

4-18-2023

FOR THE RFD: NORMELYN E. CLAUDIO

ATT: CHIEF LEGAL DIVISION

SIR / Madam,

I HAVE THE HONOR TO REQUEST for finality of the case, FOR implementation of the desicion. ATTACHED w/ the documents of Juan de Juan lot 855 CAD 506 CANTIL ROXAS Dr. Mundoro.

And case Vicente Dimatulac v.s
H.A of Juan de Juan.

Hoping for your kind conssideration.

Very Truly yours
JOSEPHINE M. Manganes

7 pcs - Special power of attorney
3 pes - CIVIL case. #7 38, 39
1 pc - Denre cover -

Republic of the Philippines
 Department of Environment and Natural Resources
Community Environment and Natural Resources Office
 Camia St., San Mariano, Roxas, Oriental Mindoro

REQUEST: _____
 No: _____
 DUE DATE: _____

The CENR Officer
 DENR-CENRO Roxas, Or. Mindoro
 San Mariano, Roxas, Or. Mindoro

Sir:

For whatever Legal purpose it may serve and upon payment of the required fees, may I request the following:

<input type="checkbox"/> Status	Request for copy of documents regarding the folder of Juan de Juan and case: Vicente Dimatulac vs. H.A. of Juan de Juan	<input type="checkbox"/> Survey Records
<input type="checkbox"/> Public Land	<input checked="" type="checkbox"/> Taguig	<input type="checkbox"/> Plan <input type="checkbox"/> T.D. <input type="checkbox"/> Cadastral Map
<input type="checkbox"/> Friar Lands	<input type="checkbox"/> Others	GSD Accession No.
Application No. :		Verify/
Name of Applicant:	Juan de Juan	Signed by:
Lot No. :	855	Date Verified:
Survey No. :	Cad- SD6, Roxas Cadastre	Note: Accession nos. do not guarantee availability of the plan
Location :	Cantil, Roxas, Or. Mindoro.	

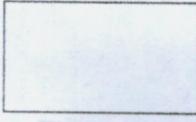
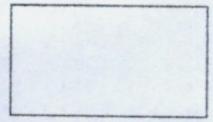
Certified Photocopy of the following:

Purpose of the request: *for reference*

Hoping that this request will be acted upon with dispatch

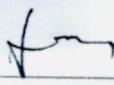
Requesting Party : *Rodrigo de Juan*
 (Pangalan)

Sex : Male	Female	Age : <i>68</i>
(Kasarian)		(Edad)
Address : <i>Cantil Roxas Or. Mindoro</i>		
(Tirahan)		
Identification No. : _____	Type/Kind: _____	
(Pagkakakilanlan)	(Uri o Klase)	
Date Requested : _____	Date Due : _____	
(Petsa ng Request)	(Takdang Panahon)	
Log Book Ref. Page No. : _____	Line/Mobile No. : <i>0935 463 4460</i>	

THUMBMARK
 L  R 

(If case party cannot sign/has no identification)

Very truly yours,


 Signature

NOTE: Request not claimed within a period of 30 days shall be subject to the filing of another request.
 Strictly no follow-up transaction ON FRIDAYS.

1/27/62

4767-P-230

The Registered Application No. 75844 (L-66382) of Juan de Juan (deceased) shall continue to be given further due course in the name of the heirs of Juan de Juan.

Sgt. R. P. S. P.

Manila, Philippines, January 27, 1962.

In accordance with authority of the
Director of Land

DISTRICT LAND OFFICER
Bureau of Lands

113

COPY FOR RECORD:

Mr. Vicente Diaz Arellano (Rep. call w/rmt. card)
Jones, Oriental Mindoro

Mrs. Catalina Abella
c/o The Chief of Office
Jones, Oriental Mindoro

District Land Officer
Land District No. 9, Bureau of Lands
Talagan, Oriental Mindoro

The Chief, Legal Division
Bureau of Lands, Manila

The M.L. Docket Clerk

XG

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Republic of the Philippines
Department of Agriculture and Natural Resources
SUBDIVISION OF LANDS
REGIONAL LAND OFFICE No. 3
234 Tandang St., San Miguel
Manila

PER 13 1962

4767-P-130

VICENTE DINATULOC,
Claimant-Contestant,
- versus -

R.L.A. No. 75844 (R-66388),
Heirs of JUAN DE JUAN,
App. by CATALINA ABELLO,
Applicant-Respondent.

