



Republic of the Philippines  
**PROVINCE OF LEYTE**  
 Provincial Capitol  
 Tacloban City

-oOo-

**PROVINCIAL LEGAL OFFICE**

Item No.: 14  
 Date: 16 2025 SEP

Province of Leyte  
 Legal Office  
 Title: Agri  
 Date: 9.2.25

2<sup>nd</sup> INDORSEMENT  
 August 20, 2025

Sangguniang Panlalawigan  
 Province of Leyte  
**RECEIVED**  
 Date: SEP 03 2025  
 By: Jenni Vi

Respectfully returned to the Sangguniang Panlalawigan of Leyte, through SP Secretary, the attached Ordinance No. 2025-229 of the Sangguniang Bayan of Carigara, Leyte.

**Issues/concerns for review/recommendation/legal opinion is/are as follows:**

- Ordinance No. 2025-229 entitled: **“An Ordinance reclassifying 114 sqms portion of Lot with Survey No. 355, with total Land area of 608 sqms, covered under TCT TP-23821, in the name of Josefa Reamillo, widow; Balncaflor R. Lubas, Married; and Teodora Lakilak Married; situated at Brgy. Canal, Carigara, Leyte from agricultural to commercial use.”**

**REVIEW/RECOMMENDATION/LEGAL OPINION:**

This office is of the opinion that the subject Ordinance is within the corporate powers of the local government unit particularly covered under Section 447(a)(2)(viii)<sup>1</sup> of the Local Government Code.

It must be noted however, that the power of the LGUs to reclassify agricultural lands is without prejudice to the authority of the DAR to approve conversion of agricultural lands covered by Republic Act No. 6657 to non-agricultural uses and has been validly recognized by Section 20 of Republic Act No. 7160 by explicitly providing therein that, *"nothing in this section shall be construed as repealing or modifying in any manner the provisions of Republic Act No. 6657."*

Furthermore, pursuant to DILG opinion No.22, S. 2020 dated January 31, 2020 citing the Supreme Court Decision in the case of “Chamber of Real Estate and Builders Associations, Inc. (CREBA), vs The Secretary of Agrarian Reform<sup>2</sup>, reclassification alone will not suffice to use the agricultural lands for other purposes. Conversion is needed to change the current use of the reclassified lands.

<sup>1</sup> (viii) Reclassify land within the jurisdiction of the municipality, subject to the pertinent provisions of this Code;

<sup>2</sup> G.R. No. 183409, June 18, 2010

Considering the foregoing, the proposed authority to reclassify is recommended for approval without prejudice to the conversion requirement to conform with the current and actual use of the reclassified land.

We hope to have assisted you with this request. Please note that the opinion rendered by this Office are based on the facts available and may vary or change when additional facts and documents are presented or changed. This opinion is likewise without prejudice to the opinions rendered by higher and competent authorities and/or the courts.



**ATTY. JOSE RAYMUND A. ACOL**  
*Provincial Legal Officer*

Republic of the Philippines  
PROVINCE OF LEYTE  
Palo, Leyte  
-o0o-

OFFICE OF THE SANGGUNIANG PANLALAWIGAN

1<sup>ST</sup> INDORSEMENT  
02 July 2025

Province of Leyte  
Legal Office  
7-3-25

The Provincial Legal Office is respectfully requested to review and submit recommendations on the herein enclosed **Municipal Ordinance No. 2025-229** of the **Municipality of Carigara, Leyte**, entitled: **An Ordinance reclassifying the 114 square meters portion of lot with Survey No. 355, with a total land area of 608 square meters, covered under Transfer Certificate of Title No. TP-23821, in the name of Josefa Reamillo, widow; Blancaflor R. Lubas, married; and, Teodora Lakilak married; situated at Brgy. Canal, Carigara, Leyte from agricultural to commercial use.**

  
FLORINDA JILL S. UYVICO  
Secretary to the Sanggunian



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF LEYTE  
MUNICIPALITY OF CARIGARA

-oOo-

**OFFICE OF THE SANGGUNIANG BAYAN**

Telephone No. (053) 530-5144 E-mail Address: sangguniang bayancarigara@gmail.com



**BAGONG PILIPINAS**

**1<sup>st</sup> Indorsement**

July 2, 2025



Respectfully forwarded to the Honorable Members of the Sangguniang Panlalawigan of Leyte, thru the Provincial Board Secretary, Florinda Jill S. Uyvico, the herein **Municipal Ordinance No. 2025-229** – *“An Ordinance Reclassifying the 114 Square Meters Portion of Lot with Survey No. 355, with a Total Land Area of 608 Square Meters, Covered under Transfer Certificate of Title No. TP-23821, in the name of Josefa Reamillo, Blancaflor R. Lubas and Teodora R. Lakilak and Tax Declaration No. 08-11020-00341, in the name of Cervantes Z. Reamillo, Located in Brgy. Canal, Carigara, Leyte. from Agricultural to Commercial Use”*.

