

February 9, 2023  
The DENR Office  
DENR, PENRO, Odiongan, Romblon

<b>DENR MIMAROPA RECORDS SECTION RECEIVED</b>	
<b>MAR 06 2023</b>	
<input type="checkbox"/> INCOMING	<input type="checkbox"/> OUTGOING _____
BY: _____	DATE NO. _____
TIME: _____	

The Chief, Permitting and Regulation Section

Sir,

This is to request for verification of my previous application for FORESHORE LEASE AGREEMENT under F.P.A. No. 297 which was protested by Heirs of Pascual and Alberto Miñano rep. by Felipa Miñano, et. al and ORDER was issued by Forester Marcial C. Amaro Jr., Regional Executive Director dated December 16, 2008 and follow-up ORDER was issued by FORESTER Edgardo O. Galeon Regional Executive Director dated July 9, 2013 for the Dismissal of the standing protest respectively for lack of merit and the application of that undersigned shall be given due course.

Here, comes another case filed by the protestant which is self-serving which they request for motion to Dismiss and granted by the court issued on January 20, 2023. These corresponds the allegations of discrepancy for their application for title of Lot No. 254 in which my privilege could not be denied to apply for this particular land due to the fact that planted coconut and fruit bearing trees has been introduced as improvement. Other improvement has been introduced since 1963 by my late father Gregorio Rufon. Presently, this improvement particularly the coconut produces fruits for income purposes and residential house has been erected adjacent to the said Lot No. 254. To prove this claim, a Brgy. Certification has been issued to support the information dated February 7, 2023. Furthermore, the local DENR should give a due course to provide precise and accurate support to the ORDER issued by the higher authority.

We are recipients of this particular ORDER for the benefit of the doubt which has been declared in actual occupancy that we are in the possession for more than 30 years in which in accordance to the CIVIL CODE OF THE PHILIPPINES. 30 years of occupancy is considered a TITLE. This creates a provocation for a court litigation which also gave burden to the both parties – parties concern as well as to the concerned government official.

Please be informed that I am the aggrieved party, which resulted for a stressful life. Which caused for a million pesos for a medical treatment of my heart failure for a pace maker implantation. Life is precious for a piece of land with voluminous problem which has been resolved by an administrative proceeding in our favor.

Attached are the pertinent documents for your immediate reference and as follows:

1. F.P.A. application dated November 4, 1995.
2. ORDER of Marcial Amaro Jr. dated December 16, 2008.
3. Order of Edgardo Galeon dated July 9, 2013.



4. Court ORDER dismissal dated January 20, 2023.
5. Baranggay Certification dated February 7, 2023.

Praying for the issuance of tenorial instrument on my Foreshore Lease Application as for ORDER by the higher authority including my willingness to apply for a Title under Lot No. 254 and protesting for any application of the Heirs of Alberto Miñano to the subject land.

Looking forward for your favorable action in the name of government service. Thank you very much.

Respectfully yours,

  
**EMELIO R. LASOS**

COPY FURNISHED  
The Regional Executive Director  
DENR, MIMAROPA R-4-1515 L&S BLDG.  
Roxas, BLVD. Ermita, Manila



REPUBLIC OF THE PHILIPPINES  
Ministry of Natural Resources  
BUREAU OF LANDS  
Manila

Mayando  
149-25

NOTE: This application must be submitted in duplicate; otherwise, it will be rejected.

AGRICULTURAL, FORESHORE, RECLAIMED LAND OR  
MISCELLANEOUS LEASE APPLICATION

BUREAU OF LANDS No. \_\_\_\_\_

ENTRY No. \_\_\_\_\_

1. The undersigned hereby makes application under the provisions of Chapter VI/II of Commonwealth Act No. 141, as amended, to lease for a period of \_\_\_\_\_ years the tract of land described as follows:

bounded on the north by \_\_\_\_\_, on the south by \_\_\_\_\_, on the east by \_\_\_\_\_, and on the west by \_\_\_\_\_.

situated in the Barrio of \_\_\_\_\_, Municipality of \_\_\_\_\_, Province of \_\_\_\_\_, Island of \_\_\_\_\_, Philippines, containing an area of \_\_\_\_\_ hectares, \_\_\_\_\_ area, and \_\_\_\_\_ centares, the shape and dimensions of which are indicated in the sketch drawn on the back of the application.

