



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

DENR MIMAROPA  
RECORDS SECTION  
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☐ INCOMING ☐ OUTGOING

BY: \_\_\_\_\_ DATE NO. \_\_\_\_\_

TIME: \_\_\_\_\_

February 16, 2023

**MEMORANDUM**

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

**ATTENTION:** The Chief, Legal Services

**FROM :** The OIC, PENR Officer

**SUBJECT :** **ALTERNATIVE DISPUTE RESOLUTION (ADR) REPORT RE:  
ADR CASE NO. 2023-1752039-0079, MERCI Q. PUEN REP. BY  
ROLANDO A. ABAS -VERSUS- ROSALYN MARIE S. YUMANG,  
COVERING ISOLATED LOT LOCATED AT PAMBISAN,  
BACO, ORIENTAL MINDORO**

Forwarded herewith is the report of Alternative Dispute Resolution Proceedings between MERCI Q. PUEN represented by ROLANDO A. ABAS and ROSALYN MARIE S. YUMANG, covering Isolated Lot located at Barangay Pambisan, Baco, Oriental Mindoro, duly endorsed by CENRO Socorro dated February 10, 2023.

Both parties settled amicably on January 19, 2023, hence, an Order of Amicable Settlement (OAS) was issued dated February 16, 2023.

For information and records.

  
ALAN VALLE

*Copy furnished:*

**CENRO-SOCORRO**  
Pasi II, Socorro, Oriental Mindoro

**PENRO Planning Unit**

Tracking No.: 2302000092

TSD/RPS

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

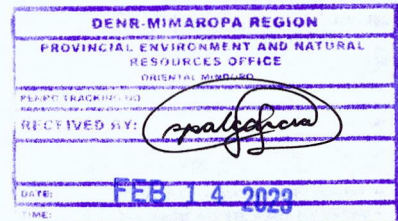


Republic of the Philippines  
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES  
MIMAROPA Region  
Community Environment and Natural Resources Office

February 10, 2023

**MEMORANDUM**

**FOR** : The Regional Executive Director  
**THRU** : The PENR Officer  
**FROM** : The CENRO  
**SUBJECT** : **SUBMISSION OF ALTERNATIVE DISPUTE RESOLUTION**




Respectfully submitting the successful voluntary Alternative Dispute Resolution Proceedings between Merci Q. Puen rep. by Rolando A. Abas versus Rosalyn Marie S. Yumang regarding the land conflict on Isolated Lot situated at Brgy. Pambisan, Baco, Oriental Mindoro.

Attached are the following documents to support the ADR Proceedings:

1. On site Investigation Report
2. Notice of ADR Proceeding
3. Authority of the ADRO to conduct ADR proceedings
4. Agreement to Undertake Alternative Dispute Resolution Proceedings
5. SPA authorizing Rolando A. Abas to represent and sign in behalf of Merci Q. Puen
6. Amicable Settlement Agreement
7. Report on ADR Proceedings
8. Attendance Sheet

For information and record.

  
**RODEL M. BOYLES**



MEMORANDUM

FOR : THE CHIEF RPS

FROM : THE LMO II/ ADR OFFICER

SUBJECT : INVESTIGATION REPORT ON SITE VERIFICATION ON  
THE PUBLIC LAND CLAIMS OF MERCI Q. PUEN rep. by.  
ROLANDO A. ABAS AND ROSALYN MARIE S. YUMANG  
OVER AN ISOLATED LOT AT BRGY. PAMBISAN, BACO,  
ORIENTAL MINDORO.

DATE : JANUARY 12, 2023

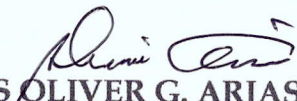
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On December 28, 2022, Rosalyn Marie S. Yumang appeared at CENRO-SOCORRO to claimed a parcel of land identified as Isolated Lot at Brgy. Pambisan, Baco, Oriental Mindoro.