For your perusal and appropriate action.

  
**PAULINO T. MARQUEZ**  
Legal Assistant I  
OIC-Secretary to the Sanggunian



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF LEYTE  
MUNICIPALITY OF CARIGARA



**OFFICE OF THE SANGGUNIANG BAYAN**

Telephone No. (053) 530-5144 E-mail Address: sangguniang bayancarigara@gmail.com

EXCERPT FROM THE MINUTES/JOURNAL OF THE 145<sup>TH</sup> REGULAR SESSION OF THE 19<sup>TH</sup> COUNCIL OF THE SANGGUNIANG BAYAN OF CARIGARA HELD AT THE SESSION HALL, LEGISLATIVE BUILDING, CARIGARA, LEYTE ON JUNE 11, 2025

\* \* \* \* \*

PRESENT:

Hon. Jimmy A. Camposano	-----	Mun. Vice Mayor-Pres. Officer
Hon. Joenlee C. Larraga	-----	SB Member
Hon. Mildred C. Modesto	-----	SB Member
Hon. Raul Z. Lloren	-----	SB Member
Hon. Lorna A. Marpa	-----	SB Member
Hon. Joselu N. Guia	-----	SB Member
Hon. Kim Anthony G. Agner	-----	SB Member
Hon. Leny T. Ong	-----	SB Member
Hon. Daniel N. Ariaso, Jr.	-----	SB Member-SK Fed. Pres.
Hon. Arvin. N. Urmencta	-----	SB Member-LnB Pres.

Sangguniang Panlalawigan  
Province of Leyte  
**RECEIVED**  
Date: Jun 10 2 2025  
By: [Signature]

ABSENT:

Hon. Anabella N. Crisostomo ----- SB Member - Forced Leave

\* \* \* \* \*

MUNICIPAL ORDINANCE NO. 2025-229

AN ORDINANCE RECLASSIFYING THE 114 SQUARE METERS PORTION OF LOT WITH SURVEY NO. 355, WITH A TOTAL LAND AREA OF 608 SQUARE METERS, COVERED UNDER TRANSFER CERTIFICATE OF TITLE NO. TP-23821, IN THE NAME OF JOSEFA REAMILLO, WIDOW; BLANCAFLOR R. LUBAS, MARRIED; AND TEODORA LAKILAK, MARRIED; SITUATED AT BRGY. CANAL, CARIGARA, LEYTE, FROM AGRICULTURAL TO COMMERCIAL USE

Sponsor: Hon. Raul Z. Lloren

Co-sponsor: Hon. Kim Anthony G. Agner

WHEREAS, Section 20 of the Local Government Code of 1991 provides that cities and municipalities may reclassify agricultural lands into non-agricultural uses within their respective jurisdiction under any of the following cases:

(1) *When the land ceases to be economically feasible and sound for agricultural purposes as determined by the Department of Agriculture (DA); or*

*[Signature]*-----



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF LEYTE  
MUNICIPALITY OF CARIGARA

-oOo-

**OFFICE OF THE SANGGUNIANG BAYAN**

Telephone No. (053) 530-5144 E-mail Address: sangguniang bayancarigara@gmail.com



Page 2/4 – Ordinance. No.2025-229 dated June 11, 2025–

*“An Ordinance Reclassifying the 114 sqm. Portion of Lot with Survey No. 355, With A Total Land Area of 608 sqm., Covered Under TCT. No. TP-23821, in The Name of Josefa Reamillo, Widow; Blancaflor R. Lubas, Married; And Teodora Lakilak, Married ...”*

*(2) Where the land shall have substantially greater economic value for residential, commercial, or industrial purposes as determined by the sanggunian concerned;*

**WHEREAS**, the Sangguniang Bayan determined per recommendation of the Committee on Land Use, Housing and Agrarian Reform as embodied on its Committee Report No. 2025-17, duly adopted, that the 114 square meters portion of lot with Survey No. 355, with a total land area of 608 square meters, covered under Transfer Certificate of Title (TCT) No. TP-23821, in the name of Josefa Reamillo, widow; Blancaflor R. Lubas, married; and Teodora Lakilak, married, situated at Brgy. Canal, Carigara, Leyte, classified as an agricultural land, as per Comprehensive Land Use Plan duly approved, if reclassified to commercial use would entail greater economic value to the land and the Municipality of Carigara would benefit in terms of increase of the Real Property Tax income;

**WHEREAS**, the Sangguniang Bayan further determined, thru the Office of the Municipal Assessor that subject agricultural land (Survey Lot No. 355) for reclassification is still within the 10-percentage limit (10%) as prescribed by Section 20 of the same Code;

**WHEREAS**, all local government units (LGUs) are authorized under Section 16 of the Local Government Code of 1991, otherwise known as the General Welfare Clause, among others, to exercise powers necessary, appropriate, or incidental for its efficient and effective governance and those which are essential to the promotion of the general welfare;

**WHEREAS**, Sec. 5 (c) of the same Code (Local Government Code of 1991) further provides that general welfare provisions of this Code shall be liberally interpreted to give more powers to local government unit in accelerating economic development and upgrading the quality of life of the people in the community.

