



Republic of the Philippines  
Department of Environment and Natural Resources  
Visayas Avenue, Diliman, Quezon City, 1100  
Tel. Nos.: (632) 929-66-26 to 29 • (632) 929-62-52  
929-70-41 to 43-52

**MEMORANDUM**

**TO :** THE REGIONAL EXECUTIVE DIRECTOR  
MIMAROPA Region  
Roxas Boulevard, Ermita, Manila City

**FROM :** THE ASSISTANT SECRETARY  
Field Operations for Luzon and Visayas and Director,  
Environment Management Bureau in concurrent capacity

**SUBJECT :** LETTER DATED 03/27/2023 REQUEST FOR CLASSIFICATION  
STATUS OF LOTS UNDER CAD-800 D MODULE 2, PROJECT  
NO. 1 LC MAP 203

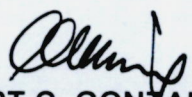
**DATE :** MAR 31 2023

DENR MIMAROPA RECORDS SECTION <b>RECEIVED</b>	
APR 18 2023	
<input type="checkbox"/> INCOMING	<input type="checkbox"/> OUTGOING
BY: _____	DATE NO. _____

Referred herewith is the letter dated 27 March 2023 addressed to the DENR Central Office, from Mr. Enrique Estolero/Alex Palmes Et Al., Puerto Princesa, Palawan City, pertaining to the above-mentioned subject.

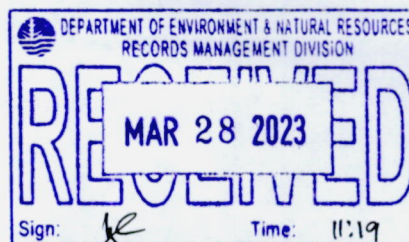
For appropriate action in accordance with pertinent laws, rules, and regulations on the matter. Copy furnish this office of the action taken citing document tracking no. DENR-ASRMD-2023-007731-A for record and monitoring purposes.

For compliance, please.

  
GILBERT C. GONZALES, CESO III



March 27, 2023



The DENR-Central Office

Filed Operations for Luzon or Special Concerns and Legislative Affairs

1515 DENR Bldg., Roxas Boulevard

Brgy.668 Ermita Manila

Subject : **"Request for Classification Status of Lots under Cad-800 D MODULE 2, Project No.1 LC Map 203"**

Sir:

Greetings!

The undersigned are the long time occupants of a parcel of land in Purok Riverside , Pajara Extension, Barangay Sta. Monica, Puerto Princesa City, which falls within longitude 118' 43' 20.3 and Latitude 9' 47' 20.5" as per the October 7, 2016 letter by former CENRO of Puerto Princesa City Emer D. Garraez (see copy attached as Annex "A").

We are requesting your good office for the classification of the land under Cad-800 D MODULE 2, Project No.1 LC Map 203, particularly that parcel of land under Plan F-(IV-26)7729-D. We would like to inquire if the same is still classified as timber land or part of the alienable and disposable land of the public domain. This request is being sought to clarify the attached memorandum from the CENRO Puerto Princesa City dated February 14, 2006 which states that the Lot covered by OCT NO. 2575 RP (IV-26) 5002 of PABLO M. VUELBA, JR. and OCT NO. 2582 OF VIRGINIA V. GONZALES are still classified as timber land. For your reference, attached is the copy of the February 14, 2006 Memorandum and the Electronic copy of OCT 2582 as **Annex "A" and "B."**

The undersigned, being the long-time occupants of the area covered Oct No. 2582 by Virginia V. Gonzales, prior to their ejectment from the area in 2022<sup>1</sup>, are seeking the assistance of your good office since the subject area was issued a patent in 1988 and subsequently titled in 1990 even if the same was still timberland as per the Memorandum from the CENRO. We have been unduly displaced from our residences by virtue of the patent issued to Virginia Gonzales when the lot was still timberland and the latter was not in physical possession thereof.

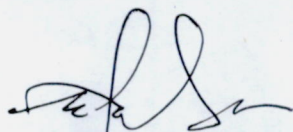
The request was made in connection to our intention to seek the help of the authorities for the filing of proper action to protect their interest in the subject property, including but not limited to a reversion case initiated by the State with our cooperation. But prior to that, we are requesting documents / issuances from your office to ascertain whether or not the subject land was part of the timberland during the issuance of the patent in 1988 as well as its current land classification status.

