Statistician and Civil Registrar General
Philippine Statistics Authority

10/10/2022 10:10:10



REPUBLIC OF THE PHILIPPINES
OFFICE OF THE MUNICIPAL CIVIL REGISTRAR
BONGABONG, ORIENTAL MINDORO



DEATH CERTIFICATE

20 DECEMBER 2021

TO WHOM IT MAY CONCERN:

We certify that, among others, the following facts of Death appear in our Register of Deaths on page 08 of book number 07:

Registry Number	2002-165
Date of Registration	28 AUGUST 2002
Name of Deceased	CAROLINA F FIRMALO
Sex	FEMALE
Age	80 YEARS
Civil Status	MARRIED
Nationality	FILIPINO
Date of Death	18 AUGUST 2002
Place of Death	BONGABONG, ORIENTAL MINDORO
Cause of Death	MYOCARDIAL IMPRACTION PTB, HYPERTENSION
Remarks/ Annotations	

This certification is issued to NANIE F. MANALO upon his/her request.

Verified by:  ESPERANZA A. MANGARIN
ADMINISTRATIVE AIDE IV

Amount Paid: 50.00
O.R. Number: 2263250
Date Paid: 20 DECEMBER 2021



Note: A mark, erasure or alteration of any entry invalidates this certification.

SPECIAL POWER OF ATTORNEY

ANNEX "C"

KNOW ALL MEN BY THESE PRESENTS:

We, *Aida Barker*

1. **AIDA FIRMALO BARKER**, Filipino, of legal age and with residence and postal address at Camantigue, Bongabong, Oriental Mindoro;
2. *Dinah F. Patilan*
DINAH FIRMALO PATILAN, Filipino, of legal age and with residence and postal address at Sta. Mesa, Manila City, Metro Manila;
3. *Mabini F. Firmalo, Jr.*
MABINI F. FIRMALO, JR., Filipino, of legal age and with residence and postal address at Brgy. Hagdan Mandaluyong City, Metro Manila;
4. *Elia Garcia*
ELIA FIRMALO GARCIA, Filipino, of legal age with residence and postal address at San Mateo, Rizal;
5. *Nelson Firmalo*
NELSON FIRMALO, Filipino, of legal age and with residence and postal address at Camantigue, Bongabong, Oriental Mindoro;
6. *Susan Firmalo Reyes*
SUSAN FIRMALO REYES, Filipino, of legal, and with residence and postal address at Camantigue, Bongabong, Oriental Mindoro; and
7. *Gemma Firmalo Borbon*
GEMMA FIRMALO BORBON, Filipino, of legal age and with residence and postal address at Camantigue, Bongabong, Oriental Mindoro

do hereby APPOINT, NAME AND CONSTITUTE our sister, **NANIE FIRMALO MANALO**, likewise of legal age, married to Henry Manalo, Filipino citizen, with residence and postal address at Sitio Tuno, Brgy. Cawayan, Bongabong, Oriental Mindoro, to be our true and lawful attorney-in-fact, for us and in our name, place and stead, to do and perform the following acts, deeds and things to wit:

1. To SIGN, RECEIVE, EXECUTE AND FILE the necessary documents and pleadings for the correction of entry of the property owned and registered under the name of our father, Mabini Firmalo with TCT No. T-56899 Lot B (C). technical described as follows:

"A parcel of land (Lot "C" of the subdivision plain Psd-48524, being a portion of the land described on plan H-142010, L.R.C. Rec. No.), situated in the Bo. Of Labonan, Mp. Of Bongabon, Prov. Of Or. Mindoro, Bounded on the SW., along line 1-2 by property of Consorcia Malige; along line 2-3 by property of Felix Malige; and along lines 3-4 and 4-1 by Lot , of the subdivision plan. Beginning at a point marked "1" on plan, being S. 35deg 21' "., 5146.25m, from B.L.E.M., 1, Be. Of Masaguisi, Mp. Of Bongabong; Thence N. 6 deg. 21'E., 110.00 m. to point 2; thence N. 56 deg. 06'E., 200.00m to point 3; thence S. 6 deg. 21'E., 115.19m to point 4; thence S. 60 deg. 52'W., 218.56m. to point of beginning. Containing an area of TWENTY THOUSAND (20,000) SQUARE METERS.

HEREBY GIVING AND GRANTING unto our said attorney-in-fact full power and authority to do whatsoever requisite or necessary or proper to be done in or about the premises, as fully to all intents and purpose as we might or could lawfully do if personally present, and hereby ratifying and confirming all that our said attorney-in-fact shall do or cause to be done under and by virtue of these presents.

IN WITNESS WHEREOF, we have hereunto set our signature this 4th day of January 2023 at Roxas, Oriental Mindoro, Philippines.

Aida Barker
AIDA F. BARKER

Drivers License No. 2 044 438 802.

