

May 31, 2023

MR. ANASTACIO A. SANTOS

CENR Officer

Sablayan, Occidental Mindoro

**RE: Comment and Objection to the Letter dated March 17, 2023
filed by Atty. Charlotte Jennifer V. Valbuena on April 24, 2023 in
the Office of the CENRO.**

Dear CENRO Santos:

I am writing in my own right and for the benefit of my co-heirs of Nicolas V. Sanchez and Felicia Fineza Sanchez, and pursuant to the written authority¹ of Harry F. Sanchez, Joseph Sanchez representing the Heirs of Williard F. Sanchez, Lilibeth Sanchez Sapico, and Edwin F. Sanchez.

You will recall that your office issued a letter dated April 05, 2023², informing us, Heirs of Nicolas V. Sanchez, that our request for authority to survey Lot 663, Pls-26 situated at Barrio Maduron³, Paluan, Occidental Mindoro will be held in abeyance until the resolution of the protest letter filed by Atty. Charlotte Jennifer V. Valbuena⁴.

Thereafter, your office sent a subsequent letter⁵ requesting us to be present on May 02, 2023 for the conduct of Alternative Dispute Resolution Meeting about such claim of Atty. Valbuena.

After the termination of the said ADR meeting, no further proceeding was performed or a resolution was issued concerning the said letter protest of Atty. Valbuena.

Thus, we deem it best to submit the instant Comment and Objection to the above-mentioned letter protest of Atty. Valbuena for your immediate and prompt disposition of the matter.

The letter of Atty. Valbuena sought for two things: *first*, the cancellation of Survey Plan No. Csd-04-007491-D dated July 16, 1988; and *second*, to record the protest/opposition/adverse claim over the following Free Patent Applications numbered (a) F(IV-16)2633 over Lot 663-A (Cynthia Sanchez); (b) F(IV-16)2410-B over Lot 663-C (Jonathan Sanchez); (c) F(IV-16)2407-B over Lot 663-E (Harry Sanchez); (d) F(IV-16)2407-B over Lot 663-F (Williard Sanchez); (e) F(IV-16)2411-A over Lot 663-G (Lilibeth Sanchez); and (f) F(IV-16) over Lot 663-H (Edwin Sanchez). It was raised that even prior to 1988, the Valbuenas have been

¹ Copies are collectively attached as Annex 1 and series.

² Annex 2.

³ Publicly known as covered by Brgy. Harrison but declared for tax assessment under Brgy. Alipaoy by the Municipal Assessor's Office of Paluan, Occidental Mindoro.

⁴ Annex 3.

⁵ Annex 4.

cultivating and in open, continuous, exclusive and notorious possession and occupation of a portion of Lot 663, Pls-26, pertaining to Lots 663-A and 663-C only.

For the record of this Honorable Office, Lot 663 and Lot 674, Pls-26 have been the subject of a duly executed and notarized document entitled *Bilihan ng Lupang Tubigan* dated April 22, 1963⁶. Since then, Nicolas V. Sanchez, who was later on succeeded by his children, has been in the possession and active utilization of the above-mentioned lands in the concept of an owner. Hence, in 1988, the said properties have been consolidated and surveyed for the heirs of Nicolas V. Sanchez⁷.

In fact, in your certification issued in favor of Atty. Valbuena dated March 14, 2023, which formed part of her letter dated March 17, 2023, it is provided therein that the original claimant of Lot 663, Pls-26 was one Lazaro Quiñones. In the Free Patent Application of Lazaro Quiñones numbered No. FPA-9-1-294, the remarks stated was "Subdivided under CSD-04-007491-D" (No record of cancellation/rejection of application". This is because the Heirs of Nicolas V. Sanchez, whose tacked-in possession originated from the predecessors-in-interest of Lazaro Quiñones as early as year 1924, continued such free patent applications pursuant to the approved subdivision plan of Lots 663 and Lot 674, Pls-26, CSD-04-007491-D. Nicolas Sanchez likewise became the registered owner of said consolidated and subdivided Lots 663 and Lot 674, Pls-26 for taxation purposes as evidenced by herein attached Tax Declaration of Real Property⁸. The heirs of Nicolas V. Sanchez also regularly pay for the real property taxes⁹ thereon.