*On site verification, it was held and determined that **Rosalyn Marie S. Yumang** is claiming a parcel of isolated land that she is occupying on time of inspection. However, she is in doubt of the survey done on the adjacent isolated lot owned by **Merci Q. Puen** to the reason that it possibly overlaps to the area she is claiming.*

To settle their issues, the interested parties have voluntarily agreed to submit themselves to ADR proceedings.

Attached herewith is the Agreement to Undertake Alternative Dispute Resolution Proceedings.

  
ANDRES OLIVER G. ARIAS  
Land Management Officer II/ADR Officer





Republic of the Philippines  
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES  
MIMAROPA Region  
Community Environment and Natural Resources Office

MERCI Q. PUEN rep. by ROLANDO ABAS  
(Protestant,)

- versus -

ROSALYN MARIE S. YUMANG  
(Protestee).

x-----x

DENR CASE NO.: \_\_\_\_\_  
ADR Case No: 2023-1752039-0079  
F.P.A. No.: \_\_\_\_\_  
Lot No.: Isolated lot  
CAD/PSU No. \_\_\_\_\_  
Location: Pambisan, Baco,  
Oriental Mindoro

**NOTICE FOR ADR PROCEEDINGS**

☐ Mandatory ADR Proceedings

- ✓ Voluntary ADR Proceedings pursuant to Agreement to Undertake  
Alternative Dispute Resolution Proceedings dated January 19, 2023

Pursuant to the DAO No. 2016-30 you are requested to appear on January 19, 2023 at  
CENRO SOCORRO, 10:00 a.m./p.m. at the RPS Office for the  
conduct of ADR proceedings.

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

Lawyers, in representation of their clients, shall not be allowed to participate during the  
ADR proceedings.<sup>1</sup>

Issued this 14th of January, 2023 at Pasi, Socorro, Or. Mindoro, Philippines.

ANDRES OLIVER G. ARIAS  
ADR Officer/LMO II





MERCI Q. PUEN rep. by ROLANDO ABAS  
(Protestant,)

- versus -

ROSALYN MARIE S. YUMANG  
(Protestee).

x-----x

DENR CASE NO.: \_\_\_\_\_  
ADR Case No: 2023-152039-0079  
F.P.A. No.: \_\_\_\_\_  
Lot No.: Isolated lot  
CAD/PSU No. \_\_\_\_\_  
Location: Pambisan, Baco,  
Oriental Mindoro

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Issued this 14th of January, 2023 at Pasi, Socorro, Or. Mindoro, Philippines.

ANDRES OLIVER G. ARIAS  
ADR Officer/LMO II



## MEMORANDUM

TO : ADR OFFICER/LMO II ANDRES OLIVER G. ARIAS

FROM : The CENR Officer

SUBJECT : **AUTHORITY OF THE ADRO TO CONDUCT ADR PROCEEDINGS ON THE PUBLIC LAND CLAIM OF MERCI Q. PUEN rep. by ROLANDO A. ABAS AND ROSALYN MARIE S. YUMANG OVER LOT- ISOLATED LOCATED AT BRGY. PAMBISAN, BACO ORIENTAL MINDORO.**

DATE : JANUARY 18, 2023

In view of the agreement of the parties to undertake ADR proceedings as evidenced by the signed Agreement to Undertake ADR Proceedings, (ADR Form 4) pursuant to Section 17 of DAO No. 2016-30 dated 22 December 2016 and related laws, rules and regulations, you are hereby directed to immediately conduct ADR proceedings.

As ADR officer, you shall act with the highest degree of diligence and integrity, and perform duties not limited to the following:<sup>1</sup>

1. Personally, conduct the proceedings without delay;
2. Conduct the proceedings in the venue designated for the purpose;
3. Maintain neutrality and impartiality in all aspects of the proceedings;
4. Ensure that parties have understood and agreed with the terms and conditions, which will govern the ADR proceedings;
5. Observe confidentiality of the proceedings; and
6. In case of conflict of interest, the ADR officer shall disclose such fact, and immediately inform his/her immediate supervisor and voluntarily inhibit from the assignment.