2. My name is EMILIE R. LLASOS, my age is 35 years, the place of my birth is \_\_\_\_\_. I am citizen of \_\_\_\_\_, and my post-office address is \_\_\_\_\_. I am married/single, and the name of my wife/husband is REX DONATO LLASOS who is a citizen of \_\_\_\_\_. I am \_\_\_\_\_ employed in the government service. I possess funds and personal property as follows, with which I expect to put into beneficial use the land applied for within the period fixed by law:

(The application should be accompanied with a project study indicating, among others, the plan of development of the land applied for and the financial capability of the applicant to underwrite the project. If the applicant is a corporation, its applications, in addition to the required project study, should also be accompanied with its articles of incorporation, and a certificate of registration by the Securities and Exchange Commission.)

3. I have been upon and examined the land applied for, and it contains no improvements or indication of occupation and settlement, except as follows:

and to the best of my knowledge and belief it is neither timber nor mineral land and contains no guano or any deposit of salt or coal.

The following improvements are proposed to be made on the land applied for, the same to be used solely for Residential purposes. (State kind and approximate value of proposed improvements, such as houses, warehouses, factories, wharves, docks, piers, etc.) (If the land will be devoted for agricultural purposes state the crop to be raised.)

4. This application is made in good faith for the exclusive benefit of the applicant and not either directly, for the benefit of any other person, corporation, association or partnership, and for the actual purposes of using the land for the object specified in this application and for no other purpose. I will not so I, assign, transfer sublet or, in any manner, encumber the land or rights that I may acquire, without the approval of the Minister of Natural Resources first had and obtained, as provided in Section 40 of Commonwealth Act No. 141, as amended.

5. The land applied for is/is not mortgaged with the \_\_\_\_\_; a copy of the Deed of Mortgaged of which is hereto attached.

6. I agree to defray all the expenses that might be incurred in the survey of the land applied for, in the advertisement of this application, and other legal and necessary expenses and to deposit on account thereof, such amounts as the Director of Lands may require, and to conform to delimitation, classification, survey or re-survey of the land herein applied for.



7. That I agree that a strip forty meters wide starting from the bank on each side of any river or stream that may be found on the land I applied for, shall be demarcated and preserved as permanent timberland to be planted exclusively to trees of known economic value, and that I shall not make any clearing thereon or utilize the same for ordinary farming purposes even after a contract of lease shall have been executed in my favor. (NOTE: Not applicable if land applied for is for residential, industrial or commercial purposes.)

8. I am not a member, stockholder, officer, representative, attorney, agent, employee or bondholder of the following corporations, associations or partnerships which are engaged in agriculture and are holders of agricultural public lands in the Philippines.

9. I understand that this application conveys no right to me to enter upon, occupy, cultivate, or make clearings on the land until the same has been finally approved and lease contract executed, and that any lease applicant who shall wilfully and knowingly submit false statements or execute false affidavits in connection with the foregoing application shall be deemed guilty of perjury and punished by a fine of not more than two thousand pesos and by imprisonment for not more than five years, and in addition thereto his application shall be cancelled and all amounts paid on account thereof forfeited to the Government, and he shall not be entitled to apply for any public land in the Philippines.

*Emilio R. Llasas*  
EMILIO R. LLASAS  
(Signature of Applicant)

AFFIDAVIT

REPUBLIC OF THE PHILIPPINES)

PROVINCE OF ROMBLON) S.S.

MUNICIPALITY OF Looc)

I, EMILIO R. LLASAS, the person making this application, first being duly sworn upon my oath and say: That I have read, or someone has read to me, and I thoroughly understand the foregoing application; that I signed said application and this affidavit in the presence of the officer who administered the oath; that each and every statement in said application is true and correct.

*Emilio R. Llasas*  
EMILIO R. LLASAS  
(Applicant)

Before me, at the place aforesaid, on this 4th day of Nov., 1995 personally appeared Emilio Llasas, known to me to be the person whose name appears in the foregoing application, and in my presence he signed the said application and subscribed and sworn to this affidavit.

The affiant exhibited to me his Residence Certificate No. \_\_\_\_\_ issued at \_\_\_\_\_ on \_\_\_\_\_ which showed him at the date of said residence Certificate to be \_\_\_\_\_ years of age, and a native of \_\_\_\_\_

Doc. No. \_\_\_\_\_

Page No. \_\_\_\_\_

Book No. \_\_\_\_\_

Series of \_\_\_\_\_

*Emilio C. Alladin*  
EMILIO C. ALLADIN  
(Officer Authorized to Administer Oath)

Deputy Public Land Inspector  
(Official Title)



*Mayando*





HEIRS OF PASCUAL AND ALBERTO MIÑANO x

Rep. by Felipa M. Miñano, et al.,

Protestant

Versus

Unsurveyed Foreshore Land  
situated at Tuguis, Looc,  
Romblon

F.L.A. No. (DENR-IV) 297

EMELIE R. LLASOS

x

## ORDER

For resolution is the protest filed by the Heirs of Pascual and Alberto Miñano rep. by Felipa Miñano, et al., Protestants against F.P.A. No. (DENR-IV) 297 of Emelie R. Llasos, Applicant-Respondent.