On the other hand, what Atty. Valbuena has is a mere self-serving allegation that her grandfather Rodolfo D. Valbuena, whose rights have been allegedly relinquished to her father Joey D. Valbuena, has been in open, continuous, exclusive and notorious possession and occupation of a part of Lot 663, Pls-26 for more or less fifty (50) years. This is to point out however, that such possession was not claimed to be "adverse" to the property rights of Nicolas V. Sanchez and heirs. What is true, and which is beyond the personal knowledge of Atty. Valbuena, is that Rodolfo D. Valbuena or "Oding" was once a machinist or "makenista" in the rice mill owned and operated by Vicente Sanchez, the father of Nicolas V. Sanchez. After the closure of the rice mill, Oding was placed in a portion of Nicolas' Lot 663, Pls-26 where he was allowed to build a small dwelling for his family. Oding then had a wife and three (3) children named Merly, Joey and Evelyn. Oding was also permitted by Nicolas to cultivate a small portion of Lot 663 for their food and sustenance while overseeing the rest of the property for Nicolas. Nicolas likewise farmed his properties, whereby Oding was his farmworker/helper in a 3.5 hectare-portion of Lot 663. Nicolas would finance the farm inputs, and divide the profit between the two of them. During Joey's time, the Heirs of Nicolas Sanchez agreed

⁶ Annex 5.

⁷ Approved Subdivision Survey attached as Annex 6.

⁸ Annex 7.

⁹ Annex 8.

to rent out to him and his siblings the said 3.5 hectare-portion of Lot 663, in a system called "iralan" or in cycle with his siblings. This is considering the loyalty and friendship that lasted between the land owner Nicolas and his trusted farm worker Oding. But the "iralan" did not push through and it was only Joey who farmed the land with a supposed corresponding rent equivalent to 25% of the yield. Joey Valbuena could hardly pay for the entire rent every cropping season despite his increased area being cultivated from 3.5 hectares to 5.5 hectares. Nevertheless, the Heirs of Nicolas Sanchez having in their mind the custom of "pakikipag-kapwa-tao" disregarded such deficiencies as Joey would oftentimes explain that he is short for the schooling of his children.

After the death of Joey Valbuena, things have changed. His daughter who became a lawyer, Atty. Charlotte Jennifer V. Valbuena, despite holding not a single proof of ownership, now became interested in the land and ploys unfounded claims to register in their name that land which is not theirs. What is more, Atty. Valbuena maliciously failed to disclose that initially, what their family was requesting is merely for the Heirs of Nicolas and Felicia Sanchez to recognize her brother John Clifford V. Valbuena as a "tenant" in the land comprising of 5.5635 hectares. Such portion likewise refers to the 5.5 hectares being rented out to Joey Valbuena by the Heirs of Nicolas Sanchez, and forms part of Lot 663-C, Pls-26. They sent a Certification¹⁰ and asked the Heirs of Nicolas Sanchez to sign in the blank space for the "Farm Owner". In the said Certification, they claimed that the land is owned by Felicia Sanchez (wife of Nicolas) while John Clifford V. Valbuena, a 31-year old son of Joey, is the tenant thereof. The Heirs of Nicolas Sanchez, through Jonathan F. Sanchez, did not adhere to the signing of the said document.

Atty. Valbuena made a deliberate falsehood in representing that the Valbuenas have been cultivating and in open, continuous, exclusive and notorious possession and occupation of a part of Lot 663, Pls-26, pertaining to Lots 663-A and 663-C. The truth is, the rent in the utilization of the land of Jonathan F. Sanchez comes from one RUEL TIVIDAD, who is actually farming the land. The heirs of Joey Valbuena never stepped their foot in the soil to farm. They may twist facts to accord to their desire to own the land but documentary and testimonial evidence would run against their favor.

The land dispute commenced by Atty. Valbuena pertains only to a portion of Lot 663, and specifically identified in her letter as Lots 663-A and 663-C only. Hence, there was no legal ground for her to cause for the cancellation of the subdivision plan CSD-04-007491-D which has long been approved in the regular course of procedure and with accompanying Survey Authority. Such that, all other portions of Lot 663, Pls-26 with pending Free Patent applications should not be prejudiced by this unfounded protest.

¹⁰ Annex 9.

It bears worthy to stress that even the letter dated March 17, 2023 of Atty. Valbuena could not be deemed a Protest to warrant investigation and resolution. It failed to comply with the material requisites and formalities governing land claims and conflicts cases before the DENR. With all the foregoing, said letter-request and protest should have been outrightly denied for lack of merit and being procedurally flawed. Attached herein is a Certification¹¹ from the Office of the Punong Barangay of Alipaoy stating that no land dispute was filed before said office involving Lot 663, Pls-26, and that the area has been in actual possession of the entire parcel of land by then Nicolas V. Sanchez, and now by the heirs.

I hope that this Comment and Objection merits your favorable action. Thank you very much.