**WHEREFORE**, on motion of Hon. Raul Z. Lloren, seconded by Hon. Kim Anthony G. Agner, be it ENACTED by the Sangguniang Bayan of Carigara in Regular Session assembled, THAT:

Article I. **RECLASSIFICATION**. That the 114 square meter portion of lot with Survey No. 355, with a total land area of 608 square meters, covered under Transfer Certificate of Title (TCT) No. TP-23821, in the name of Josefa Reamillo, widow; Blancaflor R. Lubas, married; and Teodora Lakilak, married, situated at Brgy. Canal, Carigara, Leyte, be reclassified from

-----  
p



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF LEYTE  
MUNICIPALITY OF CARIGARA

-oOo-

OFFICE OF THE SANGGUNIANG BAYAN

Telephone No. (053) 530-5144 E-mail Address: sangguniang bayancarigara@gmail.com



BAGONG PILIPINAS

Page 3/4 – Ordinance. No.2025-229 dated June 11, 2025–

*“An Ordinance Reclassifying the 114 sqm. Portion of Lot with Survey No. 355, With A Total Land Area of 608 sqm., Covered Under TCT. No. TP-23821, in The Name of Josefa Reamillo, Widow; Blancaflor R. Lubas, Married; And Teodora Lakilak, Married ...”*

agricultural to commercial use.

Article 2. **EFFECTIVITY.** This ordinance shall take effect upon approval.

**APPROVED**, this 11<sup>th</sup> day of June, 2025

\* \* \* \* \*

I **HEREBY CERTIFY** that this is true and accurate copy of the ordinance duly enacted by the Sanggunian on 11 June 2025.

  
PAULINO T. MARQUEZ

Legal Assistant I

OIC-Secretary to the Sanggunian

Attested:

  
JIMMY A. CAMPOSANO  
Municipal Vice Mayor/Presiding Officer

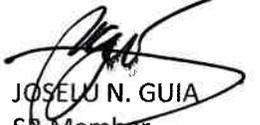
Concurred:

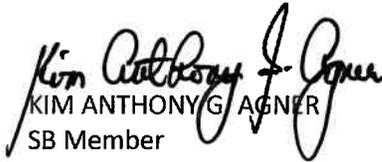
  
JOENLEE C. LARRAGA  
SB Member

  
MILDRED C. MODESTO  
SB Member

  
RAUL Z. LIOREN  
SB Member

LORNA A. MARPA  
SB Member

  
JOSEFU N. GUIA  
SB Member

  
KIM ANTHONY G. AGNER  
SB Member



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF LEYTE  
MUNICIPALITY OF CARIGARA

-oOo-

**OFFICE OF THE SANGGUNIANG BAYAN**

Telephone No. (053) 530-5144 E-mail Address: sangguniang bayancarigara@gmail.com



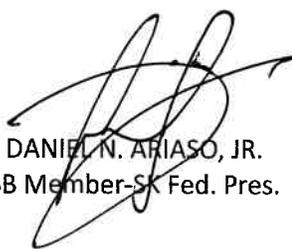
**BAGONG PILIPINAS**

Page 4/4 – Ordinance. No.2025-229 dated June 11, 2025–

*“An Ordinance Reclassifying the 114 sqm. Portion of Lot with Survey No. 355, With A Total Land Area of 608 sqm., Covered Under TCT. No. TP-23821, in The Name of Josefa Reamillo, Widow; Blancaflor R. Lubas, Married; And Teodora Lakilak, Married ...”*

  
LENY T. ONG  
SB Member

  
ARVIN N. URMENETA  
SB Member-LnB Pres.

  
DANIEL N. ARIASO, JR.  
SB Member-Sk Fed. Pres.