There must be at least one (1), but not more than three (3) ADR sessions and no two (2) sessions may be held on the same day unless the parties agree otherwise. The sessions must be completed within thirty (30) days from the first ADR session.

For immediate compliance.

  
ROSEL M. BOYLES





**IN RE:**

- ☐ Agricultural Free Patent Application  
☐ Residential Free Patent Application  
☐ Homestead Patent Application  
☐ Miscellaneous Sales Patent Application  
☐ Sales Patent under R.A. No. 730  
☐ Tenurial Instrument Application  
☐ Others

ADR Case No. 2023-1752039-0079

**MERCI Q. PUEN rep. by ROLANDO ABAS**  
*Protestant*

**ROSALYN MARIE S. YUMANG**  
*Protestee*

**ISOLATED LOT AT BRGY. PAMBISAN, BACO**  
**ORIENTAL MINDORO**

Lot No. and Location

X-----X

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

We, **MERCI Q. PUEN** rep. by **ROLANDO ABAS** and **ROSALYN MARIE S. YUMANG**, claimants of the parcel of public land identified as **ISOLATED LOT** situated at **Brgy, Pambisan, Baco, Oriental Mindoro** hereby declare and voluntarily agree to undergo Alternative Dispute Resolution (ADR) Proceedings in the pursuit of reaching out agreements/concessions on our dispute/s or conflict/s and work collaboratively together to obtain a mutually satisfying resolution of our issues.

This undertaking is in accordance with Chapter 4 and Chapter 6 of DENR Administrative Order (DAO) No. 2016-30 and all related laws, rules and regulations in the settlement of disputes and disposition of public land.

We stipulate and agree to submit all disputes, claims or controversies to the ADR Officer (ADRO) or competent authority in accordance with DAO No. 2016-30 and the terms and conditions which will govern the ADR Proceedings including those relating to obligations of confidentiality on the ADRO and on the parties.

We agree that we may stop the ADR process at any point of the proceeding by informing the ADRO and parties involved. Despite withdrawal, the parties shall continue to be bound by the confidentiality provisions of this agreement and agree not to use any information gained in the ADR sessions against other party.





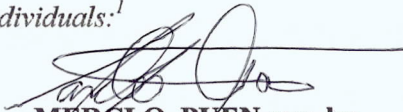
Republic of the Philippines  
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES  
MIMAROPA Region  
Community Environment and Natural Resources Office

We abide by this Undertaking and are fully aware that any agreements reached on the ADR proceedings shall form part of the records of the pending application and be utilized in the disposition of the public land by the concerned DENR Office.

We mutually agree to meet on **January 19, 2023** at **DENR CENRO SOCORRO Office Brgy. Pasi II, Socorro Oriental Mindoro** for the initial ADR Proceedings and succeeding settings thereafter. Only the parties and or duly authorized representatives shall attend the ADR proceedings.

**IN WITNESS WHEREOF**, the Parties hereto have mutually and voluntarily agreed to the above stipulations, and signed this Undertaking at **DENR CENRO SOCORRO Office, Brgy. Pasi II, Socorro, Oriental Mindoro** on this **19<sup>th</sup> day of January 2023.**

*For Individuals:<sup>1</sup>*

  
**MERCI Q. PUEN rep. by**  
**ROLANDO ABAS**

*Name and Signature*

Telephone Number: 09156780898  
Address: Calapan City Or. Mindoro

  
**ROSALYN MARIE S. YUMANG**

*Name and Signature*

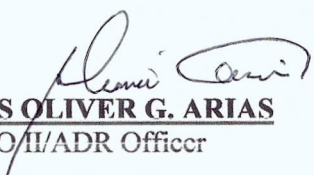
Telephone Number: 09918278849  
Address: Calapan City Or. Mindoro

*For Corporate Entities:<sup>2</sup>*

\_\_\_\_\_  
*Name and Signature*  
Telephone Number:  
Address:

\_\_\_\_\_  
*Name and Signature*  
Telephone Number:  
Address:

Attested by:

  
**ANDRES OLIVER G. ARIAS**  
LMO/II/ADR Officer



## AMICABLE SETTLEMENT AGREEMENT

We, the claimants of isolated lot with Tax Declaration No. 01016-6 located at Barangay Pambisan, Baco, Oriental Mindoro, pursuant to DENR Administrative Order No. 2016-30 dated 22 December 2016 hereby declare that we have voluntarily agreed on the following:

### **Terms and Conditions:**

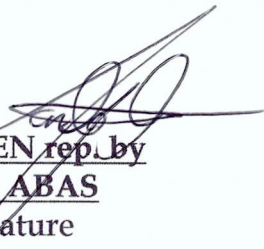
That, **MERCI Q. PUEN** represented by **ROLANDO A. ABAS** and **ROSALYN MARIE S. YUMANG** agreed to divide the isolated lot with Tax Declaration No. 01016-6 located at Barangay Pambisan, Baco, Oriental Mindoro, according to their occupation.

*That, we executed the Amicable Settlement on our own volition and free will, fully conscious/aware of the consequences and will faithfully comply with the terms and condition of the stated agreement.*

*That, the terms and conditions are not contrary to law, moral, public policy or public order and after the issuance of the Order approving the Amicable Settlement, we shall no longer file any action involving the same subject property.*

We have read and fully understand the contents of this Agreement and voluntarily affixed our signatures herein, which shall form part of the records of the Public Land Application filed by DENR, CENRO-SOCORRO. The same shall constitute as full and final settlement of any Protest or Complaint each party may have against the other in relation to the subject lot.

IN WITNESS WHEREOF, the Parties hereto have mutually and voluntarily agreed to the above stipulations, and sign this Agreement, at DENR CENRO-SOCORRO, this 19<sup>th</sup> day of January 19, 2023 for the consideration and approval of the Honorable Office.

  
MERCI Q. PUEN rep. by  
ROLANDO A. ABAS  
Name and signature

  
ROSALYN MARIE S. YUMANG  
Name and signature



Republic of the Philippines  
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES  
MIMAROPA Region  
Community Environment and Natural Resources Office

Signed in the presence of:

Violeta Portem  
VIOLETA PORTEM  
Witness

Juan Miguel M. Sugay  
Witness

Attested by:

ANDRES OLIVER G. ARIAS  
ADR Officer/LMO II

Noted by:

RODEL M. BOYLES  
CENRO



SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, **MERCI QUIAMBAO PUEN**, of legal age, married to Herbert I. Puen, Filipino/American (Dual citizen) and resident of Pambisan, Baco, Oriental Mindoro, I hereby **NAMED, APPOINTED and CONSTITUTED, ROLANDO A. ABAS** of legal age, married, Filipino and resident of Calapan City, Oriental Mindoro to be our true and lawful Attorney-In-Fact, to do for me and in my name and stead the following acts:


1. To transact and negotiate with the office of Bureau of Lands, Ermita, Manila, the Assessor's Office (Provincial/municipal), DAR, LRA Manila, NSO/PSA and other relative agencies pertaining to application of Title of a parcel of land with an area of 5,800 square meters and located at Pambisan, Baco, Oriental Mindoro;
2. To sue and be sued in connection with their performance and execution of the powers herein vested in him, in order to protect our interests in the aforesaid property
3. To execute, sign, receipts, papers and all documents relative to the powers herein-above delegated in favor of my attorney-in-fact;
4. To do all acts or cause to be done all acts incidental to this delegated Power of Attorney.

**HEREBY GIVING AND GRANTING** unto my said attorney-in-fact full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done in and about the premises, as fully to all intent with all the power of substitution and revocation and hereby ratifying and confirming all that my said attorney-in-fact or his substitute shall lawfully do or cause to be done by virtue thereof if personally present.

AUG 04 2022

**IN WITNESS WHEREOF**, we have hereunto affixed our signatures this \_\_\_\_th day of \_\_\_\_\_, 2022 at Calapan City, Or. Mindoro.