<sup>1</sup> The ejectment was by virtue of the Writ of Demolition dated September 25, 2020 in Civil Case No. 2155 at MTCC Branch 1, Puerto Princesa City ( Spouses Neoplo Gonzales & Virginia Gonzales vs. Emmanuel Teodosio, et.al), copy of which is attached herein as **Annex "C"**. Likewise, see copy of the Final Report on Writ of Demolition dated September 28, 2022 or **Annex D**.

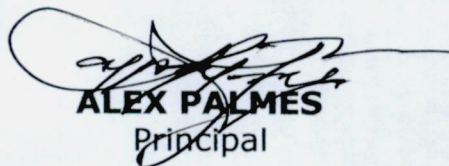


Hoping for your kind consideration.

Very truly yours,



**ENRIQUE ESTOLERO**  
Principal



**ALEX PALMES**  
Principal



**LOLITA MORALES**  
Principal

**LECINA E. GUMINAD**  
Principal



March 27, 2023

The DENR-Central Office  
Filed Operations for Luzon or Special Concerns and Legislative Affairs  
1515 DENR Bldg., Roxas Boulevard  
Brgy.668 Ermita Manila

Subject : "**Request for Classification Status of Lots under Cad-800 D  
MODULE 2, Project No.1 LC Map 203**"

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The request was made in connection to our intention to seek the help of the authorities for the filing of proper action to protect their interest in the subject property, including but not limited to a reversion case initiated by the State with our cooperation. But prior to that, we are requesting documents / issuances from your office to ascertain whether or not the subject land was part of the timberland during the issuance of the patent in 1988 as well as its current land classification status.

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Hoping for your kind consideration.

Very truly yours,

  
**ENRIQUE ESTOLERO**  
Principal

  
**ALEX PALMES**  
Principal

  
**LOLITA MORALES**  
Principal

**LECINA E. GUMINAD**  
Principal



## SPECIAL POWER OF ATTORNEY

**KNOW ALL MEN BY THIS PRESENT :**

**WE, ALEX PALMES, ENRIQUE ESTOLERO, LOLITA MORALES, and LUCINA GUMINAD**, all Filipinos, all of legal age, all married, and residents of Puerto Princesa City, do hereby appoint **MARIA TERESA D. ALISLA**, Atty.-In-Fact, Filipino of legal age and with office address at Acosta-Pedrosa Law Office PC Arcade Bldg., Junction 1, Barangay San Miguel, Puerto Princesa City, as our true and legal representative to act for and in our name and stead and to perform the following acts:

1. To transact, process and/or claim /secure the copies of the following documents from Department of Environment and Natural Resources, Regional Office DENR-MIMAROPA, DENR Central Office, National Mapping and Resources Information Authority (NAMRIA):

- a. Memorandum dated February 14, 2006, (Subject: Classification Status of Lots covered by OCT No. 257 RP (IV-26) 5002 of Pablo N. Vuelba, Jr. and OCT No. 2582 of Virginia V. Gonzales.
- b. DENR Memorandum Order 2004-03 dated May 22 2004.
- c. Copy of approved Land Classification Map No. 203, Project No.1, Block-A, certified on December 29, 1923.

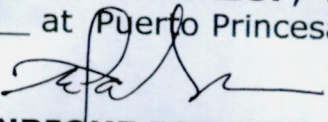
2. To inquire, transact and/or request/ claim documents from the DENR Central Office relative to the classification status of Lot covered by Cadastral Survey 800-D, MODULE 2, Project No.1, LC Map 203, including but not limited to any issuance that the said land is alienable and disposable, or any issuance or certification that the said land is classified as timber land prior to the approval of Republic Act No.9145 on July 30, 2001.

3. To delegate in whole or in part any or all of the powers herein granted or conferred, by means of an instrument in writing, in favor of any third person or persons whom this said attorney may select ;and

4. To sign documents and/or perform such other related documents necessary to carry into effect the purpose for which this Special Power of Attorney is made;

**We HEREBY GRANTING** unto our said attorney-in-fact, full powers and authority whatsoever required and necessary to be done in and about the premises as fully to all intents and purposes as we might or could do if personally present and acting in person and HEREBY APPROVING ALL that attorney-in-fact shall lawfully do by virtue of this power of attorney.