Mabini F. Firmalo
MABINI F. FIRMALO

OSCA No. 71716

Nelson F. Firmalo
NELSON F. FIRMALO

OSCA No. 5914

Gemma Firmalo Borbon
GEMMA FIRMALO BORBON

Driver's License No. 2 046 821 927

Dinah F. Patilan
DINAH F. FAJILAN

OSCA No. 599-59 VL

Elia Firmalo Garcia
ELIA FIRMALO GARCIA

OSCA No. 37465

Susan Firmalo Reyes
SUSAN FIRMALO REYES

OSCA No. 22-120

Nanie Firmalo Manalo
NANIE FIRMALO MANALO

OSCA No. 7745

SIGNED IN THE PRESENCE OF:

1. *Jat Pte. Gauga*
JAT PTE. GAUGA

2. *Kristia Montca M. Suarez*
KRISTIA MONTCA M. SUAREZ

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF ORIENTAL MINDORO) S.S.
MUNICIPALITY OF ROXAS)

BEFORE ME, a Notary Public for and in the province of Oriental Mindoro, this 4th day of January 2023 personally came and appeared Aida Firmalo Barker, Dinah Firmalo Patilan, Mabini Firmalo Jr., Elia Firmalo Garcia, Nelson F. Firmalo, Nanie Firmalo Manalo, Susan Firmalo Reyes, Gemma Firmalo Borbon, who presented to me their Identification Cards written below their names all known to me to be the same persons who executed the foregoing instrument which they acknowledge before me as their free and voluntary act and deed.

WITNESS MY HAND AND SEAL this 4th of January 2023 at Roxas, Oriental Mindoro, Philippines.

Doc. No. 216;
Page No. 45;
Book No. 02;
Series of 2023.

Atty. Maria Collina Tulenz
Atty. Maria Collina Tulenz
Notary Public
Valid until December 31, 2023
Roll of Attorney's No. 81825
MCLE: Admitted to the Bar; 05-24-2022
IBP OR No. 218474; 05-30-2022
PTR No. 3024304; 01-03-2023
Roxas, Oriental Mindoro

REPUBLIC OF THE PHILIPPINES

DEPARTMENT OF JUSTICE

Land Registration Commission

REGISTRY OF DEEDS

PROVINCE OF ORIENTAL MINDORO

Transfer Certificate of Title

No. 17-11 (T-56597)

IT IS HEREBY CERTIFIED that certain land situated in the Province of Or. Mindoro,

Philippines, more particularly bounded and described as follows:

"A parcel of land (Lot "C" of the subdivision plan Fed-48524, being a portion of the land described on plan R-142010, L.R.C. Rec. No.) situated in the So. of Labonan, Mp. of Bongabon, Prov. of Or. Mindoro, Bounded on the Sw., along line 1-2 by property of Consecroia Maligo; along line 2-3 by property of Felix Maligo; and along lines 3-4 and 4-1 by Lot C, of the subdivision plan. Beginning at a point marked "1" on plan, being S. 35 deg. 21' E., 5146.23m. from S.E.B.M. 1, So. of Masaguisi, Mp. of Bongabon; Thence N. 6 deg. 21' E., 110.00 m. to point 2; thence N. 56 deg. 06' E., 200.00 m. to point 3; thence S. 6 deg. 21' E., 115.19 m. to point 4; thence S. 60 deg. 52' E., 218.36 m. to point of beginning. Containing an area of 2,000.00 (two thousand) SQUARE METERS. All points referred to are indicated on the plan and is registered in accordance with the provisions of section 122 of the Land Registration Act in the

name of* MABINI FIRMALO, married to Carolina Fanutao, of legal age, Filipino and a resident of Bongabon, Oriental Mindoro, Philippines. subject to the provisions of the said Land Registration Act and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the 3th day of September in the year nineteen hundred and thirty-eight, in Registration Book No. I-11 page 60, of the Office of the Register of Deeds of Or. Mindoro, as Original Certificate of Title No. 3247, pursuant to a homestead patent granted by the President of the Philippines, on the 17th day of August, in the year nineteen hundred and thirty-eight, under Act No. 2874.

This certificate is a transfer from Original Certificate of Title No. 3247, which is cancelled by virtue hereof in so far as the above described land is concerned.

Entered at Or. Mindoro, Philippines, on the 2nd day of August, in the year nineteen hundred and seventy three at 8:10 am.

(SGD) REYNALDO M. ABELLA
Register of Deeds

Bongabon, Or. Mindoro, Philippines.
(Owner's postal address)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

OWNER'S DUPLICATE CERTIFICATE

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

ENTRY No. ~~XXXXXX~~
are marked on the ground by P.L.S., Cyl. Conc. Mons., except point 2 by Old B.L., Cyl. Conc. Mons., bearings true; date of the Original Survey, January 21-22, 1938, and that of the subdivision survey, September 28, 1956.

(SGD) REYNALDO M. MAMBIL
Register of Deeds

Entry No. 132595.-Doc. No. 132595.- MORTGAGE.- In favor of the RURAL BANK OF BONGABON (OR. MINDORO) INC., covering the parcel of land described in this Original/Transfer Certificate of Title No. 56899 for the su, of P1,500.00 in conformity with the condition stipulated in the Deed of Mortgage executed by Dr. Firmalo, on file in this Registry.

Date of Instrument - - - - - 5/19/75
Date of Inscription - - - - - 5/23/75 at 9:30 a.m.

(SND) RAMON G. GARCIA
Register of Deeds

I, the undersigned, being a member of the Board of Directors of the
 City of New York, do hereby certify that the above is a true and
 correct copy of the original as the same appears in the records of
 the City of New York.

[Faint, illegible text]

2. I hereby certify that this Certificate of Title, consisting of _____, is a true and correct copy of the original as the same appears in the records of the _____, and that the same is in full compliance with the provisions of _____.

John Register of Deeds

(Memorandum of Encumbrances continued on Page.....B)

(Technical Description continued on Additional Sheet....., Page.....)

