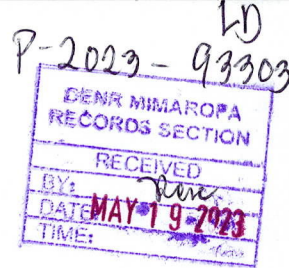




Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA REGION  
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE



April 27, 2023

**MEMORANDUM**

**FOR** : The Regional Executive Director  
1515 DENR By the Bay Building  
Roxas Blvd., Barangay 668, Ermita, Manila

**FROM** : The Provincial Environment and  
Natural Resources Officer

**SUBJECT** : **FOLLOW-UP LETTER DATED APRIL 4, 2023 FOR THE  
CANCELLATION OF FP (IV-26) 5583 OF EXPECTATACION  
NALICA COVERING LOT NO. 18377, CAD 800-D CONTAINING  
AN AREA OF 25,529 SQUARE METERS SITUATED AT  
BARANGAY SAN RAFAEL, PUERTO PRINCESA CITY**

Forwarded is the memorandum of CENRO Puerto Princesa dated April 13, 2023 attached the letter from Ms. Imelda Doniña of April 4, 2023 requesting for an update on the request for cancellation of FP (IV-26) of Expectacion Nalica covering Lot 18377, Cad 800-D situated at San Rafael, Puerto Princesa City.


Attached as mentioned are the CENRO memoranda dated June 9, 2022 and August 2, 2022, respectively.

For the PENRO:

  
**RONIE B. GANDEZA**  
OIC Chief, TSD/Office-In-Charge

Copy furnished:

The CENRO Puerto Princesa  
TSD-RPS DRN 2023-3679/Imo

DENR-PALAWAN  
PENRO-RECORDS  
**RELEASED**  
By   
Date **02 MAY 2023** CN. 23-196



Republic of the Philippines  
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES**  
PUERTO PRINCESA CITY  
South National Highway, Bgy. Sta. Monica, Puerto Princesa City  
TEL Fax No. (048) 717-0702  
Email Address: cenropuertoprincesa@denr.gov.ph

April 13, 2023

**MEMORANDUM**

**FOR :** The Regional Executive Director  
DENR-MIMAROPA Region  
L & S Building, Roxas Blvd.  
Ermita, Manila

**THRU :** The Provincial Environment  
and Natural Resources Officer  
Puerto Princesa City

**FROM :** The Community Environment  
and Natural Resources Officer  
Puerto Princesa City

**SUBJECT :** **FOLLOW-UP LETTER DATED APRIL 04, 2023 FOR THE  
CANCELLATION OF FP (1V-26) 5583 OF EXPECTACION  
NALICA COVERING LOT NO. 18377, CAD 800-D CONTAINING  
AN AREA OF 25,529 SQUARE METERS SITUATED AT  
BARANGAY SAN RAFAEL, PUERTO PRINCESA CITY.**

DENR PENRO  
PALAVAN RECORDS  
RECEIVED

BY: [Signature]  
DATE: 04-14-2023 CN 23-3679

Forwarded is the subject letter dated April 04, 2023 of Ms. Imelda B. Doniña, authorized representative of Expectacion Nalica requesting an update on the request for cancellation of FP (1V-26) 5583 of Expectacion Nalica covering Lot No. 18377, Cad 800-D containing an area of 25,529 square meters situated in Barangay San Rafael, Puerto Princesa City.

Relative thereto, attached herewith are this Office Memoranda dated June 9, 2022 and August 2, 2022 for your ready reference.

For his information and forward action.