  
**MERCI QUIAMBAO PUEN**  
Principal

  
**ROLANDO A. ABAS**  
Attorney-In-Fact

SIGNED IN THE PRESENCE OF:

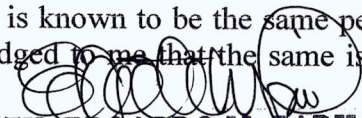
\_\_\_\_\_

REPUBLIC OF THE PHILIPPINES )  
PROVINCE OF ORIENTAL MINDORO )  
CITY OF CALAPAN )  
X-----X

**BEFORE ME**, a Notary Public for and in the Province of Oriental Mindoro, on the date and place above-given, personally appeared the above-named persons who is known to be the same persons who executed the foregoing Special Power of Attorney and acknowledged to me that the same is their free act and deed.

WITNESS MY HAND AND SEAL.

Doc. No. 310  
Page No. 63  
Book No. 7  
Series of 2022

  
**ATTY. EDGARDO M. PADILLA**  
Notary Public  
Roll No. 28160  
IBP NO. 186174  
PTR NO. 0773569  
MCLE NO. VII - JMCTC1001869



MERCI Q. PUEN rep. by  
ROLANDO A. ABAS  
Protestant

ADR Case No. 2023-1752039-0079

DENR Case No. \_\_\_\_\_

Lot No.: Isolated

Location: Brgy. Pambisan, Baco Or.  
Mindoro

ROSALYN MARIE S. YUMANG  
Protestee

x-----x

REPORT ON ADR PROCEEDINGS

This controversy is respectfully returned to the DENR CENRO Socorro  
after ADR Proceedings:

Type of Complaint/Claims and Conflict:<sup>1</sup>

Conflict on source of rights of parties

DATE	PROTESTANT	AUTHORIZED REPRESENTATIVE	PROTESTEE	AUTHORIZED REPRESENTATIVE
January 19, 2023	Merci Q. Puen	Rolando A. Abas	Rosalyn Marie S. Yumang	

ACTION/s TAKEN:

ADR SESSIONS:

1<sup>ST</sup> Session Date : January 19, 2023  
Parties Present: Both parties are present and settled amicably.

Proceedings: For Continuation  
For Resetting/ Reason

2<sup>nd</sup> Session Date :  
Parties Present:

Proceedings: For Continuation  
For Resetting/Reason

3<sup>rd</sup> Session Date :  
Parties Present:

Proceedings: For Continuation  
For Resetting/Reason

SUCCESSFUL SETTLEMENT (with attachment)

Amicable Settlement Agreement Withdrawal of the Protest

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





Protestant refused to settle due to

Respondent refused to settle due to

Non - appearance of parties.

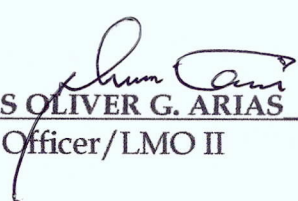
Applicant/Claimant failed/refused to submit the required offer for Amicable Settlement

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

Lack of authority to enter into Amicable Settlement

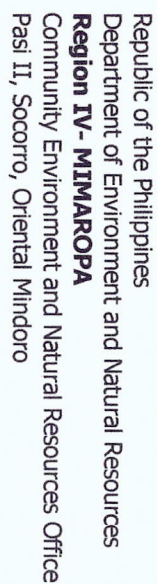
Others: N/A

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

  
ANDRES OLIVER G. ARIAS  
ADR Officer/LMO II

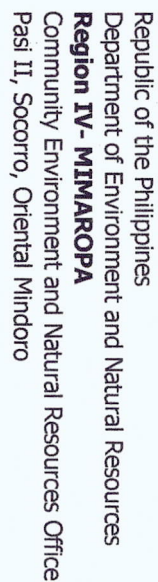
January 19, 2023  
DATE





DATE: \_\_\_\_\_

[illegible]



DATE:

[illegible]