Respectfully,



JONATHAN F. SANCHEZ for the HEIRS OF NICOLAS V. SANCHEZ
262 Agustin St., Brgy. 2, Paluan, Occidental Mindoro

Copy furnished:

LORMELYN E. CLAUDIO, CESO IV
Regional Executive Director
DENR-MIMAROPA REGION IV B
3rd Floor, DENR by the Bay Bldg.,
1515 Roxas Blvd.
Ermita, Manila

ROMAN G. LEGASPI
OIC, Survey and Mapping Division
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ATTY. GANDHI G. FLORES
Chief, Legal Division
DENR-MIMAROPA REGION IV B
3rd Floor, DENR by the Bay Bldg.,
1515 Roxas Blvd.
Ermita, Manila

ERNESTO E. TAÑADA
OIC, PENRO Occidental Mindoro
Brgy. Payompon, Mamburao,
Occidental Mindoro

¹¹ Annex 10.

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF OCCIDENTAL MINDORO)
MUNICIPALITY OF MAMBURAO) S.S.

VERIFICATION AND CERTIFICATION OF NON-FORUM SHOPPING

I, **JONATHAN F. SANCHEZ**, of legal age, Filipino, and a resident of 262 San Agustin St., Barangay 2, Paluan, Occidental Mindoro, subscribing under oath, hereby depose and state that:

1. I am the signatory and the representative of the Heirs of Nicolas V. Sanchez in the above-captioned Comment/Objection and I have caused for the preparation of the foregoing letter for myself and for the benefit of the Heirs of Nicolas V. Sanchez;
2. I have read the foregoing Comment/Objection and the allegations therein are true and correct of my own personal knowledge and/or based on authentic records and documents on hand, and I attest to the authenticity of the exhibits thereof;
3. The instant pleading is not filed to harass, cause unnecessary delay, or needlessly increase the cost of litigation;
4. The factual allegations therein have evidentiary support or, if specifically so identified, will likewise have evidentiary support after a reasonable opportunity for discovery;
5. I have not commenced any other action or proceeding involving the same issues in the Supreme Court, the Court of Appeals, or different Divisions thereof, or any other tribunal or agency, except the pending Free Patent Applications existing in the records of DENR-CENRO Sablayan covering Lot 663, Pls-26;
6. No such action or proceeding is pending in the Supreme Court, the Court of Appeals, or different Divisions thereof, or any other tribunal or agency, except the pending Free Patent Applications existing in the records of DENR-CENRO Sablayan covering Lot 663, Pls-26; and
7. If I should learn that a similar action or proceeding has been filed or is pending before the Supreme Court, the Court of Appeals, or different Divisions thereof, or any other tribunal or agency, I hereby undertake to notify this Honorable Court within five (5) calendar days from such notice.




JONATHAN F. SANCHEZ

Affiant

SUBSCRIBED AND SWORN to before me on the ___ day of ~~May~~ **MAY 31**, 2023, in Mamburao, Occidental Mindoro, the affiant is personally known to me.

Doc. No. 042
Page No. 010
Book No. XCI
Series of 2023.


ATTY. KATHRINE ANN ASILO ABELEDA
Notary Public
Mamburao, Occidental Mindoro
Notarial Commission valid until 12/31/2023
Roll of Attorney's No. 59624
MCLE No. VII-0021010 valid until 04/14/2025
IBF No. 274990 -2023, Occ. Mindoro
PTR No. 3243364 -2023, Occ. Mindoro

REPUBLIC OF THE PHILIPPINES)

JOINT SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS;

HARRY F. SANCHEZ, of legal age, Filipino, and a resident of 1572 San Marcelino St., Ermita, Manila; and

HEIRS WILLIARD F. SANCHEZ rep. by JOSEPH SANCHEZ, of legal age, Filipino, and a resident of 515 G. Enriquez St., Brgy. Vergara, Mandaluyong City,


being the Heirs of **NICOLAS D. SANCHEZ**, have named, appointed and constituted, as we do by these presents **NAME, CONSTITUTE and APPOINT, JONATHAN F. SANCHEZ**, of legal age, Filipino and a resident of 262 San Agustin St., Brgy. Handang Tumulong, Paluan, Occidental Mindoro, as our true and lawful attorney-in-fact, for us, in our name, place and stead to do or perform the following acts or things:

1. To appear and participate in all stages of the proceedings in all cases and concerns before the DENR, CENRO and all courts of law, involving the parcels of land situated in Paluan, Occidental Mindoro left by **NICOLAS D. SANCHEZ** and to do and consider the following acts:
 - a. Sign all pleadings, forms, verification, certification of non-forum shopping and all other documents as may be necessary;
 - b. Explore the possibility of amicable settlement, attend mediation proceedings as well as pre-trial conference, arbitration, judicial dispute resolution, negotiation meetings, and enter into a possible compromise or amicable settlement of the claim under such terms and conditions that are beneficial to the herein Principal;
 - c. Simplify the issues and to amend the pleadings when necessary;
 - d. Enter into stipulation or admission of facts and of documents to avoid unnecessary proof;
 - e. Limit the number of witnesses; and
 - f. Agree on the appointment of or conference to commissioners; and
 - g. Do such other matters that may aid in the prompt disposition of the case;
2. To perform such other functions relevant to the above-authority given.