R.L. Claim No. _____
R.L.R. Case No. 3-740
R.L.R. Claim No. 1021

San Juan, Batangas, Dr. Mindoro
Formerly San Juan, Camarines
Oriental Mindoro

B E S T I O N

In a verified protest dated December 31, 1959, Vicente Dinatuloc claims preferential rights over the parcel of land covered by the Homestead Application No. 75844 (R-66388) of Juan de Juan (deceased) and located in San Juan, Batangas, Oriental Mindoro. In the said protest, claimant Dinatuloc alleges that Catalina Abello, wife of the deceased applicant has sold to him (Vicente Dinatuloc) the parcel of land for which he is claiming preferential right.

At the investigation of this case, the herein claimant sought to show by his own testimony and the testimony of his witnesses that Catalina Abello, wife of the deceased applicant has sold to him, under separate documents (Exhibits A and B), the tract of land covered by the Homestead Application No. 75844 (R-66388); that he took possession of 8 hectares of the land in 1937 and 4 hectares in 1938; that he made clearings on the land which were planted to rice, coconuts and bananas; that in 1954 he converted the land in dispute into an irrigated land; that his tenants who are Catalina Abello and her children used to give him the corresponding share of the produce of the land.

On her part, respondent Catalina Abello attempted to rebut the evidence adduced by the claimant by stating in her sworn testimony that the signatures appearing in the two documents (Exhibits A and B) are not her signatures; that after the death of her husband, she and her children continued the possession and cultivation of the land covered by the application of the deceased applicant; that they are occupying the premises in their own rights and not as tenants of the herein claimant; and that she has never given claimant Dinatuloc any share of the produce of the land in controversy.

From the foregoing recital of facts, it is obvious that claimant Dinatuloc bases his alleged right to the land in dispute upon the strength of documents, Exhibit A and B. While respondent Abello repudiated the genuineness of these documents by denying her supposed signatures appearing thereon, claimant Dinatuloc never presented any convincing and effective proof to show that the said documents were not fraudulently executed. Granting that the said documents were properly and legally executed, yet the same cannot be made as a source for any right emanating from the right of the original applicant. It has not been shown in the records of this case that there was a prior approval from the land department when the transfer was made. Section 20 of the Public Land Law, reads in part, as follows: "Every transfer made without the previous approval of the Secretary of Agriculture and Natural Resources shall be null and void." Furthermore, a scrutiny of the records reveals that the other heirs of the deceased applicant have not mentioned the transactions made between claimant Dinatuloc and Catalina Abello.

4164-7630

All transactions which are supposed to be a transfer of rights from Catalina Abello to Vicente Dimatulac are null and void. Section 105 of the Public Land Law, provides:

"Sec. 105. If at any time the applicant or grantee shall die before the issuance of the patent or the final grant of the land, or during the life of the lease, or while the applicant or grantee still has obligations pending towards the Government, in accordance with this Act, he shall be succeeded in his rights and obligations with respect to the land applied for or granted or leased under this Act by his heirs in law, who shall be entitled to have issued to them the patent or final concession if they show that they have complied with the requirements therefor, and who shall be succeeded in all his rights and obligations for the purposes of this Act."

From this legal provision, it is evident that only the heirs of the applicant can alienate or in any way encumber the land applied for. Whatever transaction, therefore, has been made between Vicente Dimatulac and Catalina Abello becomes void and ineffectual.