[Signature]  
**PEDRO A. VELASCO**

**Copy Furnished:**

**Ms. Imelda B. Doniña**  
Bgy. San Rafael, Puerto Princesa City  
Contact No. 09267400875

DRN 2023-2258/RPS/eba

DENR MIMAROPA REGION  
CEA  
RECEIVED  
NO. 917  
DATE: 4-19-23  
BY: [Signature]

April 04, 2023

MR. PEDRO A. VELASCO  
CHIEF, COMMUNITY ENVIROMNET AND NATURAL RESOURCES  
CENRO COUMPOUND, STA MONICA  
PUERTO PRINCESA CITY

229-2858

RECEIVED  
DE CR-CENRO  
PUERTO PRINCESA  
DOC. NO.  
DATE: APR 04 2023  
TIME:  
NAME:  
POSITION:  
SIGNATURE: *[Signature]*

SUBJECT: FOLLOW UP FOR THE REQUEST FOR CANCELLATION OF FP (1V-26) 5583 OF EXPECTACION NALICA COVERING LOT 18377. CAD-800-D CONTAINING AN AREA OF 25,529 SQUARE METERS SITUATED AT BARANGAY SAN RAFAEL, PUERTO PRINCESA CITY.

Pleasantries.

I'm writing this letter to ask for updates regarding the Request for Cancellation of FP (1V-26) 5583 of Expectacion Nalica covering lot 18377, Cad 800-D containing an area of 25,529 square meters situated at Barangay San Rafael, Puerto Princesa City. The Request for Cancellation was submitted to your office by The Community Environment and Natural Resources Officer (CENRO) of Puerto Princesa City dated on June 09, 2022.

I am anticipating your response since it was almost been 8 months long from the date of the issuance of a Memorandum given to me by the office of Community Environment and Natural resources Office of Puerto Princesa City.

Attached herewith is a Photocopy of the Community Environment and Natural Resources Office Memorandum dated June 9, 2022

Thank you for your time and consideration.

Yours sincerely,

*[Signature]*

IMELDA B. DONIÑA

Authorized Representative of Expectation Nalica

#09267400875



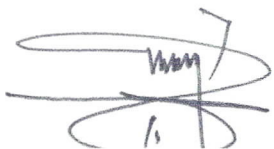
SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

WE, TERESITA MAGBANUA, of legal age, Filipino, widowed;; EXPECTACION MAGBANUA NALICA, of legal age, Filipino, widowed; ALFREDO S. MAGBANUA, of legal age, Filipino, married to MIGUELITA MAGBANUA; , AMELITA MAGBANUA BACANI, of legal age, Filipino, widowed; FELICISIMA MAGBANUA FETIZA, of legal age, Filipino, widowed, and all residents of Brgy. San Rafael, Puerto Princesa City are the co-owners ad co-heirs of 1) a parcel of land covered by Original Certificate of Title G-147, located at Barrio Tanabag then, now renamed as Brgy. San Rafael, and contains an area of 15.9436 hectares and 2) Untitled parcel of land covered by Tax Declaration 029-1097 and Property Index No. 134-04-029-01-110 in the name of Cerelina Magbanua, Cadastral Lot 18520, Cad 800-D. Located at Brgy. San Rafael, Puerto Princesa City with an area of .2053 hectares. That we have simultaneous to this document also executed an ExtraJudicial Settlement of the Estate of Gregorio and Cerelina Magbanua with Partition and Sale and to give effect to it is the intention of this authorization;

NOW THEREFORE, WE HEREBY NAME, CONSTITUTE AND APPOINT IMELDA B. DONIÑA of legal age, Filipino, married to NILO D. DONIÑA, and a resident of Brgy. San Rafael, PPC to be our true and lawful attorney in fact to do and perform the following acts and deeds in our name, stead, and benefit to wit:

1. To file, apply, process, and work for the titling/patenting and declaration of the respective shares that we have in the above two parcels of land in our respective names through the previously executed ExtraJudicial Settlement;
2. To comply with any and all requirements for the titling of the Torrens title, issuance of patent, application of tax declarations, approval of subdivision plans, petitions to split, annotations, etc, and payment of taxes in all necessary offices like the BIR, DENR, DAR, Assessor's Office, Local government offices, and others;
3. To apply for, obtain all necessary documents in pursuance of the above objectives like Birth Certificates, Death Certificates, Marriage Certificates, Clearances, Affidavits, Certifications, new TIN numbers, and the like;
4. To file, institute cases for the cancellation of all opposing titles existing in all government offices that are in contravention of our ExtraJudicial Settlement, and Partition that we will execute simultaneous with this document. To obtain counsel, to represent us, to obtain, deliver, present documents and evidence, to defend cases relative to the settlement of the heirs, to be empowered to do ALL acts relative to Pre-trial and mediation procedures under the Rules of Court and the Rules of Government agencies;