Register of Deeds

(Continuation of the Memorandum of Encumbrances from Page.....A

1916 1916
C. DB
RF-66 CT-56899. P 3,500.00
Molina Tamarzo

9/26/38
9/28/38
Atty. General
act

2895 1175
Molina Tamarzo
One Thousand Four Hundred
Bongabon
THE RURAL BANK OF
REGISTRY

DATE OF INSTRUMENT
DATE OF INSURANCE

Atty. General
copy copy
COPY NO. 1000 NO. 1000
IN THE OF THE ORDER OF THE COURT OF FIRST INSTANCE
MUNICIPAL MINDORO, LILADEN BRANCH I, CERTIFIED
THE ENCUMBRANCE APPEARING IN THIS CERTIFICATE OF TITLE WITH
REGARDS TO SECTION 7 OF REPUBLIC ACT NO. 26 IS CANCELLED

DATE OF INSTRUMENT
DATE OF INSURANCE
RANON B. CAR
ATY. GENERAL

(Continued from page B)

Entry No. 2303.-Doc. No. 2303.-MORTGAGE.-In favor of the BANK OF BONDABONG (OR. BBO.), INC., covering the parcel of land described in this PTR No. RT-66(T-56899), for the sum of EIGHT THOUSAND PESOS (P8,000.00) subject to all conditions stipulated in the said instrument, executed by Mabini Firmeale, married to Carolina Valentin, as per Doc. No. 212, Page No. 43, Book No. X, Series of 1998 before Notary Public, Arnold E. Macapang, as per m. file in this Registry.

Date of Instrument Oct. 10, 1998

Date of Inscription May. 2, 1998 at 2: 25 a.m.

RICHARD E. ARRIETA JR.
Actg. Registrar of Deeds

Entry No.-5311.-Doc. No. 5311.-CANCELLATION OF MORTGAGE.- In favor of MABINI FIRMALE and. to CAROLINA FAHUTNAC, covering the parcel of land described in this PTR No. RT-66(T-56899), for the sum of EIGHT THOUSAND PESOS (P8,000.00) subject to all conditions stipulated in the said instrument, executed by the MORAL BANK OF BONDABONG, before Notary Public, ARNOLD E. MACAPANG, as per Doc. No. 212, Page No. 43, Book No. X, Series of 2006, on file in this Registry.

Date of instrument - - May 22, 2006

Date of inscription - - May 24, 2006 at 10:39 a.m.

Entry No- 5246- Doc. No.- 5246- MORTGAGE: In favor of the V & A LENDING, Inc.,- Covering the parcel of land described in this PTR No. RT-66 (T-56899) for the sum of ONE HUNDRED THOUSAND PESOS ONLY (P140,000.00) subject to all conditions stipulated in the said Mortgage, executed by MABINI-FIRMALE, married to Carolina Fahutnac, before Notary A. A. MARAMOT, per Doc. No. 407, Page No. 85, Book No. XIV, Series of 2006, on file in this Registry.

Date of Instrument -June 1, 2006

Date of Inscription- March 27, 2007 at 3:01 a.m.

FLORDELIZA P. VILLAO
OIC Deputy Registrar of Deeds

* * * * *

(Continued on Additional Sheet....., Page.....)

Register of Deeds

ALTY. ADRIATICO GARA SR.

PTR No. 025210/01.05.15

ROXAS, ORIENTAL

ALTY. ADRIATICO GARA SR.
Notary Public

Until December 31, 2016

PTR No. 025210/01.05.15

ROXAS, ORIENTAL

TAX DECLARATION OF REAL PROPERTY

ANNEX "E"

TD No.: **2015-030014-00254** Cancelled: ☐ Property Identification No.: **029-03-0014-003-011**
 Owner: **FIRMALO, MABINI**

Address: **Camantique, Bongabong, Or. Mdo.** Telephone No.: _____
 Administrator/Beneficial User: _____ TIN: _____
 Address: _____ Telephone No.: _____

Location of Property: **LABONAN BONGABONG, ORIENTAL MINDORO**
 (Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No.: _____ Survey No.: **Psd-48524**

CCT: _____ Lot No.: _____ Blk. No.: _____
 Dated: _____ Cadastral Lot no: **B**

Boundaries:
 North: **LOT nO. 561-F-8** South: **LOT NO. 561-F-2**
 East: **ROAD** West: **LOT NO. 561-F-1-A**

KIND OF PROPERTY ASSESSED:
☒ **LAND:** ☐ **MACHINERY:**
☐ **BUILDING:** ☐ **OTHERS:**
 No. of Storeys: _____ Specify: _____
 Brief Description: _____

Classification	Area (sq.m.)	Market Value	Actual Use	Assessment Level	Assessed Value
AGRICULTURAL	2.0000	409,464.00	AGRI. (irrig.)	40%	163,790.00
	2.0000				
TOTAL :		Php 409,464.00			Php 163,790.00

Total Assessed Value **ONE HUNDRED AND SIXTY-THREE THOUSAND SEVEN HUNDRED AND NINETY PESOS ONLY**
 (Amount in words)

Taxable ☒ Exempt ☐ Effectivity of Assessment/Reassessment: **1** **2023**
 Qtr. Yr.

RECOMMENDING APPROVAL: **MARCES A. PANGILINAN, REA** 08/09/2022 **CAESAR A. PANGILINAN JR., MPA., REA**
 ASSESSMENT CLERK 111 Date PROVINCIAL ASSESSOR

This declaration cancels TD No.: **2015-030014-00053** Previous AV. Php **163,790.00**
 Previous Owner: **SAME NAME**

Memoranda: CORRECTION OF LOT NUMBER AS PER APPROVED SUBDIVISION PLAN (from Lot No. 1489-B to Lot B)
 2021- 2022 Realty Taxes Paid Under O.R. No. 1934025 dtd. 6/20/2022 amount P 8,1123.98

Annotation: _____

BY: **HERNY O. MANALO**
 Owner's Name/Representative/Signature

CTC No. **SCC no. 8047**
 Issued on **08/06/2021**
 Issued at **BONG OR MDO.**

Notes: This declaration is for real property taxation purposes only and the valuation indicated herein are based on schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 35-2014 dated 6/25/2014. It does not and cannot by itself alone confer any ownership or legal title to the property.