Records show that on November 10, 1993, Emelie Llasos filed her F.L.A. No. (DENR-IV) 247 covering the unsurveyed foreshore land in Tuguis, Looc, Romblon described as bounded on the North by Alagakit Creek, on the West by Looc Bay, on the East by Lot 234 and on the South by Looc Bay;

On November 26, 1997, the Heirs of Alberto and Pascual Miñano filed their protest against the Foreshore Lease Application of Emelie R. Llasos on December 19, 1997, an Order of Investigation was issued. For this, the previous hearing officer of this case had started the hearing with proper notification to both parties by sending them Subpoena thru registered mail. After his death, Special Investigator Fidel G. Medina, Jr. took over the investigation of the case and lots of postponements were made by both parties. An attempt to amicably settle the case thru their counsels failed, instead they agreed that position papers be submitted by both parties, rest this case for resolution;

In the hearing, the protestants were represented Atty. Luis Formilleza, Jr. of Odiongan, Romblon due to the unexpected circumstances, his death and he was replaced by Atty. Rolly F. Roldan, Jr. of Odiongan, Romblon. On the part of the applicant-respondent, she was represented by Atty. Pedro Victoriano of Looc, Romblon.

The protestants case submitted their documentary evidences which are as follows:

- a. Deed of Absolute Sale executed by Simeon Alejo dated May 31, 1951 before a Notary Public in favor of Pascual Miñano (particularly describe therein as parcel I being a parcel of coral land with an area of 2,800 sq. m. bounded on the North by Alagakit Bridge, East by National Road, South by Bagto River and West by Seashore).
- b. Tax Declaration No. 2201, s. of 1974 in the name of Alberto Miñano (with the same boundaries as that of the Deed of Absolute Sale).
- c. Deed of Extra Judicial Partition executed by the Heirs of the Spouses Pascual Miñano and the late Juana Torres dated December 26, 1951 before a Notary Public (specifically pointed out as parcel 7 being a parcel of coral land with an area of 1 1/2 hectares bounded on the North by Alagakit River, on the East by Fishpond, on the South by Tuguis Creek and on the West by Seashore as the area adjudicated to Alberto Miñano).

CERTIFIED PHOTO COPY

n/23/08

*[Handwritten signature]*



- d. Certification from the Municipal Treasurer of Leoc. Romblon dated January 30, 2004 attesting the full payment of realty taxes on the real property under Tax Declaration No. 091 in the name of Alberto Miñano situated at Tuguis, Leoc. Romblon.
- e. Official Receipt No. 1926543 for payment of Realty Tax
- f. Position Paper dated October 4, 2004 prepared by Atty. F. Roldan Jr., counsel for Claimant-Protestant.

On the other hand, the Respondent-Applicant submitted her pertinent papers, to wit:

- a. The Affidavit of Gregorio Rufon (father of the applicant) dated June 8, 2004 executed before a notary public.
- b. The Affidavit of Gregorio Rufon dated March 8, 2004 executed before a notary public.
- c. The Resume for Possession of part of the land dated October 21, 2004 executed by Emelie R. Llasos.

Upon cursory examination of the pertinent papers submitted by both parties concerned and the minutes of hearings conducted, it was established that the adjoining Lot 254, Cad. 346-D was acquired by Pascual Miñano (father of the protestants) from Simson Alejo in May 31, 1951 and prior to the death of Pascual Miñano in 1965, a Deed of Extra Judicial Partition dated December 26, 1961 was executed ceding Lot 254 in favor of Alberto Miñano (brother of the protestants). That Alberto Miñano was already a widower prior to his death in 1966 and he has no children. After his death, his brothers and sisters took over the possession of the lands ceded to him. Based on the Affidavit executed by Gregorio Rufon (father of the applicant and tenant of Alberto Miñano) dated June 8, 2004, it was stated thereon, that in 1975, they built their house at the accretion formed at the mouth of Alagakit Creek beside Lot 254 and resided thereon up to the present and planted more coconut trees and mangroves for shoreline protection. It shows that the Foreshore Land and the alluvion was already occupied by Gregorio Rufon since 1975, during the time Alberto Miñano was still alive, the possession of Gregorio Rufon and his family was tolerated by him until his death in 1986. It was tolerated likewise by the other heirs until the protest was filed in 1995. The adjoining Lot 254 is still covered by subsisting F.P.A. of Alberto Miñano (Free patent not yet issued). That as per Affidavit of Gregorio Rufon, he had advised her daughter, Emelie R. Llasos to file her Foreshore Lease Application over the said alluvion.