Alfredo S. Magbanua

Teresita C. Magbanua

Miguelita A. Magbanua

Amelita

Bacani

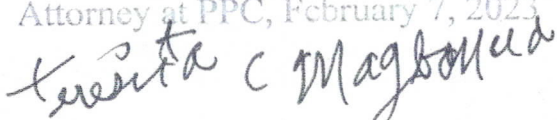
Fetiza

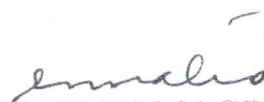
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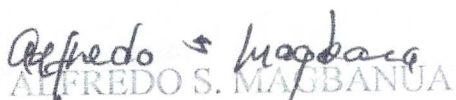
necessary documents under any of the foregoing purposes and terms,

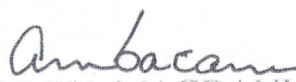
Hereby giving and granting unto our Attorney In fact, full power and authority to do whatsoever requisite or necessary or proper to be done in or about the premises, as fully to all intents and purpose as we might or could lawfully do, and hereby ratifying and confirming all that our said Atty In Fact shall do or cause to be done by virtue of these presents.

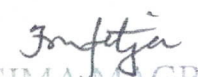
In witness WHEREOF, the parties hereto have signed this Special Power of Attorney at PPC, February 7, 2023

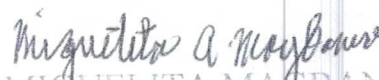
  
TERESITA C. MAGBANUA  
Principal

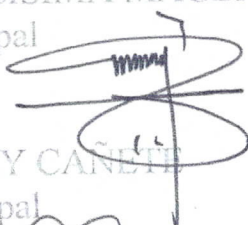
  
EXPECTACION MAGBANUA NALICA  
Principal


  
ALFREDO S. MAGBANUA  
Principal

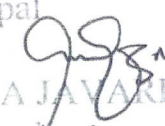
  
AMELITA MAGBANUA BACANI  
Principal

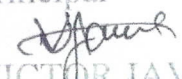
  
FELICISIMA MAGBANUA FETIZA  
Principal

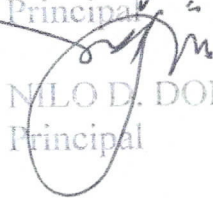
  
MIGUELITA MAGBANUA  
Principal

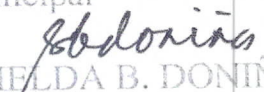
  
JIMMY CAÑETE  
Principal

  
SUSAN CAÑETE  
Principal

  
PERLA JAVAREZ  
Principal

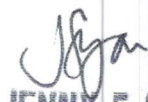
  
VICTOR JAVAREZ  
Principal

  
NILO D. DONIÑA  
Principal

  
IMELDA B. DONIÑA  
Atty In Fact/Acceptance

  
LILIAN C. BADAJOS

Witnesses

  
JENNY F. BUNGAR

Before me this 7<sup>th</sup> day of February 2023 personally appeared  
TERESITA C. MAGBANUA with OSCA 23484  
EXPECTACION MAGBANUA NALICA with OSCA 33969, San Rafael, PPC  
ALFREDO S. MAGBANUA with OSCA 21125, San Rafael, PPC  
AMELITA MAGBANUA BACANI with OSCA 14700, San Rafael, PPC  
FELICISIMA MAGBANUA FETIZA with OSCA 21137, San Rafael, PPC  
IMELDA BACANI DONIÑA with Voters VIN 5316-0359A-H28721BD20000  
JIMMY CAÑETE with Drivers License D11-01-043237  
SUSAN CAÑETE with BIR 252-693-747  
NILO D. DONIÑA with Philhealth 19-000114401-8



PERLA JAVAREZ with PRC Card 0733609  
VICTOR JAVAREZ with Drivers License D11-21-001053  
MIGUELITA MAGBANUA with OSCA 24831

Who executed the foregoing SPA and they acknowledged to me that the same is their free and voluntary act and deed. This Special Power of Attorney consists of 3 pages and is signed by the parties and their witnesses on each and every page.