TANGGAPAN NG PANGBAYANG NG AT-ATAM

Sang-ayon po sa talaan ng Tanggapang ito, ang mga nauukol sa bahay, lupa at iba pa na nakapahayag, sa layuning pagbubuwis, sa pangalang FIRMALO, MABINI – Labonan, Bongabong, Or. Mindoro ay pinatutunayang bayad sa “KATIBAYANG” ito sa kahilingan ng nabanggit na may-ari sinuman na nakalagda sa ibaba ay nagpapatunay na ang huling pinagbayaran sa buwis ng ari-arian ay ang mga sumusunod:

[illegible]

NOTE: All previous taxes are fully paid

HENRY O. MANALO
Lagda ng Humiling

SARAH ANNE MAE B. COMIA
Acting-Municipal Treasurer

Bilang ng Resibo 3041160
Petsa 01-30-2023

Halaga	P.	175.00
--------	----	--------

Documentary Stamp Tax Paid 30.00

“AGAPAN ANG BUWIS AT IWASAN ANG MULTA”



TECHNICAL DESCRIPTIONS

Survey Plan No. : PSD-48524-Amd
Lot No. : B (Remaining Portion)
Portion of Lot : H-142010
Land Owner/Claimant : BONIFACIO MANALO, ET.AL
Location : Labonan, Bongabong, Oriental Mindoro

Boundaries:

Line	Direction	Adjoining Lots/Features
1-2	SW	Property of Consorcia Maligo
2-3	NW	Property of Felix Maligo
3-4	NE	Lot D, Psd-48524 Amd
4-1	SE	Lot D, Psd-48524 Amd

Tie Point: BLBM No. 1, Bo. Of Masaguisi, Mun. of Bongabong Or. Mindoro

Lot Description:

Line	Bearing	Distance
Tie Point-1	S 35° 27'W	5146.25m.
1-2	N 6° 21'E	110.00m.
2-3	N 56° 06'E	200.00m.
3-4	S 6° 21'E	115.19m.
4-1	S 60° 52'W	218.56m.

Area : Twenty Thousand (20,000) sq.m.
Description of corners : All corners are marked Old P.L.S. cyl. conc. mons.
15x60 cm.
Bearing : True
Date of Original Survey : January 21-22, 1938
Date of Survey : March 5, 1961
Date Approved : May 3, 1961
Geodetic Engineer : Mariano Dela Cruz
NOTE.: T.D. FEE: P50.00 PAID under O.R. No. 100622-03/ Date: 10-06-2022

VERIFIED AND FOUND CORRECT:
Manila10-06-2022
For the Regional Technical Director

NOTE: This Technical description is
based from the Records on the File in this
office as certified by the Records


JOCELYN A. SARILE
Asst. Division Chief /LAMS Coordinator

AMENDMENT PLAN

OF PSD-48524
(SUBDIVISION OF H-142010)
AS SURVEYED FOR

BONIFACIO MANALO ET AL

SITUATED IN THE

BARRIO ~~DE~~ **OF LABONAN**
MUN. CITY OF BONGABON
PROVINCE OF OR. MINDORO
ISLAND OF MINDORO
CONTAINING AN AREA OF 239054 Sq. M.

BEARINGS TRUE
SCALE 1:3000

SURVEYED MAR. 5, 1961 . BY
Mariano Dela Cruz
MARIANO DELA CRUZ
PRIVATE LAND SURVEYOR

ORIGINAL SURVEY: JAN. 21-22, 1958
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS

I certify that this is a correct plan of the survey
herein plotted on the basis of the original field notes
and computations which are on file in this office.
Inasmuch as the survey appears to have been made
in accordance with existing regulations of the
Bureau of Lands, the same is hereby approved.
This approved plan, however, should not be con-
sidered as a title to the land.
Manila, Philippines, May 3, 1961.

Isidro Castrillo
ISIDRO CASTRILLO
Director of Lands

Submitted to Manila Office April 25, 1961.

DATE	RETURNED-REASON	RECEIVED

Plotted on PM	N	S	E	W	By	Date
Province of ORIENTAL MINDORO						
Patented	19					
Decreed	19					
Case	5647					
Transfer Certificate of Title No.	5647					
Issued to	ALBINO MALIGON					
Plotted and/or inked by	ALBINO MALIGON					
Traced by	ALBINO MALIGON					
Checked and/or verified by	ALBINO MALIGON					