In the ocular inspection conducted, it was confirmed that the applicant had already constructed a residential house made of concrete materials on that portion of alluvion and she had it fully planted with fruit bearing coconut trees and mangroves along the shoreline.

Under Article 457 of the New Civil Code, the land formed is called alluvion and it belongs to the owner of the adjacent property to whom it was attached. However, unless the alluvion is registered in an Original registration proceedings under the Torrens System, it may be lost by adverse possession of other party (Grande vs. C.A. Dec. law Journal 1963). Only unregistered private land may be the subject of prescription, lands already brought within the operation of the Torrens system cannot be lost by prescription. In this case, adjoining Lot 254 was not still covered by original registration proceedings under the Torrens System. The possession of the applicant was in good faith during the time of Alberto Miñano (the claimant-declarant of Lot 254) by allowing their possession for a long period of time on that alluvion and on the adjoining portion of Lot 254, Cad-346-D.

Special Investigator Fidel G. Medina, Jr., then recommended that the Foreshore Lease Application No. (DENR-IV) 297 which was re-numbered to F.L.A. No. 045907-2 be given due course in favor of Emelie Llasos.

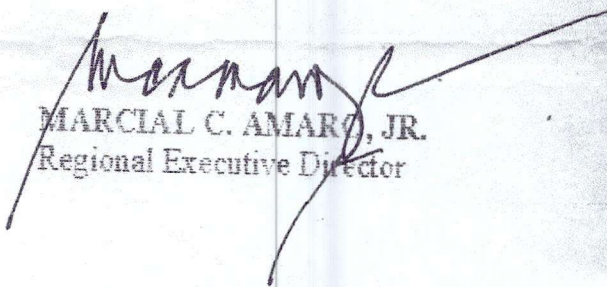


We concur with the recommendation.

WHEREFORE, premises considered, the Protest of the Heirs of Pascual and Alberto Miñano is hereby **ORDERED DISMISSED** and the application of Emelie Llasos shall be given further due course.

SO ORDERED.

DENR, MIMAROPA Region, DEC 16 2008

  
MARCIAL C. AMARO, JR.  
Regional Executive Director

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*12/23/08*  
MILAGRO S. LAMERON  
SECRETARY





HEIRS OF PASCUAL AND ALBERTO MIÑANO x  
Rep. by Felipa M. Miñano, et al., :

Protestant :

- Versus - :

Unsurveyed Foreshore Land  
situated at Tuguis, Looc,  
Romblon

F.L.A. No. (DENR-IV) 297 :

EMELIE R. LLASOS :

x ----- x

## ORDER

For resolution is the Motion for Reconsideration filed by Atty. Rolly F. Roldan, Jr., counsel of the Heirs of Pascual and Alberto Miñano, assailing the Order dated December 16, 2008 issued by this Office, the dispositive portion of which is hereunder quoted:

*"WHEREFORE, premises considered, the Protest of the Heirs of Pascual and Alberto Miñano is hereby ORDERED DISMISSED and the application of Emelie Llasos shall be given further due course.*

It is worth mentioning that what was granted to herein Respondent Emelie R. Llasos is her Application for Foreshore Lease and not a Patent, so the thirty (30) year occupation need not be complied with by the applicant.


Furthermore, it was also stated in the Order that the area adjudicated to Alberto Miñano was covered by a Free Patent Application, meaning the lot is not yet titled, hence, the riparian doctrine in this case is not applicable.

Upon careful evaluation of the issues raised by the counsel of herein Protestant, this Office finds no cogent reason to reverse, set aside or modify the assailed order. In the case of COCOFED vs. Rep. of the Philippines, G.R. Nos. 177857-58 dated September 04, 2012 the Supreme Court held *"The instant motion is but a mere reiteration or rehash of the arguments that have already been previously pleaded, discussed and resolved by this Court in its January 24, 2012 Decision. And considering that the motion's arguments are unsubstantial to warrant a reconsideration or at least a modification, this Court finds no reason to modify or let alone reverse the challenged Decision."*

WHEREFORE, premises considered, the Motion for Reconsideration filed by herein Protestant Heirs of Pascual and Alberto Miñano is hereby DISMISSED for lack of merit.

SO ORDERED.