JUL. 1980 178  
PAGE NO. 97  
BOOK NO. 06  
SERIES NO. 2023



*David Craig R. Meregilland*  
ATTY. DAVID CRAIG R. MEREGILLAND  
NOTARY PUBLIC UNTIL DEC. 31, 2023  
PTR NO: 1636565 ROLL NO: 52936  
IBP NO: 002126 AND IBP NO: 000874  
MCLE NO: VI-0003737

*Emalica Miguelita Di Magbanua*

*Ambacani*

*Forsetja*


*Ward*

*Jo*


*[Signature]*

*Guerrero*


*Alfredo s magdala*




Republic of the Philippines  
**COMMISSION ON ELECTIONS**  
 PUERTO PRINCESA CITY, PALAWAN  
 VIN: 5316-0359A-H2972IBD20000

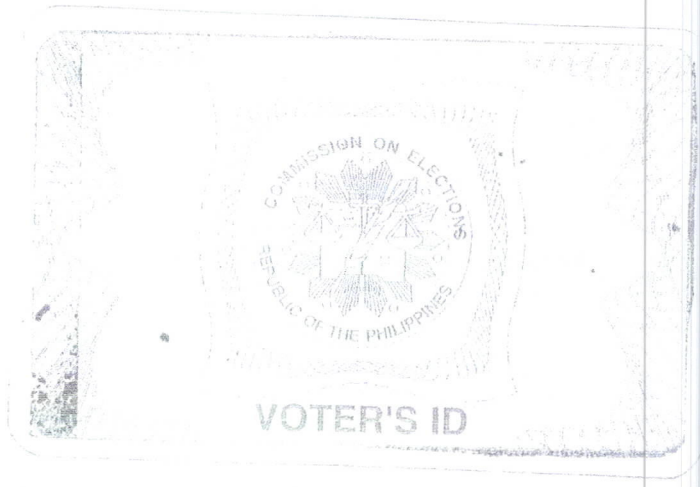


**DONÑA  
 IMELDA  
 BACANI**  
 Date of Birth : August 28, 1972  
 Civil Status : Married  
 Citizenship : Filipino  
 Address :  
 P. MAGAGANA, SAN RAFAEL  
 Precinct No. : 0358A


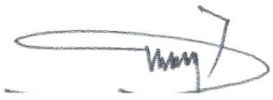

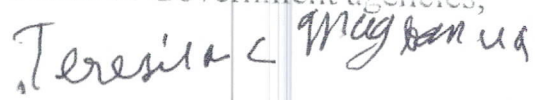




Signature of Voter  
**SIXTO S. BRILLANTES, JR.**  
 Chairman



heirs, to be empowered to do ALL acts relative to Pre-trial and mediation procedures under the Rules of Court and the Rules of Government agencies;



Republic of the Philippines  
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES  
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES  
PUERTO PRINCESA CITY  
South National Highway, Bgy. Sta. Monica, Puerto Princesa City  
TEL Fax No. (048) 717-0702  
Email Address: cenropuertoprincesadenr.gov.ph