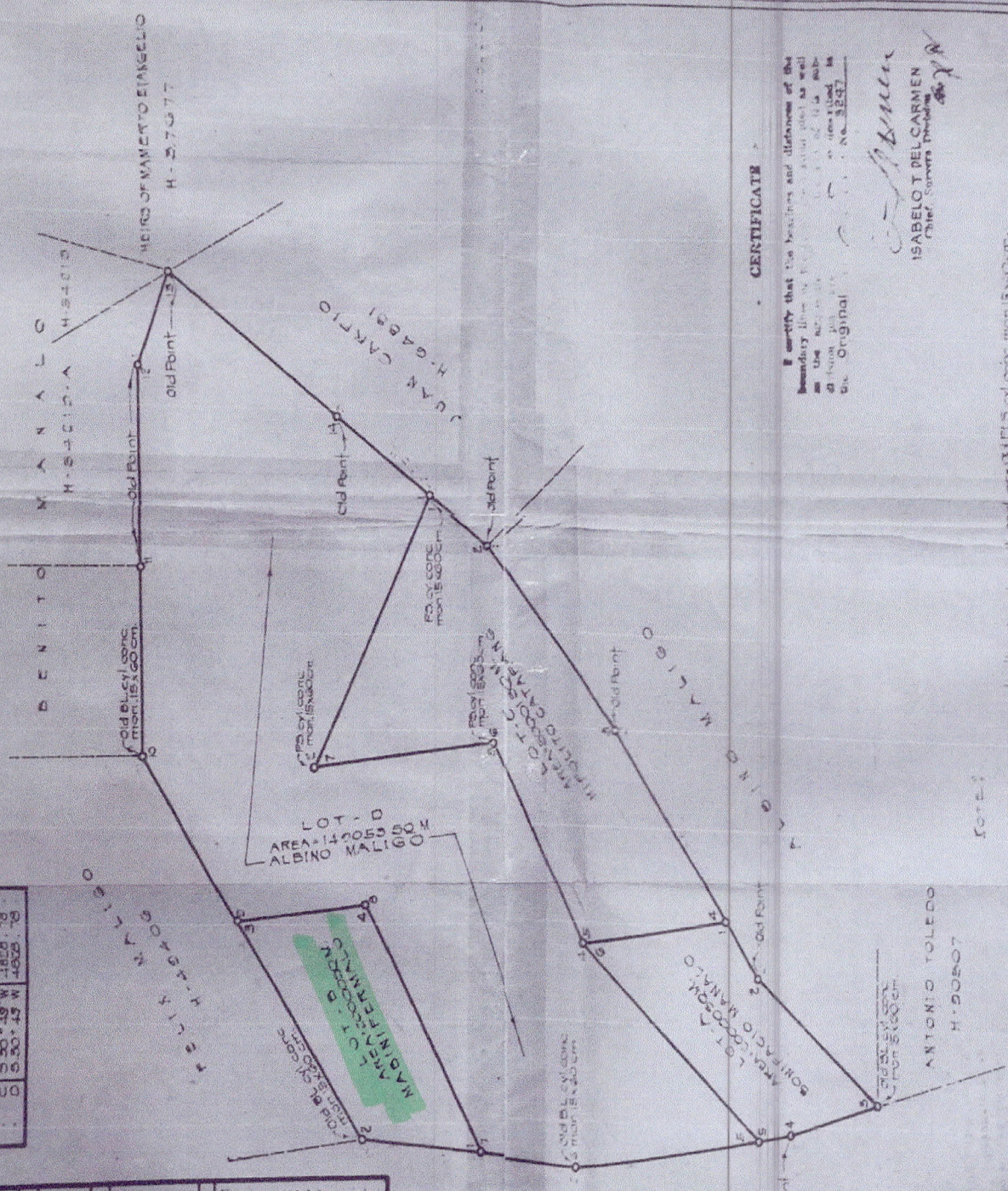
ADDITIONAL INFORMATION AFTER DATE OF APPROVAL

PSd-48524-Amd

TIE LINES FROM BLM.I
DO. MASAGUSTINE OF
BONGABON OR MINDORO

LOT	BEARING	DISTANCE	BEARING	DISTANCE
LOT 1	S 82° 30' W	500.00	S 82° 30' W	500.00
LOT 2	S 82° 30' W	500.00	S 82° 30' W	500.00
LOT 3	S 82° 30' W	500.00	S 82° 30' W	500.00
LOT 4	S 82° 30' W	500.00	S 82° 30' W	500.00

LOT	BEARING	DISTANCE	BEARING	DISTANCE
LOT 1	S 82° 30' W	500.00	S 82° 30' W	500.00
LOT 2	S 82° 30' W	500.00	S 82° 30' W	500.00
LOT 3	S 82° 30' W	500.00	S 82° 30' W	500.00
LOT 4	S 82° 30' W	500.00	S 82° 30' W	500.00



CERTIFICATE

I certify that the bearings and distances of the
boundary lines of the land shown on this plan as well
as the area of the land are correct and in accordance
with the original survey.

Isabelo T. Del Carmen
ISABELO T. DEL CARMEN
Chief Survey Division

NOTE:
All corners not otherwise described are old BLIS of same man is valid.
Amended by resubdividing into 4 lots.

Republic of the Philippines
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
Pinamalayan, Oriental Mindoro
Branch _____

IN RE: PETITION FOR CORRECTION
OF ENTRIES IN THE TRANSFER OF
CERTIFICATE OF TITLE NO. T-56899
From Lot C to Lot B and Bearing S 35°21'W
To S 35°27'W

Spec. Pro. No. _____

For: Correction of
Entry under Section
108, P.D. 1529

Heirs of Mabini Firmalo
As represented by NANIE FIRMALO MANALO
Petitioner,

X-----X

JUDICIAL AFFIDAVIT OF NANIE FIRMALO MANALO

This Judicial Affidavit of Nanie Firmalo Manalo is executed to serve as her direct testimony in the instant petition. This Judicial Affidavit is offered to prove the following:

- a) That she is one of the heirs of Mabini Firmalo and Carolina Firmalo and is the petitioners' representative in this case;
- b) That Mabini Firmalo is the registered owner of a certain property covered by Transfer Certificate of Title No. T-56899;
- c) That that there are errors in the entries of Transfer Certificate of Title No. T-56899 as to the lot number and bearing;
- d) That she will identify documents pertinent to this petition and in support of their prayer for the correction of the entries in the said title; and
- e) For all other matters related to this petition.