HEREBY GIVING AND GRANTING unto our said attorney-in-fact full power and authority to do or perform any or all acts or things requisite or necessary to be done or performed in or about the premises, as fully to all intents and purposes as we might or could lawfully do if personally present and hereby **RATIFYING and CONFIRMING** all that our said attorney-in-fact shall lawfully do or cause to be done under and by virtue of these presents.

IN WITNESS WHEREOF, we have hereunto set our hands this ____ day of _____, 2022 in _____.

H.F.S.
HARRY F. SANCHEZ
 Principal
 ID No. 109-75-030062

FOR: 
by **JOSEPH SANCHEZ**
Principal
ID No. P5346902B
PASSPORT

Principal
ID No. P5346902B
PASSPORT

With conformity:

JONATHAN F. SANCHEZ
Attorney-in-Fact

Signed in the presence of:

Bengosa
Magdalena D. Bengosa

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES

BEFORE ME, a Notary Public for and in MARICOPA
this 26 day of AUG 2022, 2022 affiants exhibited to me their proof of valid
identities indicated under names who are personally known to me and to me
known to be the same persons who executed the foregoing instrument and
acknowledged to me that the same are their free and voluntary act and deed.

This instrument consisting of two (2) pages, including the page on which this acknowledgement is written, has been signed on each and every page thereof by the concerned parties and their witnesses, and sealed with my notarial seal.


WITNESS MY HAND AND SEAL, on the date and place first above written.

Doc. No. 753
Page No. 753;
Book No. 753;
Series of 2022.

ATTY. CLIFF RICHARD E. GENESCLA
Notary Public for City of Manila

(U) 100-441111 Extended Until December 31, 2021
 (U) 100-441111 Extended from July 1 to December 31, 2021
 (U) 100-441111 Issued on Oct. 28, 2021 Until Dec. 31, 2022 Pasig C.
 (U) 100-441111 Issued on Jan. 3, 2022 Until Dec. 31, 2022
 (U) 100-441111 Issued on April 04, 2019 Extended until
 Office of the Attorney General San Luis Bldg. 1006 Gross St. Manila, Philippines

SECRETARY OF STATE
STATE OF NEVADA

APOSTILLE (The Hague Convention of October 5, 1961)			
1. Country: Pays / País:		UNITED STATES OF AMERICA	
This public document Le présent acte public / El presente documento público			
2. has been signed by: a été signé par ha sido firmado por		LESLIE ANN DORADO	
3. acting in the capacity of agissant en qualité de quien actúa en calidad de		NOTARY PUBLIC	
4. bears the seal/stamp of est revêtu du sceau / timbre de y está revestido del sello / timbre de		THE STATE OF NEVADA	
CERTIFIED Attesté / Certificado			
5. at à / en		Carson City, Nevada, U.S.A.	
6. the le / el día		TWENTIETH DAY OF SEPTEMBER, 2022	
7. by par / por		Barbara K.Cegavske, SECRETARY OF STATE, STATE OF NEVADA, U.S.A	
8. Number sous n° bajo el número		N220920307003	
9 Seal/Stamp: Sceau / timbre: Sello / timbre:			10. Signature: Signature: Firma: Barbara K. Cegavske BARBARA K. CEGAVSKE Nevada Secretary of State

This Apostille only certifies the authenticity of the signature and the capacity of the person who has signed the public document, and, where appropriate, the identity of the seal or stamp which the public document bears.

This Apostille does not certify the content of the document for which it was issued.

This Apostille is not valid for use anywhere within United States of America, its territories or possessions.

Cette Apostille atteste uniquement la véracité de la signature, la qualité en laquelle le signataire de l'acte a agi et, le cas échéant, l'identité du sceau ou timbre dont cet acte public est revêtu.

Cette Apostille ne certifie pas le contenu de l'acte pour lequel elle a été émise.

L'utilisation de cette Apostille n'est pas valable en/au Etats-Unis d'Amérique, ses territoires ou possessions.

Esta Apostilla certifica unicamente la autenticidad de la firma, la calidad en que el signatario del documento haya actuado y, en su caso, la identidad del sello o timbre del que el documento público esté revestido.

Esta Apostilla no certifica el contenido del documento para el cual se expidió.

No es válido el uso de esta Apostilla en los Estados Unidos de America, sus territorios o posesiones.