June 9, 2022

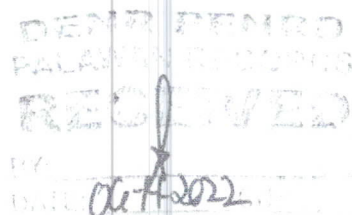
**MEMORANDUM**

**FOR :** The Regional Executive Director  
DENR-MIMAROPA Region  
L & S Building, Roxas Blvd.  
Ermita, Manila

**THRU :** The Provincial Environment  
and Natural Resources Officer  
Puerto Princesa City

**FROM :** The Community Environment  
and Natural Resources Officer  
Puerto Princesa City

**SUBJECT :** **REQUEST FOR CANCELLATION OF FP (1V-26) 5583  
OF EXPECTACION NALICA COVERING LOT 18377.  
CAD 800-D CONTAINING AN AREA OF 25,529 SQUARE  
METERS SITUATED AT BARANGAY SAN RAFAEL,  
PUERTO PRINCESA CITY**



Forwarded is the Completed Staff Work (CSW) dated June 6, 2022 requesting the cancellation of FP (1V-26) 5583 of Expectacion Nalica covering Lot 18377, Cad 800-D containing an area of 25,529 square meters situated at Barangay San Rafael, Puerto Princesa City.

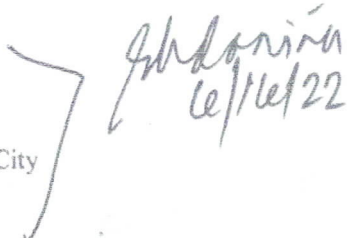
This Office concurs with the recommendation as stated in the CSW that the above-subject patent be cancelled by that Office considering that upon records verification and re-projection by the representative/s of this Office, the said parcel of land is already covered by Original Certificate of Title No. G-147 of Gregorio Magbanua issued on May 14, 1931.

For his information, record and consideration.

  
**PEDRO A. VELASCO**

**Copy Furnished:**

Ms. Expectacion Nalica  
c/o Ms. Imelda B. Doniña  
Bgy. San Rafael, Puerto Princesa City

  
6/16/22





PUERTO PRINCESA CITY  
South National Highway, Bgy. Sta. Monica, Puerto Princesa City  
TEL Fax No. (048) 717-0702  
Email Address: cenropuertoprincesa@denr.gov.ph

August 2, 2022

**MEMORANDUM**

FOR : The Provincial Environment  
and Natural Resources Officer  
Puerto Princesa City

FROM : The Community Environment  
and Natural Resources Officer  
Puerto Princesa City

SUBJECT : **REQUEST FOR CANCELLATION OF FP (IV-26) 5583  
OF EXPECTACION NALICA COVERING LOT NO.  
18377, CAD 799-D CONTAINING AN AREA OF 25,529  
SQUARE METERS SITUATED AT BARANGAY SAN  
RAFAEL, PUERTO PRINCESA CITY.**

This has reference to your Memorandum dated June 27, 2022 returning the Memorandum of this Office dated June 9, 2022 including the Completed Staff Work (CSW) and its supporting documents relative to the above-subject request for cancellation of FP (IV-26) 5583 of Expectacion Nalica, Cad 799-D containing an area of 25,529 square meters situated in Barangay San Rafael, Puerto Princesa City.

That Office instructed to revise the subject and recommendation of this Office Memorandum dated June 9, 2022 to appear jointly recommending the cancellation of OCT 4207 of Amelita Bacani thru the Solicitor General and FP (IV-26) 5583 of Expectacion Nalica by the Regional Executive Director because of the double issuance of title/patent.

Be informed that only the cancellation of FP (IV-26) 5583 of Expectacion Nalica was recommended to the Regional Executive Director by this Office. However, the OCT 4207 of Amelita Bacani was recommended to be brought by the party to the Honorable Court for cancellation considering that the intended beneficiary is a private party and no longer involves reversion of the land of public domain pursuant to Policy in Reversion and Annulment of Title Cases (Revised as of July 1, 2008) rendered by Assistant Solicitor General Renan E. Santos.

Relative thereto, resubmitted is the Completed Staff Work (CSW) with its enclosures regarding the request for cancellation.

Likewise, attached is copy of the Projection Map of Cadastral lots involved over Plan H-66919 of Gregorio Magbanua covered by OCT No. G-147 for your added information and reference.

For his information, record and consideration.

  
PEDRO A. VELASCO