No where in the records of this case has it been shown that Catalina Abello has acquired an absolute right to the land in question which could effectively be transmitted to Vicente Dimatulac. It follows, therefore, that such cession, assignment or transfer of rights made by Catalina Abello, even if true, does not ineffective and cannot confer any right upon claimant Dimatulac. "The vendor of a real estate cannot transmit to the purchaser other rights than those he possesses therein, nor can the purchaser on his part acquire other rights than such as were transmitted to him by the vendor", says our Supreme Court. In the law of nature, a stream cannot rise higher than its source.

The contention of the herein claimant that he had been in actual occupation of the land subject of this controversy and that Catalina Abello and her children are his tenants finds no support in the records of this case. In spite of the denial of Catalina Abello that she and her children are the tenants of claimant Dimatulac, Dimatulac never countered such denial by presenting, in support of his contention, a tenancy contract duly executed between him on one part and Catalina Abello and her children on the other part.

The representative of this Office who conducted the on the investigation of the premises in question reported that he could not find traces that the herein claimant has ever occupied the land; that he found Catalina Abello and her children in the actual possession and cultivation of the land in question; that houses belonging to the heirs of the deceased applicant were constructed thereon; and that the whole area in controversy was already converted into a plain rice land by the respondent and her children. Aside from exercising acts of dominion over the land, respondent Catalina Abello, in order to show good faith in retaining possession of the premises, declared the same for taxation purposes and paid the corresponding taxes thereon.

The undersigned, 2000 C.M.H.D., the undersigned holds and so decides that the instant claim of Vicente Dimatulac should be, as hereby it is, dismissed for lack of merit.

H.J.

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SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

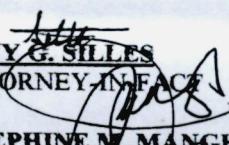
THAT I, **RODELIO DOMINGO DE JUAN**, of legal age, Filipino, with residence and postal address at **Block 7 Lot 5 Section 22 Phase 3 Pabahay 2000 Muzon, City of San Jose del Monte, Bulacan**, do hereby NAME, CONSTITUTE and APPOINT, my common-law-wife, **SONY G. SILLES and JOSEPHINE M. MANGHARES**, of legal ages, Filipino, with postal the same postal address and Block 110 Lot 7 Gaya-gaya City of San Jose del Monte, Bulacan, to be my true and lawful **ATTORNEY-IN-FACT**, for me and in my name, place and stead to do and perform the following acts and deeds, to wit;

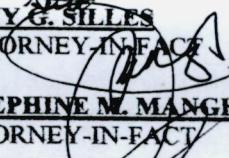
1. To transact and negotiate business with the **MUNICIPAL ASSESSOR'S OFFICE, OF ENVIRONMENT NATURAL RESOURCES, CENRO AND REGISTER OF DEEDS** as compliance for the requirements of our property located at **LOT 855 H-75844 BRGY. CANTIL ROXAS, ORIENTAL MINDORO UROK 7 TAGUITIC KAPATAGAN LANAO DEL NORTE**;
2. To apply for the titling of the aforementioned property with the **DENR AND REGISTER OF DEEDS** and other government agencies;
3. To make sign, and execute any and all necessary documents and do other things for the fulfillment of the above-mentioned purposes;
4. To do and perform any and all acts necessary and proper for the performance of the above given.

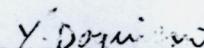
HEREBY GIVING AND GRANTING unto my said **ATTORNEY-IN-FACT** full power and authority whatsoever requisite and necessary or about the above-mentioned acts as fully to all intents and purposes as I might or could lawfully do if personally present and hereby conforming and ratifying all that my said **ATTORNEY-IN-FACT** shall do of cause to be done by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto affix my signature this 7th day of October 2022 at Caloocan City, Metro Manila.