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT:

That I/We, Lilibeth Sanchez Sapico of legal age, single/married to Petronilo Jacobo Alix Sapico III and a resident of 13480 South Hills Drive Reno, Nevada 89511 do hereby appoint, name and constitute Jonathan Fineza Sanchez of 262 San Agustin St. Brgy, Handang Tumulong, Paluan Occidental Mindoro. To be my/our true and lawful attorney to do and execute the following act in my/our name and on my/our behalf, to wit:

1. To appear and participate in all stages of the proceedings in all cases and concerns before the DENR, CENRO and to all courts of law, involving the parcel of land situated in Sitio Maslud Brgy Tubili Paluan, Occidental Mindoro, Lot no. 453 Pls - 26, Area 12 hectares left by Nicolas D. Sanchez and to do and consider the following acts:
 - a. Sign all pleadings, forms, verifications, certifications of non forum shopping and other documents as may be necessary;
 - b. Explore the possibility of amicable settlement, attend mediation proceedings as well as pre-trial conference, arbitration, judicial dispute resolution, negotiation meetings and enter into possible compromise or amicable settlement of the claim under such terms and conditions that are beneficial to the here in Principal;
 - c. Simplify the issue and to amend the pleadings when necessary;
 - d. Enter into stipulation or admission of facts and of documents to avoid unnecessary proof, limit the number of witnesses; and
 - e. Agree on appointment of or conference to commissioners; and do such other matters that may aid in the prompt disposition of the case;
2. To perform such other functions relevant to the above-authority given.

HEREBY GIVING AND GRANTING UNTO my/our said attorney full power and authority whatsoever requisite or necessary or proper to be one in or about the premises, as fully to all intents and purposes as I/We might or could lawfully do if personally present, with power of substitution and revocation, and hereby ratify and confirming all that my/our said attorney or his/her substitute shall do or cause to be done under and by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set my/our hands this 20 day of September in the 2022.

Usapin
(Signature)

(If married) With my Marital Consent;

(Husband/Wife)

Signed in the presence of:

KHAYA FARMAN SAPICO

WITNESS

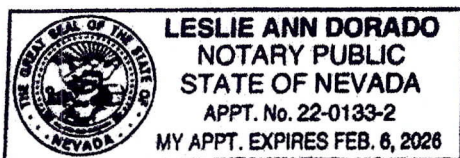
MARIE MERILLES

State of Nevada

County of Washoe

Signed and sworn to before me on 09/20/2022 by Lilibeth Sanchez Sapico

(Notarial Officer)



STATE OF NEVADA

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT:

That I/We Edwin Fineza Sanchez of legal age, single/married to Cynthia Reyes Sanchez and a resident of 148 Tortosa Court Lincoln CA 95648 do hereby appoint, name and constitute Jonathan Fineza Sanchez of 262 San Agustin St. Brgy. Handang Tumulong, Paluan Occidental Mindoro. To be my/our true and lawful attorney to do and execute the following act in my/our name and on my/our behalf, to wit:

1. To appear and participate in all stages of the proceedings in all cases and concerns before the DENR, CENRO and to all courts of law, involving the parcel of land situated in Sitio Maslud, Brgy Tubili Paluan, Occidental Mindoro, Lot no 453 Pls- 26 Area 12 hectares left by Nicolas D. Sanchez and to do and consider the following acts:
 - a. Sign all pleadings , forms, verifications, certifications of non forum shopping and other documents as may be necessary;
 - b. Explore the possibility of amicable settlement, attend mediation proceedings as well as pre-trial conference, arbitration, judicial dispute resolution, negotiation meetings and enter into possible compromise or amicable settlement of the claim under such terms and conditions that are beneficial to the here in Principal;
 - c. Simplify the issue and to amend the pleadings when necessary;
 - d. Enter into stipulation or admission of facts and of documents to avoid unnecessary proof, limit the number of witnesses; and
 - e. Agree on appointment of or conference to commissioners; and do such other matters that may aid in the prompt disposition of the case;
2. To perform such other functions relevant to the above-authority given.

HEREBY GIVING AND GRANTING UNTO my/our said attorney full power and authority whatsoever requisite or necessary or proper to be one in or about the premises, as fully to all intents and purposes as I/We might or could lawfully do if personally present, with power of substitution and revocation, and hereby ratify and confirming all that my/our said attorney or his/her substitute shall do or cause to be done under and by virtue of these presents.

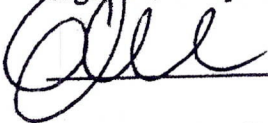
IN WITNESS WHEREOF I have hereunto set my/our hands this 23 day of September 2022 in the Republic of the Philippines.