Approved:

  
EDUARDO T. ONG, JR.  
Municipal Mayor

Date approved: 06/00/2025



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF LEYTE  
MUNICIPALITY OF CARIGARA

-oOo-

**OFFICE OF THE SANGGUNIANG BAYAN**

Telephone No. (053) 530-5144 E-mail Address: sangguniang bayancarigara@gmail.com



**BAGONG PILIPINAS**

## CERTIFICATION

**THIS IS TO CERTIFY** that a public hearing was conducted last April 15, 2025 at 1:30 in the afternoon at the Session Hall, Brgy. Canal, Carigara, Leyte for the deliberation of the proposed reclassification of *the 114 Square Meters Portion of Lot with Survey No. 355, with a Total Land Area of 608 Square Meters, Covered under Transfer Certificate of Title No. TP-23821, in the name of Josefa Reamillo, Blancaflor R. Lubas and Teodora R. Lakilak and Tax Declaration No. 08-11020-00341, in the name of Cervantes Z. Reamillo, Located in Brgy. Canal, Carigara, Leyte. from Agricultural to Commercial Use*”, from agricultural to commercial use.

**ISSUED** this 2<sup>nd</sup> day of July, 2025.

  
**PAULINO T. MARQUEZ**  
Legal Assistant I  
OIC-Secretary to the Sanggunian

Republic of the Philippines  
Province of Leyte  
Municipality of Carigara  
Barangay Canal

**MINUTAS HAN MEETING HAN SANGGUNIANG BARANGAY NGAN HAN BISITA TIKANG HA LGU PARA HAN RE-CLASSIFICATION NIRA MR. EFREN CANABE HA BARANGAY CANAL CARIGARA, LEYTE NGA GUIN BUHAT HAN HADI NGA ABRIL 15, 2025 HA ALA 1:30 HIN KULOP HA BARANGAY CANAL SESSION HALL.**

**PRESENTE:**

Hon. Cresente L. Llagas	Punong Barangay
Hon. Lyra N. Reyes	Sangguniang Barangay Member
Hon. Biembesse Au R. Inabangan	Sangguniang Barangay Member
Hon. Artemio L. Nicanor	Sangguniang Barangay Member
Hon. Lino G. Cagascas	Sangguniang Barangay Member
Hon. Lea C. Cahimat	Sangguniang Barangay Member
Hon. Lance Harold F. Baac	Sangguniang Barangay Member
Hon. Renato M. Walohan	Sangguniang Barangay Member
Hon. Lester Kim C. Javines	SK Chairperson
Anna May N. Urmeneta	Barangay Secretary
Hazel M. Caballes	Barangay Treasurer

**ABSENTE:**

**NONE**

**I. CALL TO ORDER**

Guin tawag an meeting han alas 1:30 ha aga pinaagi hin pag ampo pagtikang nag preside amo an Punong Barangay ngan an pag ampo na pinangunahan han Brgy. Secretary ngan sumunod an Philippine National Anthem.

**II. ROLL CALL:**

An roll call guinbuhat han Brgy. Secretary nga diin hin kit an nga tanan nga miyembro han Sangguniang Barangay ngan an mga gin inbitahan aadto para hini nga meeting.

**III. PAGBASA REAKSYON/KOREKSYON/OBJECTIONS/NGAN PAG APROBAR HAN MINUTAS HAN MEETING HADTON ABRIL 15, 2025.**

Nag yakan hi Engr. Lyndon Go nga waray problema an pagpa re-classify ni Sir Tyrone Gil Granados as long as kumpleto an iya papers.

Nag yakan gihapon hi Sir Daryl Daniel Bodo nga okay ha iya an pagpa re-classify han agri-cultural land to commercial land ni Mr. Efren Canabe tungod nga usa ini nga magigin improvement han barangay ngan han bungto han Carigara,

sugad man waray may nag opposed o nag object nga mga attende/s o molupyo han barangay.

**IV. CALENDAR OF THE DAY**

1. RE-CLASSIFICATION FROM AGRI-CULTURAL TO COMMERCIAL LAND.

**V. ADJOURNMENT:**

Tungod nga nagka sayuray naman an both parties para han ira pag re-classify parte han ira pagpatawag han meeting parte han Re-classification. Inin guin adjourn ngan guin segundahan naman ini ni Punong Barangay Cresente L. Llagas

Guin tapos an sesyon 3:00 hin udto.

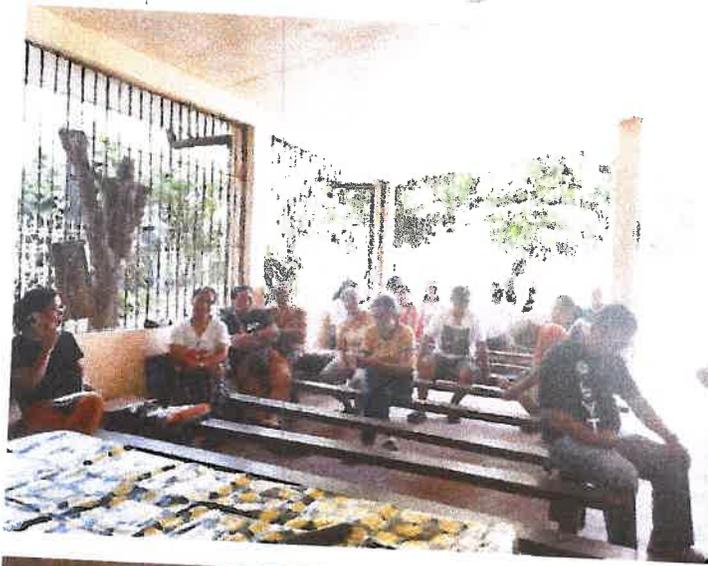
**I HEREBY CERTIFY to the corrections of the following minutes.**