RODELIO DOMINGO DE JUAN
PRINCIPAL/GRANTOR


SONY G. SILLES
ATTORNEY-IN-FACT


JOSEPHINE M. MANGHARES
ATTORNEY-IN-FACT


YOLLY DAGUISON
Witness


ROLLY ESPIRITU
Witness

Signed in the Presence of:

ACKNOWLEDGMENT

BEFORE ME, A Notary Public for and in Caloocan City, Metro Manila, appeared:

VALID ID Date and Place of Issued:

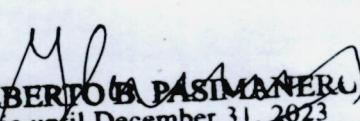
RODELIO DOMINGO DE JUAN
SONY G. SILLES
JOSEPHINE M. MANGHARES

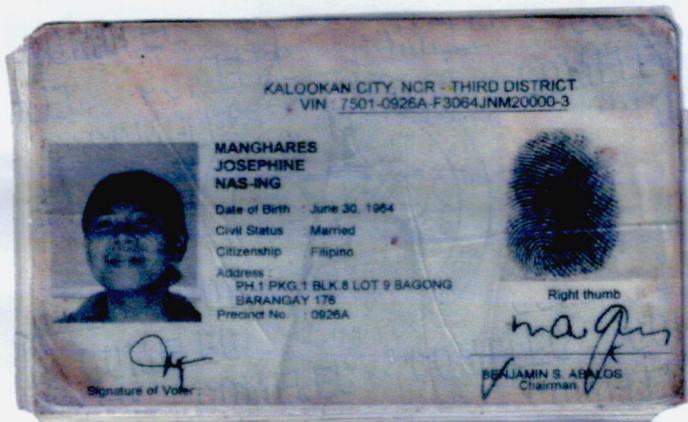
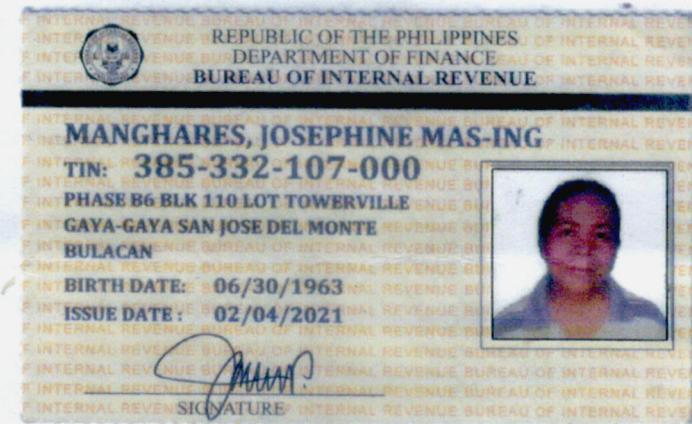
SENIOR CITIZEN ID NO. 13-7828
VIN 1420-0400C-K0967SGS20000
NATIONAL ID NO. 4168-9126-1465-7923

known to me and to me known to be the same persons who executed the foregoing **SPECIAL POWER OF ATTORNEY** and acknowledged to me that the same is their own free and voluntary act and deed.

WITNESS MY HAND AND SEAL this 7th day of October 2022 at Caloocan City, Metro Manila.

DOC NO. 732
PAGE NO. 1/1
BOOK NO. 31
SERIES OF 2022


ATTY. GILBERTO B. PASIMANERA
Notary Public until December 31, 2023
Notarial Commission 2022 - 052
IBP# 165726 Pasig for yr. 2022
PTR# 0154719 Mla - 1-3-2022
Roll # 25473 TIN# 103-098-346
MCLE Exempt No. VII-NP004370 til 4-14-2025









REPUBLIC OF THE PHILIPPINES
PROVINCE OF BULACAN
CITY OF SAN JOSE DEL MONTE
BARANGAY MUZON

IGG. EDGAR E. CELIS
PUNONG BARANGAY - OIC
OVER ALL CHAIRMAN
Committee on Education

MGA KAGAWAD

KAG. RECCIS O. IGNACIO
CHAIRMAN
Committee on Finance, ways & Means
Committee on Rules & Privileges
Committee on Health, Sanitation & Pollution
Committee on Animals Welfare
Member: KAG. NUMERIANO D. GOJO CRUZ

SA KINAUKULAN:

Ito ay nagpapatunay na sina **BB. SONY G. SILLES, G. RODELIO DE JUAN** kapwa mga nasa hustong gulang, ay mga residente ng Block 7 Lot 5 Section 22 Phase 3 Pabay 2000, Barangay Muzon, City of San Jose del Monte, Bulacan.