(Signature)

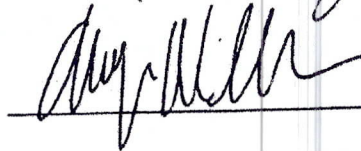
(If married) With my Marital Consent;


(Husband/Wife)

Signed in the presence of:




WITNESS



State of **California**

County of PLACER

Signed and sworn to before me on 9/23/22 by Edwin Fineza Sanchez


(Notarial Officer)

SEE ATTACHED

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Placer

Subscribed and sworn to (or affirmed) before me on

this 23 day of September, 2022, by
Date Month Year

(1) EDWIN FINEZA SANCHEZ

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above



OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

Special Power of Attorney

Document Date:

9/23/2022

Number of Pages:

1

Signer(s) Other Than Named Above:

CYNTHIA ROYAS SANCHEZ



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

ANNEX "2"

April 05, 2023

HARRY F. SANCHEZ ET.AL.
Brgy. Alipaoy, Paluan,
Occidental Mindoro

Sir:

This is in connection with your request for authority to survey Lot 663, Pls-26 situated at Brgy. Alipaoy, Paluan, Occidental Mindoro.

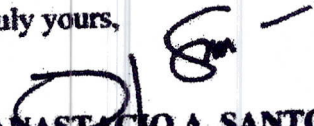
Please be informed that the subject land has an existing subdivision plan with approved Survey Plan No. Csd-04-007491-D and with Free Patent Application filed by Harry Sanchez et.al.

Moreover, on March 27, 2023, a protest letter was sent to this office with subject, "*Request to Cancel Survey Plan No. Csd-04-007491-D dated 16 July 1988 as well as Put on Record the Protest/Opposition/Adverse Claim over AGRICULTURAL LAND with Lot 663, Pls-26 with Application Nos. FPA-9-1-294, F(IV-16)2633, F(IV-16)2410-B, F(IV-16)2408-B, F(IV-16)2407-B, F(IV-16)2411-A and F(IV-16), majority of which are being filed by various persons with all surname SANCHEZ*", by a certain Atty. Charlotte Jennifer V. Valbuena.

With this, your request shall be held in pending until the resolution of the case either thru Alternative Dispute Resolution or Claims and Conflict Case.

Thank you very much and we hope that we inform you accordingly.

Very truly yours,


FOR. ANASTACIO A. SANTOS, MPA
CENR Officer

2023-875
2023-03-29

ANNEX "3"

17 March 2023

MR. ANASTACIO A. SANTOS

CENR Officer

Department of Environment and Natural Resources (DENR)-MIMAROPA

Community Environment and Natural Resources Office (CENRO)

Mamburao, Occidental Mindoro

cenrosablayan@denr.gov.ph

OFFICE OF THE CENR
RECEIVED
9/24/23

SUBJECT: "Request to Cancel Survey Plan No. CSD-04-007491-D dated 16 July 1988 as well as Put on Record the Protest/Opposition/Adverse Claim over AGRICULTURAL LAND with Lot 663, Pls-26 with Application Nos. FPA-9-1-294, F(IV-16)2633, F(IV-16)2410-B, F(IV-16)2408-B, F(IV-16)2407-B, F(IV-16)2411-A, and F(IV-16), majority of which are being filed by various persons with all surname SANCHEZ"

Dear SIR:

Greetings! On 8 March 2023, the undersigned submitted, through electronic mail service, the Letter dated 28 February 2023 requesting, among others, the status and land classification as well as copy of all submitted and relevant documents pertaining to agricultural land with Lot No. 663, Pls-26 located at Paluan, Occidental Mindoro. Likewise, the aforesaid Letter dated 28 February 2023 was personally submitted by the undersigned before this good Office on 16 March 2023.

In the afternoon of 16 March 2023, the undersigned received the Certification dated 14 March 2023 which states that several persons already applied for titling, and are presently claiming to have a right or interest in the agricultural land with Lot No. 663, Pls-26 located at Paluan, Occidental Mindoro. The truth of the matter is that Rodolfo D. Valbuena¹, who later on relinquished his rights to Joey D. Valbuena², his son, has been in OPEN, CONTINUOUS, EXCLUSIVE and NOTORIOUS POSSESSION and OCCUPATION of [PART] of Lot 663, Pls-26 for more or less fifty (50) years and up to this date. (Emphasis supplied)

Surprisingly, the Certification dated 14 March 2023 issued by this good office provides the following information, to wit:

Lot No.	Applicant	Application No.	Location	Survey plan No.	Area (sq.m.)	Remarks
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¹ Grandfather of the undersigned.
² Father of the undersigned