PREPARED BY:  
ANNA MAYN: URMENETA  
Barangay Secretary

ATTESTED BY:

  
HON. CRESENTE L. LLAGAS  
Punong Barangay

*[Handwritten signatures and notes on the left margin]*



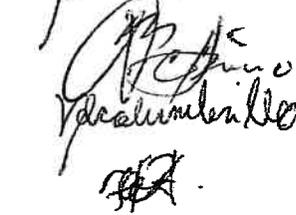
# "PUBLIC HEARING ATTENDANCE"

April 15, 2025

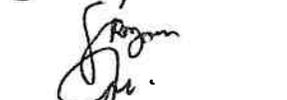
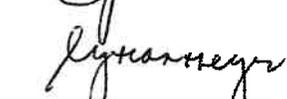
NAME

SIGNATURE

1. Anna May Umteneta
2. CRESENTE L. LLAGOS
3. LESTER KIM C. JAVAS
4. Mary Joy A. Bactol
5. CRISTINA DIK C. ANIANO
6. Violeta D. Columbrillo
7. Florence P. Agner
8. Lea C. Caminat.
9. CORNAT. Cabangisan
10. MA. CRISTINA L. PARENA
11. Emma Mary Rayon
12. Uhan Kerten Mary Rayon
- 13.) LYRA N. REYES
- 14) LINO CALESCAS
- 15) Lethenis Nicamos
- 16) Angelica Joy Pabi
- 17.) ~~Patricia Marie Parena~~
17. HAZEL M. CABANUS
18. Renato M. Malabanan
19. MARIA EVELYN P. REYES
20. DARWIN DANIEL G. BROWN
21. GLEESON C. INDITA
22. Erlinda A. Randora

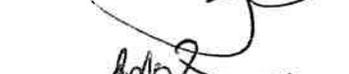
  


gacakinay  
L.T.C.


Hedabls

RMalabanan




Republic of the Philippines  
 Province of Leyte  
**MUNICIPALITY OF CARIGARA**  
 Barangay Canal



-000-

**OFFICE OF THE PUNONG BARANGAY**

EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE SANGGUNIANG BARANGAY OF BARANGAY CANAL CARIGARA, LEYTE HELD ON APRIL 15, 2025 AT 1:30 O'CLOCK IN THE AFTERNOON AT THE BARANGAY HALL.

PRESENT: HON. CRESENTE L. LLAGAS	-	PUNONG BARANGAY/PRESIDING
HON. LYRA N. REYES	-	Sangguniang Barangay Member
HON. BIEMBESSE AU R. INABANGAN	-	Sangguniang Barangay Member
HON. ARTEMIO L. NICANOR	-	Sangguniang Barangay Member
HON. LINO G. CAGASCAS	-	Sangguniang Barangay Member
HON. LEA C. CAHIMAT	-	Sangguniang Barangay Member
HON. LANCE HAROLD F. BAAC	-	Sangguniang Barangay Member
HON. RENATO M. WALOHAN	-	Sangguniang Barangay Member
HON. LESTER KIM C. JAVINES	-	SK Chairperson

ABSENT: NONE

**RESOLUTION NO. 4**  
 Series of 2025

**A RESOLUTION OF NO OBJECTION FOR THE REQUEST OF RECLASSIFICATION OF LAND FROM AGRICULTURAL RICE LAND TO COMMERCIAL LAND USE BY MR. EFREN CANABE OF LOT NO. 355, WITH TRANSFER CERTIFICATE OF TITLE NO. 08-11020-00341 WITH AN AREA OF 114 SQM. LOCATED AT BRGY CANAL, CARIGARA, LEYTE.**

**WHEREAS**, based on the perusal of supporting documents that survey/lot number 355 located at Brgy. Canal, Carigara, Leyte is owned by a certain Mr. Efren Canabe which has suitable site for the establishment of business.

**WHEREFORE**, on motion of Hon. Artemio L. Nicanor duly seconded by all present be it;

**RESOLVED**, as it is hereby resolve, by the council interposing no objection for the request for reclassification of land from agricultural to commercial use by Mr. Efren Canabe of Lot No. 355, Transfer Certificate of Title No. 08-11020-00341 with an area of 114 sqm. at Brgy. Canal, Carigara, Leyte.