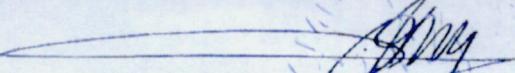
Pinatutunayan pa rin na ang mga taong nabanggit ay nagsasama bilang mag-asawa sa loob ng dalawangpu't-dalawang (22) taon at may isang (1) anak.

Ang pagpapatunay na ito ay ipinagkaloob upang magamit sa anumang legal na pangangailangan.

Ginawa ngayong ika-6 ng Oktubre 2022 mula sa Tanggapan ng Punong Barangay Muzon, Lungsod ng San Jose del Monte, Bulacan.

KAG. NUMERIANO D. GOJO CRUZ
CHAIRMAN
Committee on Public Works & Facilities
Committee on Transportation & Commission
Vice Chair.: KAG. ANGELITO G. SARMIENTO
Member: KAG. ELIZABETH D. VALERIO

CERTIFIED BY:


EDGAR E. CELIS
Barangay Chairman-OIC,
Muzon

IGG. MARIA FAUSTINA N. MENDOZA
CHAIRMAN
Committee on Youth, Sports, Games & Amusement

MENSON B. LOUIS
BRGY. TREASURER

DONNA I. ETE
BRGY. SECRETARY



Municipal Form No. 102
(Revised January 2007)

(To be accomplished in quadruplicate using black ink)