663	Lazaro Quiñones	FPA-9-1-294	Paluan, Occidental Mindoro	Pls-26	345,795	Subdivided under CSD-04-007491-D (No record of cancelation/rejection of application)
663-A	Cynthia Sanchez	F(IV-16) 2633	Paluan, Occidental Mindoro	CSD-04-007491-D	3,430	Existing
663-C	Jonathan Sanchez	F(IV-16) 2410-B	Paluan, Occidental Mindoro	CSD-04-007491-D	57,341	Existing
663-E	Harry Sanchez	F(IV-16) 2408-D	Paluan, Occidental Mindoro	CSD-04-007491-D	53,213	Existing
663-F	Williard Sanchez	F(IV-16) 2407-B	Paluan, Occidental Mindoro	CSD-04-007491-D	53,318	Existing
663-G	Lilibeth Sanchez	F(IV-16) 2411-A	Paluan, Occidental Mindoro	CSD-04-007491-D	53,512	Existing
663-H	Edwin Sanchez	F(IV-16)	Paluan, Occidental Mindoro	CSD-04-007491-D	54,408	Existing

Upon careful perusal on the details shown above, particularly for Application Nos. F(IV-16)2633, F(IV-16)2410-B, F(IV-16)2408-B, F(IV-16)2407-B, F(IV-16)2411-A, and F(IV-16) filed by various names with all surname SANCHEZ, it has come to the undersigned's knowledge that **there exist SURVEY PLAN NO. CSD-04-007491-D dated 16 July 1988** which was approved dated 23 September 1988. It was revealed that said survey plan existed notwithstanding the fact that *even prior to 1988*, VALBUENAs are cultivating and currently in **OPEN, CONTINUOUS, EXCLUSIVE** and **NOTORIOUS POSSESSION** and **OCCUPATION** of [PART] of the subject agricultural land with Lot No. 663, Pls-26. Thus, VALBUENAs, through the undersigned, are opposing the existence of Survey Plan No. CSD-04-007491-D dated 16 July 1988 for being unfounded and baseless, hence, without merit.

As mentioned above, [PART] of the foregoing agricultural land is being cultivated by the VALBUENAs for more or less fifty (50) years and up to this date. In reference to CSD-04-007491-D stated above, VALBUENAs are in **OPEN, CONTINUOUS, EXCLUSIVE** and **NOTORIOUS POSSESSION** and **OCCUPATION** of Lot 663-A and Lot 663-C, with reservation as to its confirmation vis-à-vis the actual occupied agricultural lot upon conduct of

new survey to be made by either public or private geodetic engineer to be witnessed by all persons involved therein.

VALBUENAs, through the undersigned, firmly stands to be in OPEN, CONTINUOUS, EXCLUSIVE and NOTORIOUS POSSESSION and OCCUPATION of [PART] of Lot No. 663, Pls-26 for more or less 50 years up to this date. Hence, this Request to Cancel Survey Plan No. CSD-04-007491-D as well as Put on Record the Protest/Opposition/Adverse Claim over AGRICULTURAL LAND with Lot 663, Pls-26 with Application Nos. FPA-9-1-294, F(IV-16)2633, F(IV-16)2410-B, F(IV-16)2408-B, F(IV-16)2407-B, F(IV-16)2411-A, and F(IV-16), majority of which are being filed by various persons with all surname SANCHEZ."

Unless the Survey Plan No. CSD-04-007491-D be CANCELLED and the Protest/Opposition/Adverse Claim to Application Nos. FPA-9-1-294, F(IV-16)2633, F(IV-16)2410-B, F(IV-16)2408-B, F(IV-16)2407-B, F(IV-16)2411-A, and F(IV-16), majority of which are being filed by various persons with all surname SANCHEZ over Lot 663, Pls-26 be RECORDED, VALBUENAs are in danger of being defrauded and deprived of their just and valid rights over the [PART] of the above-mentioned agricultural land.

The undersigned is very much willing to take part in any dialogue and consultation with you anytime, subject to your availability, to further present our position.

Your prompt and positive actions/response on this matter is profoundly appreciated.

Sincerely,


ATTY. CHARLOTTE JENNIFER V. VALBUENA

Authorized Representative per Special Power of Attorney dated 10 March 2023³

Contact Numbers: 0917-320-2216/ (02)8-713-55-44

Email Address: cjvvalbuena@bglaw.ph

Alternate Email Address: charlottevalbuena0306@gmail.com

Copy Furnished:

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marked for office
03-23-23
RE 746 149 033 22

SEC # 1271 7352 5311

³ Previously submitted before the CENRO dated 16 March 2023.

ERNESTO E. TANADA

Officer-in-Charge (OIC)

PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE (PENRO)

Brgy. Payompon, Mamburao, Occidental Mindoro

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HELEN M. ALCOBER

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ME 746 149020 08

JRS # 169435

ME 746 149016 *

JRS # 169436



Republic of the Philippines
Department of Environment and Natural Resources

MIMAROPA Region

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

ANNEX "4"

April 24, 2023

HARRY F. SANCHEZ, et.al.
Paluan, Occidental Mindoro

Date: 4-24-23
By: [Signature]

Sir,

This has reference to the land dispute between you and Mr. Joey Valbuena represented by Charlotte Jennifer Valbuena on a parcel of land identified as Lot 663, Pls-26 located at Paluan, Occidental Mindoro.