**RESOLVED FURTHER**, to submit a copy of this resolution to the office of the Sangguniang Bayan of Carigara and to any office concerned for their information and guidance.

**UNANIMOUSLY APPROVED.**

**I HEREBY CERTIFY** to the correctness of the foregoing excerpts.

Prepared by:

*Anna May N. Urmeneta*  
 ANNA MAY N. URMENETA  
 Barangay Secretary

Attested by:

*Cresente L. Llagas*  
 HON. CRESENTE L. LLAGAS  
 Punong Barangay

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF LEYTE  
MUNICIPALITY OF CARIGARA



-oOo-  
**OFFICE OF THE SANGGUNIANG BAYAN**

Telephone No. (053) 530-5144 E-mail Address: sangguniang bayancarigara@gmail.com

## CERTIFICATION

**THIS IS TO CERTIFY** that after due determination by the **Sangguniang Bayan**, the *114 Square Meters Portion of Lot with Survey No. 355, with a Total Land Area of 608 Square Meters, Covered under Transfer Certificate of Title No. TP-23821, in the name of Josefa Reamillo, Blancaflor R. Lubas and Teodora R. Lakilak and Tax Declaration No. 08-11020-00341, in the name of Cervantes Z. Reamillo, Located in Brgy. Canal, Carigara, Leyte. from Agricultural to Commercial Use*., will have more economic value once reclassified from **agricultural to commercial use.**

**ISSUED this 2<sup>nd</sup> day of July, 2025.**

  
**PAULINO T. MARQUEZ**

Legal Assistant I  
OIC-Secretary to the Sanggunian

**Attested by:**

  
**RAUL Z. LOREN**

Chairman, Comm. On Land Use



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF LEYTE  
MUNICIPALITY OF CARIGARA

-oOo-

OFFICE OF THE SANGGUNIANG BAYAN

Telephone No. (053) 530-5144 E-mail Address: sangguniang bayancarigara@gmail.com



## CERTIFICATION

**THIS IS TO CERTIFY** that **Municipal Ordinance No. 2025-229** – “*An Ordinance Reclassifying the 114 Square Meters Portion of Lot with Survey No. 355, with a Total Land Area of 608 Square Meters, Covered under Transfer Certificate of Title No. TP-23821, in the name of Josefa Reamillo, Blancaflor R. Lubas and Teodora R. Lakilak and Tax Declaration No. 08-11020-00341, in the name of Cervantes Z. Reamillo, Located in Brgy. Canal, Carigara, Leyte. from Agricultural to Commercial Use*”, has been posted last June 30, 2025 in accordance with R.A. 7160, otherwise known as the Local Government Code of 1991.

**ISSUED** this 2<sup>nd</sup> day of July, 2025.

  
**PAULINO T. MARQUEZ**  
Legal Assistant I  
OIC-Secretary to the Sanggunian



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF LEYTE  
MUNICIPALITY OF CARIGARA

-oOo-

**OFFICE OF THE SANGGUNIANG BAYAN**

Telephone No. (053) 530-5144 E-mail Address: sangguniang bayancarigara@gmail.com



**BAGONG PILIPINAS**

## CERTIFICATION

**THIS IS TO CERTIFY** that the Sangguniang Bayan confirmed that at the time of the passage of **Municipal Ordinance No. 2025-229** – *“An Ordinance Reclassifying the 114 Square Meters Portion of Lot with Survey No. 355, with a Total Land Area of 608 Square Meters, Covered under Transfer Certificate of Title No. TP-23821, in the name of Josefa Reamillo, Blancaflor R. Lubas and Teodora R. Lakilak and Tax Declaration No. 08-11020-00341, in the name of Cervantes Z. Reamillo, Located in Brgy. Canal, Carigara, Leyte. from Agricultural to Commercial Use”*, subject agricultural land for reclassification is still within the percentage limit (10%) prescribed under Section 20, Par. 3 of R.A. 7160, otherwise known as the Local Government Code of 1991.

**ISSUED** this 2<sup>nd</sup> day of July, 2025.

  
**PAULINO T. MARQUEZ**  
Legal Assistant I  
OIC-Secretary to the Sanggunian

Attested by:

  
**JIMMY A. CAMPOSANO**  
Mun. Vice Mayor/Pres. Ofcr.



Republic of the Philippines  
Province of Leyte  
**MUNICIPALITY OF CARIGARA**



**OFFICE OF THE MUNICIPAL  
PLANNING AND DEVELOPMENT COORDINATOR**

**CERTIFICATION**

*[Handwritten signature]*  
7/1/2025

TO WHOM IT MAY CONCERN:

**THIS IS TO CERTIFY** that a parcel of lot with Survey No. **355** with Tax Declaration No. **08-11020-00341**, Property Identification No. **044-11-020-02-046** in the name of **REAMILLO, CERVANTES Z.** with an area of **114 sq.m.** situated at **Brgy. Canal, Carigara, Leyte** respectively is within the **agricultural** zone.