Republic of the Philippines
OFFICE OF THE CIVIL REGISTRAR GENERAL

CERTIFICATE OF LIVE BIRTH

Province	ORIENTAL MINDORO			Registry No.	2015-54
City/Municipality	ROXAS				
1. NAME SONY	(First)	(Middle) GAERA	(Last) SILLES		
2. SEX (Male / Female) FEMALE	3. DATE OF BIRTH	(Day) 09	(Month) NOVEMBER	(Year) 1987	
4. PLACE OF BIRTH BAGUMBAYAN	(Name of Hospital/Clinic/Institution/ House No., St., Barangay)			(City/Municipality) ROXAS	(Province) ORIENTAL MINDORO
5a. TYPE OF BIRTH (Single, Twin, Triple, etc.) SINGLE	5b. IF MULTIPLE BIRTH, CHILD WAS (First, Second, Third, etc.) NOT APPLICABLE	5c. BIRTH ORDER (Order of this birth to previous live births including fetal death) (First, Second, Third, etc.) FIFTH	6. WEIGHT AT BIRTH 27 grams		
7. MAIDEN NAME EUGENIA	(First)	(Middle) TOLEDO	(Last) GAERA		
8. CITIZENSHIP FILIPINO	9. RELIGION/RELIGIOUS SECT ROMAN CATHOLIC				
10a. Total number of children born alive 5	10b. No. of children still living including this birth 5	10c. No. of children born alive but are now dead 0	11. OCCUPATION HOUSEPARENT	12. AGE at the time of this birth (completed years) 27	
13. RESIDENCE (House No., St., Barangay) BAGUMBAYAN	(City/Municipality) ROXAS	(Province) ORIENTAL MINDORO	(Country) PHILIPPINES		
14. NAME ALFREDO	(First)	(Middle) EVANGELISTA	(Last) SILLES		
15. CITIZENSHIP FILIPINO	16. RELIGION/RELIGIOUS SECT ROMAN CATHOLIC	17. OCCUPATION FARMHAND	18. AGE at the time of this birth (completed years) 28		
19. RESIDENCE (House No., St., Barangay) BAGUMBAYAN	(City/Municipality) ROXAS	(Province) ORIENTAL MINDORO	(Country) PHILIPPINES		
MARRIAGE OF PARENTS (If not married, accomplish Affidavit of Acknowledgment/Admission of Parentage)					
20a. DATE (Month) (Day) (Year) DON'T KNOW	20b. PLACE (City / Municipality) NOT STATED	NATIONAL STATISTICS OFFICE RECEIVED			
21a. ATTENDANT					
1 Physician	2 Nurse	3 Midwife	X 4 Hilot (Traditional Birth Attendant)	Signature <i>Marie S. Silles</i>	
21b. CERTIFICATION OF ATTENDANT AT BIRTH (Physician, Nurse, Midwife, Traditional Birth Attendant, etc.) I hereby certify that I attended the birth of the child who was born alive at 01:00 AM anypm on the date of birth above.					
Signature	UNKNOWN WHEREABOUTS AT THE TIME OF REGISTRATION	Address	NOT APPLICABLE		
Name in Print	METODIA G. DELGADO				
Title or Position	TRADITIONAL BIRTH ATTENDANT				
Date	NOT APPLICABLE				
22. CERTIFICATION OF INFORMANT I hereby certify that all information supplied are true and correct to my own knowledge and belief.	23. PREPARED BY	 Signature <i>Monroe A. Estrada</i> Name in Print MONROE A. ESTRADA Title or Position ADMINISTRATIVE AIDE I Date APRIL 15, 2015			
Signature <i>Silles</i> Name in Print SONY G. SILLES Relationship to the Child Address SAN JOSE DEL MONTE, BULACAN Date APRIL 15, 2015	24. RECEIVED BY	 Signature <i>Nerissa R. Quintinio</i> Name in Print NERISSA R. QUINTINIO Title or Position ADMINISTRATIVE ASST. IV Date APRIL 15, 2015			
25. REGISTERED BY THE CIVIL REGISTRAR Signature <i>Orpha Rosa L. Salvacion</i> Name in Print ORPHA ROSA L. SALVACION Title or Position MUNICIPAL CIVIL REGISTRAR Date APRIL 27, 2015	TO BE FILLED-UP AT THE OFFICE OF THE CIVIL REGISTRAR 8 9 11 13 15 16 17 19 0 1 0 8 5 1 3 6 0 8 0 5 2 1 2 0 1 0 8 9 2 1 6 0 8 0 5 2 1 2	VERIFIED BY:	 Signature <i>J. N. Log</i>		
REMARKS/ANNOTATIONS (For LCRO/OCRG Use Only) DELAYED REGISTRATION.					
TO BE FILLED-UP AT THE OFFICE OF THE CIVIL REGISTRAR 8 9 11 13 15 16 17 19 0 1 0 8 5 1 3 6 0 8 0 5 2 1 2 0 1 0 8 9 2 1 6 0 8 0 5 2 1 2			VERIFIED BY:		

05617-97-088APA-00598-BI005

EST POSSIBLE IMAGE

BReN
05212-A67W901-5



088056170880059805192015005

PJ000183621

Lisa Grace S. Bersales
LISA GRACE S. BERSALES, Ph.D.
National Statistician and Civil Registrar General
Philippine Statistics Authority



Municipal Form No. 102
(Revised 1983)

REPUBLIC OF THE PHILIPPINES
CERTIFICATE OF LIVE BIRTH
(Fill out completely, accurately and legibly in ink or typewriter)

(To be accomplished in triplicate)