Questions were propounded by petitioner's counsel, Atty. Maria Celina M. Talens in her office in Roxas, Oriental Mindoro, in Tagalog, which the witness-affiant fully understands, and her answers were also given in Tagalog but for purposes of this Judicial Affidavit the questions and answers were translated into English which was also explained to the witness.

1. Mrs. Manalo, do you know Bonifacio Manalo?

Republic of the Philippines
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
Pinamalayan, Oriental Mindoro
Branch _____

IN RE: PETITION FOR CORRECTION
OF ENTRIES IN THE TRANSFER OF
CERTIFICATE OF TITLE NO. T-56899
From Lot C to Lot B and Bearing S 35°21'W
To S 35°27'W

Spec. Pro. No. _____

For: Correction of
Entry under Section
108, P.D. 1529

Heirs of Mabini Firmalo
As represented by NANIE FIRMALO MANALO
Petitioner,

X-----X

JUDICIAL AFFIDAVIT OF NANIE FIRMALO MANALO

This Judicial Affidavit of Nanie Firmalo Manalo is executed to serve as her direct testimony in the instant petition. This Judicial Affidavit is offered to prove the following:

- a) That she is one of the heirs of Mabini Firmalo and Carolina Firmalo and is the petitioners' representative in this case;
- b) That Mabini Firmalo is the registered owner of a certain property covered by Transfer Certificate of Title No. T-56899;
- c) That that there are errors in the entries of Transfer Certificate of Title No. T-56899 as to the lot number and bearing;
- d) That she will identify documents pertinent to this petition and in support of their prayer for the correction of the entries in the said title; and
- e) For all other matters related to this petition.

Questions were propounded by petitioner's counsel, Atty. Maria Celina M. Talens in her office in Roxas, Oriental Mindoro, in Tagalog, which the witness-affiant fully understands, and her answers were also given in Tagalog but for purposes of this Judicial Affidavit the questions and answers were translated into English which was also explained to the witness.

1. Mrs. Manalo, do you know Bonifacio Manalo?

Yes ma'am, he is my deceased father.

2. You stated that your father is already deceased, when did he die?

He died on December 18, 2010, ma'am.

3. Is your mother still alive?

She is also already dead, ma'am.

4. When did she die?

On August 18, 2022, ma'am.

5. Do you have proofs of their death?

Yes, ma'am, these are their respective death certificates.

ATTY. TALENS

Your Honor, we request that these Death Certificates be respectively marked as ____

6. Do you have any siblings?

Yes, ma'am.

7. By the way, will you confirm that you are the same Nanie Firmalo Manalo who filed this petition in representation of your siblings?

Yes, ma'am.

8. Were you authorized by your siblings to file this case?

Yes, ma'am.

9. What is your proof of that?

This Special Power of Attorney they executed in my favor, ma'am.

ATTY. TALENS

Your Honor, we request that this Special Power of Attorney be marked as ____

Yes ma'am, he is my deceased father.

2. You stated that your father is already deceased, when did he die?

He died on December 18, 2010, ma'am.

3. Is your mother still alive?

She is also already dead, ma'am.

4. When did she die?

On August 18, 2022, ma'am.

5. Do you have proofs of their death?

Yes, ma'am, these are their respective death certificates.

ATTY. TALENS

Your Honor, we request that these Death Certificates be respectively marked as ____

6. Do you have any siblings?

Yes, ma'am.

7. By the way, will you confirm that you are the same Nanie Firmalo Manalo who filed this petition in representation of your siblings?

Yes, ma'am.

8. Were you authorized by your siblings to file this case?

Yes, ma'am.

9. What is your proof of that?

This Special Power of Attorney they executed in my favor, ma'am.

ATTY. TALENS

Your Honor, we request that this Special Power of Attorney be marked as ____

10. In the petition, it is alleged that your father during his lifetime is a registered owner of a certain property, do you affirm that?

Yes, ma'am.

11. Are you familiar with that property?

Yes, ma'am.

12. Where is that located?

In Barangay Labonan, Bongabong, Oriental Mindoro, ma'am.

13. What is its area, if you know?

Twenty-thousand square meter, ma'am.

14. You confirmed that it is a registered land to your father, have you seen its certificate of title?

Yes, ma'am.

15. I am showing you this Transfer Certificate of Title No. RT-66 (T-56899) in the name of Mabini Firmalo. Is this your father's certificate of title?

Yes, ma'am.

ATTY. TALENS

Your Honor, we request that
this TCT No. RT-66 (T-56899)
be marked as _____

16. In reference to this title, you alleged in your petition that there are erroneous entries, do you confirm that?

Yes, ma'am.

17. So, what are those erroneous entries in the title you are referring to?

The Lot Number and the bearing, ma'am.

18. Firstly, what is wrong in the Lot Number?

The title described my father's land as Lot C, ma'am.

19. Why is it wrong?

10. In the petition, it is alleged that your father during his lifetime is a registered owner of a certain property, do you affirm that?

Yes, ma'am.

11. Are you familiar with that property?

Yes, ma'am.

12. Where is that located?

In Barangay Labonan, Bongabong, Oriental Mindoro, ma'am.

13. What is its area, if you know?

Twenty-thousand square meter, ma'am.