This certification shall not construed as a Local Clearance of zoning conformance of development permit.

Issued upon the request of **ENGR. EFREN G. CANABE** this **1<sup>st</sup>** day of **July 2025**, at Carigara, Leyte in connection with his application for Land Reclassification for Commercial use.

Prepared by:

*[Handwritten signature]*  
**RACHELLE JOY C. LAPORRE**  
Administrative Aide III

*[Handwritten signature]*  
**DARYL DANIE G. BODO**  
MPDC

O.R. No.: 0611253  
Date Issued: July 1, 2025  
Amount: Php 590.00  
Doc. Stamp: Paid



Republic of the Philippines  
Province of Leyte  
Municipality of Carigara



BAGONG PILIPINAS

**OFFICE OF THE MUNICIPAL TREASURER**

# CERTIFICATION

**THIS IS TO CERTIFY** that according to the records kept on file in this office, the Real Property under RPT lot # **00341** located at **BRGY. CANAL, CARIGARA, LEYTE** declared in the name **REAMILLO, CERVANTES** is paid up its realty taxes from previous years up to the current year under receipt no. **2946822** dated **March 17, 2025**.

Issued this **30<sup>th</sup>** day of **June 2025** for **Building Permit**.

  
**JULIET R. HANOPOL**  
Municipal Treasurer

Verified and Checked:

  
**AILEEN R. SEMBRANO**  
Revenue Collection Clerk II

O.R No : 0611170  
Issued On : June 30, 2025  
Issued at : Carigara, Leyte  
Doc. Stamp Paid : 30.00



SN No. 0002914768 REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF JUSTICE  
Land Registration Authority  
QUEZON CITY

PROVINCE OF NORTHERN LEYTE  
REGISTRY OF DEEDS FOR THE .....

# Transfer Certificate of Title

No. P-23821

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Carigara,  
Province of Leyte, more particularly bounded and described as follows:

Lot 355 Gas-06-00006-D  
TIE LINE : S. 17-56 W., 452.29 m. from BLIM #1, Cadm. 499-D, Carigara, Leyte  
to corner 1 of lot; the n e s e -

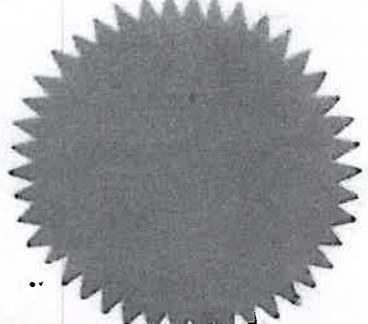
LINE	BEARINGS	DISTANCE
1-2	S. 17 - 35 W.,	172.94 M.
2-3	N. 72-53 W.,	7.03 M.
3-1	N. 19-55 E.,	173.14 M. (back) ..

is registered in accordance with the provisions of section 103 of the Property Registration Decree in the name of JOSEFA BEANILLO, widow; BLANCAFLOR R. LUEAS, married and TEODORA R. LAKILAK, married, all of legal age, filipinos.

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject further to such conditions contained in the original title as may be subsisting, and to ..

IT IS FURTHER CERTIFIED that said land was originally registered on the 13th day of November in the year one thousand and two hundred and 47 in Registration Book No. 47 of the Office of the Register of Deeds of Leyte as Original Certificate of Title No. 1788 pursuant to a patent in the name of Mrs. Of Cervantes Beanillo granted by the President of the Philippines, on the 10th day of October, in the year nineteen hundred and two thousand seven under Act No. 141

This certificate is a transfer from Original Certificate of Title No. P-65230 which is cancelled by virtue hereof in so far as the above described land is concerned



Entered at Gov't. Center, Palo; Leyte  
Philippines, on the 17th day of February  
in the year two thousand and eleven  
at 11:45 a. m.

EMERENCIO D. VILLANIZA, JR.  
(Register of Deeds)

Ponong, Carigara, Leyte  
(Owner's Postal Address)

\*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

OWNER'S DUPLICATE CERTIFICATE

**MEMORANDUM OF ENCUMBRANCES**

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

Entry No. ....

**A R E A : SIX HUNDRED EIGHT (608) SQUARE METERS:**

**POINTS REFERRED TO :** Unless otherwise described and indicated on the plan, corners are marked on the ground by P.S. Cylindrical Concrete Monuments 15 x 50 cms.

**BOUND AS FOLLOWS :**

- N : Cor. 1 is common to Lot 356 Gas-02-000086-D;
- E to S : lines 1-2-3 by Lot 354 Gas-02-000086-D;
- W to NW : line 3-1 by Mun. road.