**IN WITNESS WHEREOF**, We have hereunto set our hand this 27 MAR 2023 at Puerto Princesa City

  
**ENRIQUE ESTOLERO**  
Principal

  
**ALEX PALMES**  
Principal



  
**LOLITA MORALES**  
Principal

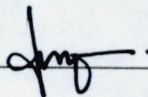
**LECINA E. GUMINAD**  
Principal

With my conformity:

**MARIA TERESA D. ALISLA**  
Atty.-In-Fact

Sign in the presence of:






**ACKNOWLEDGEMENT**

Republic of the Philippines )  
Province of Palawan ) S.S.  
City of Puerto Princesa )

**BEFORE ME** this 27 MAR 2023 in the City of Puerto Princesa City, Province of Palawan, personally appeared the above -name person with their identification written below their names as their personal and competent identity who are known to me to be the same person who executed the foregoing instrument and they acknowledge that the same is their free act and deeds.

**WITNESS MY HAND AND SEAL** this 27 MAR 2023 at Puerto Princesa City, Palawan.

Doc. No. 494  
Page No. 105  
Book No. 02  
Series of 2023

  
**ATTY. RYAN P. ACOSTA**  
COMMISSION SERIAL NO. 2023-014  
NOTARY PUBLIC  
UNTIL DECEMBER 31, 2024  
PTR NO. 277718-11/03/2022  
IBP NO. 254867-12/28/2022  
ROLL NO. 70754  
MCLE NO. VII-0006675-04/14/2023





*acosta - pedrosa law office@gmail.com*



*materesa\_alisla@yahoo.com*  
*CP # 0926148601*  
*0910 251 057*



JUDICIAL FORM No. 54  
(Revised January 1985)

Book .....  
Page ..... 52

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

008394 REPUBLIC OF THE PHILIPPINES  
MINISTRY OF JUSTICE  
NATIONAL LAND TITLES AND DEEDS REGISTRATION ADMINISTRATION  
(Land Registration Commission)

OFFICE OF THE REGISTER OF DEEDS FOR THE .....

# Original Certificate of Title

No. 2582

ENTERED PURSUANT TO THE FOLLOWING PATENT

REPUBLIC OF THE PHILIPPINES  
MINISTRY OF NATURAL RESOURCES  
BUREAU OF LANDS

FREE PATENT No. NRD-IV-26 5881

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

VIRGINIA V. GONZALES, Filipino, of legal age,  
married to NEOPOLLO Gonzales and a  
resident of Sta. Monica, Puerto Princesa City  
possessing all the qualifications and having fully complied with all the conditions and requirements of Republic  
Acts Nos. 782 and 3872, Chapter VII of Commonwealth Act No. 141 as amended, and Batas Pambansa Blg. 223  
is hereby granted this Free Patent for the land situated in Sta. Monica, Puerto Princesa City with  
an area of 4.944 sq. m., more particularly bounded and described  
at the back hereof subject, however, to the provisions of Sections 118 which provide, among others, that except in  
favor of the Government or any of its branches, units, or institutions, the land hereby acquired shall be inalien-  
able and shall not be subject to encumbrance for a period of five (5) years from date of this patent, 119, 121 as  
amended by P.D. No. 763, 122 and 124 of Commonwealth Act No. 141, as amended, and P.D. No. 1198;  
to all public easements and servitudes prescribed in Sections 109, 110, 111, 112 as amended by  
P.D. No. 1361, 113 and 114 of Commonwealth Act No. 141, as amended; and to the right of government to  
administer and protect the timber found thereon for a term of five (5) years from the date of issuance of the  
patent, provided, however, that the grantee or his heirs may cut and utilize such timber as may  
be needed for his or their personal use.

DEC 27 1988

Witness my hand and the seal of the Republic of the Philippines this ..... day of .....  
in the year of our Lord nineteen hundred and .....

By Authority Of The President  
Of The Philippines

JUAN G. GALVERO  
Actg. District Land Officer

Transcribed in the "Registration Book" for the Province  
of Puerto Princesa City pursuant  
to the Provisions of Section 101 of P. D. No. 1529, on  
the ..... day of .....  
nineteen hundred and .....  
at 11:00 A.M.

Sta. Monica, Puerto Princesa City  
(Owner's Postal Address)

LUCIANO C. ROXAS  
City Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

This is a Certified True Copy of OCT 2582 on file at Registry of Deeds of Puerto Princesa City. This consists of 6 page(s) and does not  
require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Puerto Princesa City. Requested By:  
DOMINGO, JETJET.