PROVINCE ORIENTAL MINDORO
CITY/MUNICIPALITY ROXAS

LOCAL CIVIL REGISTRY NO. 90-548

1. NAME	(First) <u>RODELIO</u>	(Middle) <u>Domingo</u>	(Last) <u>DE JUAN</u>
2. SEX (Place 'X' on appropriate answer)	1 Male <input checked="" type="checkbox"/> 2 Female <input type="checkbox"/>	3. DATE OF BIRTH (Day) <u>16</u>	(Month) <u>January</u> (Year) <u>1955</u>
4. PLACE OF BIRTH	(Name of Hospital/Institution; if not in hospital, give street/barangay) <u>Cantil</u>		
5a. TYPE OF BIRTH	(Place 'X' on appropriate answer) <u>1 Single</u> <input checked="" type="checkbox"/> <u>2 Twin</u> <input type="checkbox"/> <u>3 Three or more</u> <input type="checkbox"/>		
6. MAIDEN NAME	(First) <u>Dorotea</u>	(Middle) <u>Domingo</u>	7. NATIONALITY <u>Pilipino</u>
9. NAME	(First) <u>Lucrecio</u>	(Middle) <u>De Juan</u>	10. NATIONALITY <u>Pilipino</u>
8. RELIGION <u>Foursquare</u>			
11. RELIGION <u>Foursquare</u>			
12. DATE AND PLACE OF MARRIAGE OF PARENTS (Important: if not applicable, fill Affidavit of Acknowledgment at the back) <u>1953 - Roxas, Oriental Mindoro</u>			
13. CERTIFICATE OF ATTENDANT AT BIRTH <i>I hereby certify that I attended the birth of the child who was born alive at _____ o'clock a.m./p.m. on the date stated above.</i>			

Signature _____
Name in print CATALINA DE JUAN (D)
Title or position Hilot

Address Cantil, Roxas
Oriental Mindoro
Date 31 May 1990

14. INFORMANT

Signature Rodelio de Juan
Name in print RODELIO DE JUAN
Relationship to child Registrant

Address Cantil, Roxas
Oriental Mindoro
Date 31 May 1990

15a. PREPARED BY

Signature Nerissa R. Quintinio
Name in print NERISSA R. QUINTINIO
Title or position Civil Registry Clerk
Date 31 May 1990

b. RECEIVED AT THE OFFICE OF THE LOCAL CIVIL REGISTRAR

Signature Helen F. Yason
Name in Print HELEN F. YASON
Title or position MPDC/Local Civil Registrar
Date 31 May 1990

16a. INFORMATION GIVEN IN SUPPLEMENTAL REPORT

b. DATE WHEN INFORMATION WAS SUPPLIED

N/A2450

(Important: Informant should also provide information for Items 17 to 25. The code boxes are to be filled out at the Office of the Local Civil Registrar)

RESERVE FOR BINDING

PROVINCE <u>ORIENTAL MINDORO</u>	CITY/MUNICIPALITY <u>ROXAS</u>	Local Civil Registry No. <u>9000548</u>	Registration Status <u>2</u>
17. Weight at Birth (In grams) <u>6160</u>	18. Birth Order of Child Ex. first, second, etc. <u>1st</u>	19. Total Number of Children Born Alive <u>01</u>	20. How many children are now living including this birth? <u>1</u>
21. Usual Occupation <u>Housekeeping</u>	22. Usual Residence (Barangay) <u>Bantil</u>	23. Usual Occupation <u>Farming</u>	24. Age at the time of this Birth <u>31</u>
25. Attendant of Birth (Place 'X' on appropriate answer) 1 Physician <input type="checkbox"/> 2 Nurse <input type="checkbox"/> 3 Midwife <input type="checkbox"/> 4 Hilot <input checked="" type="checkbox"/> 5 Others <input type="checkbox"/>	NAME OF CHILD First <u>RODELIO</u> M.I. <u>D</u> Last <u>DE JUAN</u>		
Sex <u>1</u> 44	Date of Birth <u>160155</u> 45	Place of Birth <u>52126</u> 51	Mother's Nationality <u>1</u> 56
Father's Nationality <u>1</u> 57			

05527-G2-003PCC-01757-BI003

BEST POSSIBLE IMAGE

BReN
05212-A55AG01-9Documentary
Stamp Tax Paid

Lisa Grace S. Bersales
LISA GRACE S. BERSALES, Ph.D.
National Statistician and Civil Registrar General
Philippine Statistics Authority

3055270030175702182015003