14. You confirmed that it is a registered land to your father, have you seen its certificate of title?

Yes, ma'am.

15. I am showing you this Transfer Certificate of Title No. RT-66 (T-56899) in the name of Mabini Firmalo. Is this your father's certificate of title?

Yes, ma'am.

ATTY. TALENS

Your Honor, we request that
this TCT No. RT-66 (T-56899)
be marked as _____

16. In reference to this title, you alleged in your petition that there are erroneous entries, do you confirm that?

Yes, ma'am.

17. So, what are those erroneous entries in the title you are referring to?

The Lot Number and the bearing, ma'am.

18. Firstly, what is wrong in the Lot Number?

The title described my father's land as Lot C, ma'am.

19. Why is it wrong?

It should be Lot B, ma'am.

20. What is your basis for asserting that it should be Lot B and not Lot C?

The Technical Description, the Amended Subdivision Plan and even the Tax Declaration mentioned that my father's land is actually Lot B.

21. Is this the Technical Description you are referring to?

Yes, ma'am.

22. Where is the supposed description that it is Lot B, and not Lot C?

This, sir. (Witness pointing to second line of the Technical Description pertaining to Lot No. B)

ATTY. TALENS

Your Honor, we request that this Technical Description be marked as ____, and the entry Lot No. B be marked as "-1"

23. You also mentioned that the Amended Subdivision Plan also states that your father's land is Lot B, do you have copy of that plan?

This is the amended subdivision plan, ma'am.

ATTY. TALENS

Your Honor, we request that this Amended Subdivision Plan be marked as ____

24. In this amended subdivision plan which you presented, where is your father's lot?

This one, ma'am. (Witness pointing to a rectangular box with inscription LOT – B, AREA = 20000, MABINI FERMALO)

ATTY. TALENS

Your Honor, we further request That the portion of the Amended Subdivision Plan pointed by the Witness be marked as ____

25. Are you familiar with this Tax Declaration?

It should be Lot B, ma'am.

20. What is your basis for asserting that it should be Lot B and not Lot C?

The Technical Description, the Amended Subdivision Plan and even the Tax Declaration mentioned that my father's land is actually Lot B.

21. Is this the Technical Description you are referring to?

Yes, ma'am.

22. Where is the supposed description that it is Lot B, and not Lot C?

This, sir. (Witness pointing to second line of the Technical Description pertaining to Lot No. B)

ATTY. TALENS

Your Honor, we request that this Technical Description be marked as ____, and the entry Lot No. B be marked as "-I"

23. You also mentioned that the Amended Subdivision Plan also states that your father's land is Lot B, do you have copy of that plan?

This is the amended subdivision plan, ma'am.

ATTY. TALENS

Your Honor, we request that this Amended Subdivision Plan be marked as ____

24. In this amended subdivision plan which you presented, where is your father's lot?

This one, ma'am. (Witness pointing to a rectangular box with inscription LOT – B, AREA = 20000, MABINI FERMALO)

ATTY. TALENS

Your Honor, we further request That the portion of the Amended Subdivision Plan pointed by the Witness be marked as ____

25. Are you familiar with this Tax Declaration?

Yes, sir, that is the tax declaration covering the property of my father.

26. In this tax declaration, then, what is the designation of lot number of his property?

It is described also as Lot B, ma'am.

ATTY. TALENS

Your Honor, we request that this Tax Declaration identified by the witness be marked as -

27. So, the description in the tax declaration as Lot B is the same as in the technical description and the amended subdivision plan?

That is correct, ma'am.

28. And that is different from the description in the title as Lot C?

Yes, ma'am.

29. By this petition you want that description of Lot C in the title corrected to Lot B?

Yes, ma'am.

30. So, you are claiming that the descriptions in the technical description and the plan are the one correct?

Yes, ma'am, because I believe the technical description is actually the basis of the details to be entered in the title.

31. Aside from those documents, do you have any other basis to rely on that your father's lot is actually Lot B and not Lot C?

The description of the lots of the adjoining owners, ma'am.

32. What do you mean by that?

One of the adjoining owners ma'am is Hipolito Catapang whose property is described in the same Amended Subdivision Plan as Lot C.

33. Have you seen Hipolito Catapang's title?

Yes, ma'am, this is a copy of his title.

34. In that title of Hipolito Catapang, what is the number of his lot?

It is Lot C, ma'am.

Yes, sir, that is the tax declaration covering the property of my father.

26. In this tax declaration, then, what is the designation of lot number of his property?

It is described also as Lot B, ma'am.

ATTY. TALENS

Your Honor, we request that this Tax Declaration identified by the witness be marked as -

27. So, the description in the tax declaration as Lot B is the same as in the technical description and the amended subdivision plan?

That is correct, ma'am.

28. And that is different from the description in the title as Lot C?

Yes, ma'am.

29. By this petition you want that description of Lot C in the title corrected to Lot B?

Yes, ma'am.

30. So, you are claiming that the descriptions in the technical description and the plan are the one correct?

Yes, ma'am, because I believe the technical description is actually the basis of the details to be entered in the title.

31. Aside from those documents, do you have any other basis to rely on that your father's lot is actually Lot B and not Lot C?

The description of the lots of the adjoining owners, ma'am.

32. What do you mean by that?

One of the adjoining owners ma'am is Hipolito Catapang whose property is described in the same Amended Subdivision Plan as Lot C.

33. Have you seen Hipolito Catapang's title?

Yes, ma'am, this is a copy of his title.