Ref. No. : 2023001775 OR No. : 1027866194  
Date : 03/09/2023 OR Date : Mar 8 2023  
Time : 04:08:11 PM Amt Paid: 349.73



(TECHNICAL DESCRIPTION)

OCT 2582

P 2/6

Plan F-(1V-26)7729-D

Beginning at a point marked "1" of Plan F-(1V-26)7729-D, being, N.31-45 W., 6281.53 M. from B.L.L.M. # 1, Cad. 800-D, Puerto Princesa City, thence

N.71-09 W., 10.00 m. to point 2; S.58-06 W., 68.94 m. to point 3;  
S.27-05 W., 55.01 m. to point 4; N.48-33 W., 66.01 m. to point 5;  
N.73-45 E., 31.71 m. to point 6; N.55-01 E., 86.24 m. to point 7;  
N.76-08 E., 42.58 m. to point 8; S.00-09 E., 30.06 m. to point 1;  
point of beginning.

Containing an area of FOUR THOUSAND NINE HUNDRED AND FORTY FOUR (4,944) SQUARE METERS.

All corners are marked on the <sup>ground by</sup> ~~the~~ PS, Cyl., Conc. Mons., Mons., 15 x 60 cms.

Bounded on the SE., along lines 1-2, 2-3, 3-4 by Road; on the SW., to NW., along lines 4-5, 5-6, 6-7 & 7-8 by Public Land (Mangroves) on the E., along line 8-1 by lot claimed by Pablo Vuelba.

Bearings true.

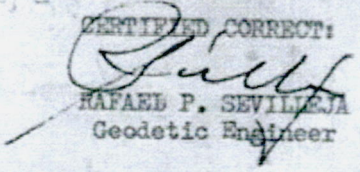
This lot was surveyed by Engr. Agustin P. Timbancaya, on March 14-15, 1987 and approved on May 30, 1988, in accordance with law and existing regulations promulgated thereunder.

NOTE: This lot is covered by F.P.A. (1V-26)7729.

12/28/88

Checked by: 

CERTIFIED CORRECT:

  
RAFAEL P. SEVILLEJA  
Geodetic Engineer

(Continued on Additional Sheet ..... Page ..... )  
Register of Deeds

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THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

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Date: 03/09/2023 OR Date: Mar 8 2023

Time: 04:08:11 PM Amt Paid: 349.73

LR A1108504260



Page ..... -B

MEMORANDUM OF ENCUMBRANCES

01 2581 P2/6

Entry No. .... CERTIFICATION

THIS IS TO CERTIFY that this title has been  
Issued to one who claims to be Mrs. Virginia V. Gonzales,  
With Res. Cert. No. 3062237 issued on April 27, 1990,  
at Puerto Princesa City.

City of Puerto Princesa City, April 27, 1990..

LUCIANO C. ROXAS  
City Register of Deeds

Entry No. 2152: BL CERTIFICATION: Executed by Estrellita M.  
Jagmis, Records Officer II, Bureau of Lands certifying  
that the property described herein is a public land,  
covered by lot No. 7729, Cad-800-D with an area of  
4,944 Square meters situated in the Bo. of Sta. Monica,  
Puerto Princesa City, is within the alienable and  
disposable area.

Date of Instrument: April 27, 1990  
Date of Inscription: April 28, 1990 at 11:00 am.

LUCIANO C. ROXAS  
City Register of Deeds

Entry No. 6305: NOTICE OF LIS PENDENS : Notice is hereby given that  
this property described herein is a subject of a Notice of Lis  
Pendens filed by Atty. Roberto A. De Los Reyes, Counsel for the  
Cross-Claimant Arcadio Rivera in Civil Case No. 2893 for  
Cancellation of OGP No. 2582 & 2575 versus, Pablo Vuelba Jr. & Virginia  
Cross-Defendants.

Date of Instrument: May 27, 1997  
Date of Inscription: May 29, 1997 at 9:00 a.m.

LUCIANO C. ROXAS  
City Register of Deeds

(Continued on Page ..... -C.

Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

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DOMINGO, JETJET.

Ref. No.: 2023001775 OR No. : 1027866194  
Date : 03/09/2023 OR Date : Mar 8 2023  
Time : 04:08:11 PM Amt Paid: 349.73

LRA1108504261



OCT 2582 P44

(Continued from Page ..... -B)

Entry No. 11184: ORDER: Issued by Hon. Nelia Iap Fernandez, Judge, RTC of Palawan and PFCity, Branch 50, in Civil Case No. 2893, for Declaration of Nullity of Void Certificate of Title with Damages, dismissing the case as against all the defendants for lack of cause of action without prejudice to whatever legal action that cross-claimant Arcadio Rivera may undertake against co-defendants Pablo Vuelva Jr. and Virginia Gonsales.