Manila, Philippines 09 JUL 2013

  
EDGARDO O. GALEON  
Regional Executive Director  
MIMAROPA

UNIFIED XEROX COPY  
Legs

ALAN L. AZUL  
OFFICIAL OFFICER II



Cc:

Heirs of Pascual & Alberto Miñano,  
Rep. by Felipe M. Miñano, et. al.  
c/o Atty. Rolly F. Roldan

Emelie Llasos

PENRO / CENRO

- Hall of Justice, Odiongan, Romblon
- Tuguis, Looc, Romblon
- Odiongan, Romblon

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7-10-13



Republic of the Philippines  
Fourth Judicial Region  
**3<sup>rd</sup> MUNICIPAL CIRCUIT TRIAL COURT**  
Looc-Alcantara-Santa Fe-San Jose  
Looc, Romblon Province

**HEIRS OF ALBERTO MINANO,**  
**Plaintiffs**

**-versus-**

**SPOUSES EMELIE AND REX**  
**LLASOS, ET AL.,**  
**Defendants.**

x-----x

**Civil Case No. L-339**

**For: Quieting of Title,  
Recovery of Possession and  
Specific Performance**

**ORDER**

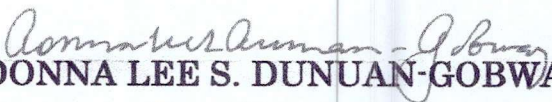
Plaintiffs by counsel filed a Motion to Dismiss because there is a pending protest in their application for free patent on the subject property before the DENR which however was not formally acted upon by said department, and they intend to pursue said application and address the protest.

No Comment or Opposition was registered by the defendants.

WHEREFORE, the plaintiffs' Motion to Dismiss is granted. The Complaint is hereby considered withdrawn. The counterclaims of defendants are also dismissed.

SO ORDERED.

Looc, Romblon, Philippines; January 20, 2023.

  
**DONNA LEE S. DUNUAN-GOBWAY**  
Presiding Judge



HON. JECRIS G. BERNARDO  
PUNONG BARANGAY

**SANGUNIANG BARANGAY  
MEMBERS**

HON. ISALDY GALLOS  
CHAIRMAN-COMMITTEE ON WAYS  
AND MEANS

HON. RANDY G. MAGCALAYO  
CHAIRMAN-COMMITTEE ON FINANCE,  
BUDGET AND APPROPRIATION

HON. ROLLY M. BERNARDO  
CHAIRMAN-COMMITTEE ON EDUCATION AND  
HEALTH

HON. WILME L. ESTILLOSO  
CHAIRMAN-COMMITTEE ON PEACE AND  
ORDER AND PUBLIC SAFETY

HON. ANGELICA LORENZO  
CHAIRMAN-COMMITTEE ON AGRICULTURE  
AND ENVIRONMENTAL PROTECTION

HON. LIMBERT G. ESTILLOSO  
CHAIRMAN-COMMITTEE ON PUBLIC WORKS  
AND INFRASTRUCTURE

HON. MARITES M. GUEVARRA  
CHAIRMAN-COMMITTEE ON WOMENS,  
SENIOR CITIZEN AND FAMILY AFFAIRS

HON. JAY AR F. ESTILLOSO  
SANGUNIANG KABATAAN CHAIRMAN

MR. NIEL VINCENT E. AGUSTIN  
BARANGAY SECRETARY

MRS. AGNES A. GUEVARRA  
BARANGAY TREASURER

**"CENTRO ang  
PAGKAKAISA  
tungo sa  
MALIGAYA  
at MASIGASIG  
na barangay,  
Pagiging  
MASUNURIN  
ay PAG-ASA  
na KABISIG  
ng tagumpay."**



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF ROMBLON  
MUNICIPALITY OF LOOC

# BARANGAY TUGUIS

## OFFICE OF THE PUNONG BARANGAY

### CERTIFICATION

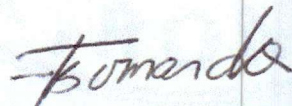
TO WHOM IT MAY CONCERN:

This is to certify that **EMELIE RUFON LLASOS** a bona fide resident of Barangay Tuguis, Looc, Romblon and continuously in position of a portion of lot no. 254 and introduce improvement by planting coconut and fruit bearing trees located at Purok Centro, Tuguis, Looc, Romblon.

This certifies further that MRS. EMELIE R. LLASOS resident have been in that particular land for more than 30 years.

Issued this 7<sup>th</sup> day of **FEBRUARY 2023** at Barangay Tuguis, Looc, Romblon upon request of the interested party for whatever legal purposes it may serve them best.

Certification fee was paid with OR no. 1629851

  
**JECRIS G. BERNARDO**  
Punong Barangay

Not valid without barangay seal