34. In that title of Hipolito Catapang, what is the number of his lot?

It is Lot C, ma'am.

ATTY. TALENS

*Your Honor, we request that
The title presented by the
Witness be marked as ____*

35. Aside from the Lot Number, your petition also stated that there is error in its bearing, is that correct?

Yes, ma'am.

36. So, what is the error in that regard?

The face of the title states "beginning at a point marked "1" on plan, being S. 35 deg. 21'" instead of "S 35°27'W;"

37. So you are saying that the bearing "S 35°27'W" is the correct one?

Yes, ma'am.

38. What is your basis of that?

That is the one actually mentioned in the Technical Description, ma'am.

39. In the same technical description which you presented earlier?

Yes, ma'am.

40. What is your basis of that?

That is the one actually mentioned in the Technical Description, sir.

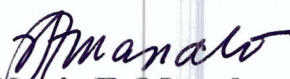
ATTY. TALENS

*Your Honor, we request that
The bearing in the Technical
Description "S 35°27'W" be
marked as "____-2"*

41. Now, madam witness, after you have provided this Honorable Court with the requirements for this petition, what is now your request to the court?

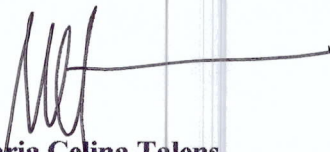
I am most respectfully praying to this Honorable Court that this petition be granted and that an Order be issued correcting the entries in the Transfer Certificate of Title No. T-56899: from Lot C to Lot B and the bearing "beginning at a point marked "1" on plan, being S. 35 deg. 21'" which is inconsistent with the correct bearing stated in the above-mentioned Technical Description which is "S 35°27'W" and to direct the Register of Deeds of Calapan City of the Province of Oriental Mindoro to make such corrections and to issue

a new Owner's Duplicate Copy of the certificate of title with the correct entries as prayed.


Nanie F. Manalo

Affiant
OSCA ID NO. 7745

SUBSCRIBED AND SWORN to before me this 6th day of March,
2023 in Roxas, Oriental Mindoro


Atty. Maria Celina Talens
Notary Public

Valid until December 31, 2023

Roll of Attorney's No. 81825

MCLE: Admitted to the Bar; 05-24-2022

IBP OR No. 218474; 05-30-2022

PTR No. 3024304; 01-03-2023

Roxas, Oriental Mindoro

Doc. No. 368
Page No. 75
Book No. 08
Series of 2023

ATTY. TALENS:

We have nothing further for the witness, Your Honor. He is also our lone witness for this petition. So Your Honor after the completion of his testimony we are formally offering the following exhibits, some marked during the hearing establishing the jurisdiction of this Honorable Court to proceed with this petition and the others are identified by this witness, and their respective purposes.

Exhibit "A" and **Exhibit "B"** are the death certificates of Mabini Firmalo and Carolina Fajutnao Firmalo, respectively. This exhibits are respectfully offered to prove that petitioner is one of the heirs of the registered owner of the property with TCT No. T-56899, Lot B.

Exhibit "C" is the Certificate of Live Birth of petitioner, Nanie Firmalo Manalo. This exhibits are respectfully offered to prove that petitioner is one of the heirs of the registered owner of the property with TCT No. T-56899, Lot B.

Exhibit “D” is the Transfer Certificate of Title No. TCT No. T-56899, Lot B. This exhibit is respectfully offered to prove the existence of the transfer certificate of title and the error in the entry thereof.

Exhibit “E” and “F” are the Tax Declaration Certificate No. **029-03-0014-003-011** and **Certification from the Municipal Treasurer** issued by the Municipality of Bongabong, Oriental Mindoro, respectively. This exhibit is respectfully offered to prove the payment of taxes of the property and to prove their acts of possession.

Exhibit “G” is the **Technical Description of the property issued by the Department of Environment and Natural Resources**. This exhibit is respectfully offered to prove the boundaries and location of the property.

Exhibit “H” is the **Survey Plan of Lot B**. This exhibit is respectfully offered to prove the boundaries and location of the property.

Those are all the documentary evidences we are offering in support of this petition, Your Honor. We respectfully manifest that upon admission of these exhibits we are submitting this petition for the resolution of the Honorable Court.

ATTESTATION

I, **Maria Celina M. Talens**, of legal age, Filipino citizen, resident of Brgy. Bagumbayan, Roxas, Oriental Mindoro under oath attests that:


1. I am the lawyer who conducted the examination of Nanie Firmalo Manalo, petitioner filed at RTC, Pinamalayan, Oriental Mindoro;
2. I faithfully recorded the questions asked the said Nanie Firmalo Manalo. and the corresponding answers she gave me;
3. I am fully satisfied that she voluntarily executed her statement and he knew well and understood all the contents of his given affidavit without any person or persons coaching or dictating him.

In witness whereof, I hereunto set my signature this 6th day of March, 2023 at Roxas, Oriental Mindoro.


Maria Celina M. Talens

SUBSCRIBED AND SWORN TO before me this 6th day of March, 2023 in Roxas, Oriental Mindoro with the affiant exhibiting to me her IBP ID No. 81825. I further certify that the accompanying judicial affidavit prepared and subscribed before Atty. Maria Celina M. Talens was likewise subscribed and sworn to before her.

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Atty. ARNEL Y. CALDERON
Notary Public; Until December 31, 2024
PTR No. 3024303A; 01-03-23
IBP OR No. 181035; 12-27-22
Roll No 58510/MCLE COC No VII-0018870/04-14-25
Roxas, Oriental Mindoro