Date of Instrument : April 29, 1997  
Date of Inscription : Oct. 06, 2010 at 1:55 p.m.

ATTY. MA. RACHEL FE FABROS-DILIG  
City Register of Deeds

Entry No. 11185: DECISION: Rendered by the First Division, Court of Appeals, in CA-G.R. CV No. 55404, entitled Hernan Delos Reyes, Juanito Delos Reyes, Anacleto Delos Santos, The Director of Lands and Director of Forestry Development, rep. by the Community Environment & Natural Resources Officer (CENRO), Plaintiffs-Appellants, versus Pablo M. Vuelva, Jr., Virginia V. Gonsales, Arcadio Rivera, Juan G. Galvero, City Assessor, Registrar of Deeds, and Hon. Mayor Edward S. Hagedorn, Defendants-Appellees, dismissing the appeal and affirming the Order of the RTC of PFCity Branch 50 dated April 29, 1997, dismissing the Amended Complaint on the ground that it states no cause of action.

Date of Instrument : Jan. 31, 2002  
Date of Inscription : Oct. 06, 2010 at 2:00 p.m.

ATTY. MA. RACHEL FE FABROS-DILIG  
City Register of Deeds

Entry No. 11186: RESOLUTION: Promulgated by the First Division, Supreme Court in G.R.No. 157710 (Hernan delos Reyes, et.al. vs. Court of Appeals, et. al.), denying the petition for review on certiorari of the decision and resolution of the Court of Appeals dated January 21, 2002 and March 25, 2003.

Date of Instrument : July 07, 2003  
Date of Inscription : Oct. 06, 2010 at 2:05 p.m.

ATTY. MA. RACHEL FE FABROS-DILIG  
City Register of Deeds

Entry No. 11187: ENTRY OF JUDGMENT: The Resolution by the Supreme Court First Division in G.R. No. 157710 (Hernan delos Reyes, et. al. vs. Court of Appeals, et. al.) dated 07 July 2003, denying the petition for review on certiorari of the decision and resolution of the Court of Appeals dated Jan. 21, 2002 and March 25, 2003, has on Sept. 22, 2003 become final and executory and is hereby recorded in the Book of Entries of Judgments.

Date of Instrument : Sept. 22, 2003  
Date of Inscription : Oct. 06, 2010 at 2:10 p.m.

ATTY. MA. RACHEL FE FABROS-DILIG  
City Register of Deeds

(Continued on Additional Sheet ..... Page .....

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Ref. No. : 2023001775 OR No. : 1027866194  
Date : 03/09/2023 OR Date : Mar 8 2023  
Time : 04:08:11 PM Amt Paid: 349.73

LRA1108504262



JUDICIAL FORM No. 150  
(Revised January 1987)

Page ..... -A

SN No. 0000100840

PUERTO PRINCESA CITY OCT 2582 P. 5/6

**MEMORANDUM OF ENCUMBRANCES**

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

Entry No. .... (ADDITIONAL SHEET FOR OCT#2582 - VIRGINIA V. GONZALES  
book no. 25; page no. 82)

**Entry No. 11188: ORDER: Issued by Hon. Jocelyn Sundiang-Dilig, Acting Presiding Judge, RTC of Palawan & PFCity, Branch 50, in Civil Case No. 3893, for Declaration of Nullity of Void Certificate of Title with Damages, dismissing for lack of interest the cross-claim and ordering this case as finally terminated for all intents and purposes.**

Date of Instrument : Aug. 14, 2006

Date of Inscription : Oct. 06, 2010 at 2:15 p.m.

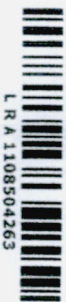
ATTY. MA. RACHEL FE FABROS-DILIG  
City Register of Deeds

(Memorandum of Encumbrances continued on Page ..... -B)  
(Technical Description continued on Additional Sheet ..... Page ..... -)

Register of Deeds

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THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.



LRA1108504263

This is a Certified True Copy of OCT 2582 on file at Registry of Deeds of Puerto Princesa City. This consists of 6 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Puerto Princesa City. Requested By: DOMINGO, JETJET.

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(Continued on Page -----)

### Register of Deeds

(Continuation of the Memorandum of Encumbrances from Page 10A 246  
-A) P. 6/6

Page ..... -B

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**L R A 1108504264**