In this regard you are hereby requested to attend an Alternative Dispute Resolution meeting in this office to settle this case on May 02, 2023 at exactly 2:00 in the afternoon.

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

Respectfully yours,




FOR. ANASTACIO A. SANTOS, MPA
CENR Officer

So. Balud, Sto. Niño, Sablayan, Occidental Mindoro
Email Add: cenrosablayan@denr.gov.ph

TAX DECLARATION OF REAL PROPERTY

Attachment 4

ANNEX "7"

TD No.: 07-0001-00515		Property Identification No.: 028-07-0001-014-29	
OWNER: SANCHEZ, Nicolas Address: Paluan, Occ. Mdo.		TIN: Tel. No.:	
Administrator/Beneficial User: Address:		TIN: Tel. No.:	
Location of Property: (No./Street):	Alipaoy (Brgy/District):	Paluan Occidental Mindoro (Municipality & Province/ City):	
OCI/ICI/CLOA No. CCI:	Survey No. Lot No. 663, Pls-26 Blk. No.		
Dated:			
Boundaries: North East: Lot 664 & Lot 670 East: Lot 674, 671, & 675, Pls-26 South West: Lot 656, Pls-26 West: Maduron river			
Kind of Property Assessed: Land Machinery Building Brief Description: No. of Storeys: Others Brief Description:			
Classification	Area	Market Value	Actual Use
Agricultural	37.0861	1,046,440.00	Agricultural
Total --->		P 1,046,440.00	
Assessment Level		40%	Assessed Value
			P 418,580.00
Total Assessed Value FOUR HUNDRED EIGHTEEN THOUSAND FIVE HUNDRED EIGHTY PESOS ONLY (Amount in Words)			
Taxable [X] Exempt []		Effectivity of Assessment/ Reassessment: 2016	
RECOMMENDING APPROVAL:	APPROVED BY:	Municipality of Paluan OFFICE OF THE ASSESSOR	
 MELODY V. PAGLICAWAN Municipal Assessor	 LEONILO A. MARANAN OIC, Provincial Assessor	CERTIFIED TRUE COPY BERNADETH P. GEPELCON 12-17-12 Amount Paid P10 774672 S.N.	
This declaration cancels TD No. 07-0001-00495 Owner: SANCHEZ, Nicolas Previous A.V. Php 371,900.00			

MEMORANDA:

Assessment will take effect on year 2016. General Revision Year!

Notes:

- * This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang _____ under Ordinance No. _____ dated _____ 20 ____.
- It does not and cannot by itself alone confer any ownership or legal title to the property.



Republic of the Philippines
PROVINCE OF OCCIDENTAL MINDORO
Municipality of Paluan
OFFICE OF THE MUNICIPAL TREASURER

Verification of payments was made through subsidiary ledger, considering the booklets of other Official Receipts are no longer intact. Payee is not indicated in the subsidiary ledger for CY 2008 taxes.

Issued this 4th day of May, 2023 upon request of Mr. JONATHAN F. SANCHEZ for whatever legal purpose it may serve.

pr. Arlene A. De Veas
ARLENE A. DE VEAS
Municipal Treasurer

Paid under O.R. No.: 9691226
Dated: May 4, 2023
Amount: P 50.00

MTO

Address: Municipal Bldg., Brgy. 10 Alipaoy, Paluan, Occidental Mindoro, 5107
Email: arlenedeveas@vmail.com Contact Number: +639276901266



Republic of the Philippines
Province of Occidental Mindoro
Municipality of Paluan
Barangay X - Alipaoy

ANNEX "10"



OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

To Whom It May Concern,

THIS IS TO CERTIFY that based on the record and knowledge of this office that there is no existing land dispute filed or being heard involving Lot No. 663 Pls-26 in Barangay X- Alipaoy, Paluan, Occidental Mindoro.

FURTHER CERTIFIES that **NICOLAS DE VEAS SANCHEZ** and his **HEIRS**, are the **RIGHTFUL OWNER** and is in **ACTUAL POSSESSION OF THE ENTIRE PARCEL OF LAND** with **Lot No. 663, Pls-26** situated in Barangay X- Alipaoy, Paluan, Occidental Mindoro since April 22, 1963 up to present.

THIS CERTIFICATION is being issued this 8th day of May 2023, upon the request of interested party for whatever purpose this may legally serve.

DOMINGO A. TAMAYO, JR.
Punong Barangay