**B E A R I N G S :** Grid.

**S U R V E Y E D BY:** Solar Surveying

**DATE OF SURVEY :** September 21, 1977

**APPROVED ON :** January 23, 1978

**COVERED BY :** F P A No. 083715-1A05

-----

P.F. No. 1294-TF-23821-**LIBERATION** - To creditors, heirs or other persons who might be unlawfully deprived of his shares or participations in the estate of the deceased Gerardo A. Benillo as summarily settled within a period of two years in accordance with the provisions of Sec. 4, Rule 74 of the Rules of Court.

Date of Instrument - December 30, 2010;

Date of Inscription - February 17, 2011 at 11:45 a.m.

  
ESTEBAN D. VILLANORA, JR.  
Register of Deeds

P.F. No. 1295-TF-23821-**SPECIAL POWER OF ATTORNEY** - in favor of Josefa Benillo widow. With power among others to mortgage and to use the property as collateral for and in behalf of Eleazar R. Rubas and Teodoro R. Lakilat. Other condition set forth in Doc. No. 742; Page No. 128; Book No. 20; Series of 2010 of the Notary Public Edgar J. Tofolete of Carigara, Leyte.

Date of Instrument - December 30, 2010;

Date of Inscription - February 17, 2011 at 11:45 a.m.

  
ESTEBAN D. VILLANORA, JR.  
Register of Deeds

(Memorandum of Encumbrances continued on Page ..... -B)

(Technical Description continued on Additional Sheet ..... Page .....)

(Continuation of the Memorandum of Encumbrances from Page ..... -A)

P.E. No. 1298-TP-23821-MORTGAGE in favor of Fatima Multi-Purpose Cooperative (FATIMCO). To guarantee the principal obligation of the sum of ₱150,000.00 mortgagee's consent necessary in case of subsequent encumbrance or alienation of the property. Other conditions set forth in Doc. No. 300; Page No. 61; Book No. XII; Series of 2010 of the Notary Public Ismael C. Llore of Carigara, Leyte.

Date of Instrument - December 31, 2010;

Date of Inscription - February 17, 2011 at 11:45 a.m.

  
EMERIO D. VILLANOZA, JR.  
Register of Deeds

P.E. No. 1299-TP-23821-POWER OF ATTORNEY in favor of the Fatima Multi-Purpose Cooperative (FATIMCO). Inserted in the mortgage inscribed hereon as P.E. No. 1298-TP-23821 conferring upon the mortgagee the power among others to sell the property covered by this title at public auction in the event of extrajudicial foreclosure of mortgage under Act 3175 as amended.

Government Center, Palo, Leyte, February 17, 2011 at 11:45 a.m.

  
EMERIO D. VILLANOZA, JR.  
Register of Deeds

↓

# TAX DECLARATION OF REAL PROPERTY

TD No. 08-11020-00341 Property Identification No. 044-11-020-02-046  
 Owner: REAMILLO, CERVANTES Z. TIN: \_\_\_\_\_  
 Address: CARIGARA, LEYTE Tel. No. \_\_\_\_\_  
 Administrator/Beneficial User: \_\_\_\_\_ TIN: \_\_\_\_\_  
 Address: \_\_\_\_\_ Tel. No. \_\_\_\_\_  
 Location of Property: CANAL CARIGARA, LEYTE  
 (Number & Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. \_\_\_\_\_ Survey No. 355  
 CCT \_\_\_\_\_ Lot No. \_\_\_\_\_ Blk. No. \_\_\_\_\_  
 Dated: \_\_\_\_\_ Cad. Lot No. \_\_\_\_\_  
 Boundaries:  
 North: AL # 045 South: AL # 045  
 East: AL # 045 West: PROVL ROAD

**KIND OF PROPERTY ASSESSED:**

- LAND  MACHINERY  
Brief Description \_\_\_\_\_  
 BUILDING  OTHERS  
No. of Storey: \_\_\_\_\_  
Brief Description: \_\_\_\_\_  
Specify \_\_\_\_\_

Classification	Area (SQM.)	Market Value	Actual Use	Ass. Level	Assessed Value
AGRICULTURAL	608 SQM. Php	2,546.90	1ST-RICE LD.	40% Php	1,020.00
<b>TOTAL</b>	<b>608 SQM. Php</b>	<b>2,546.90</b>		<b>Php</b>	<b>1,020.00</b>

Total Assessed Value: ONE THOUSAND TWENTY PESOS ONLY.  
 (Amount in Words)

Taxable  Exempt  Effectivity of Assessment/Reassessment 1 2009  
 Qtr. Yr.

RECOMMENDED BY:

APPROVED BY: ATTY. RAFAEL M. IRIARTE FRANCISCO S. CAUBALEJO 03/17/2025  
 Provincial Assessor Municipal Assessor Date

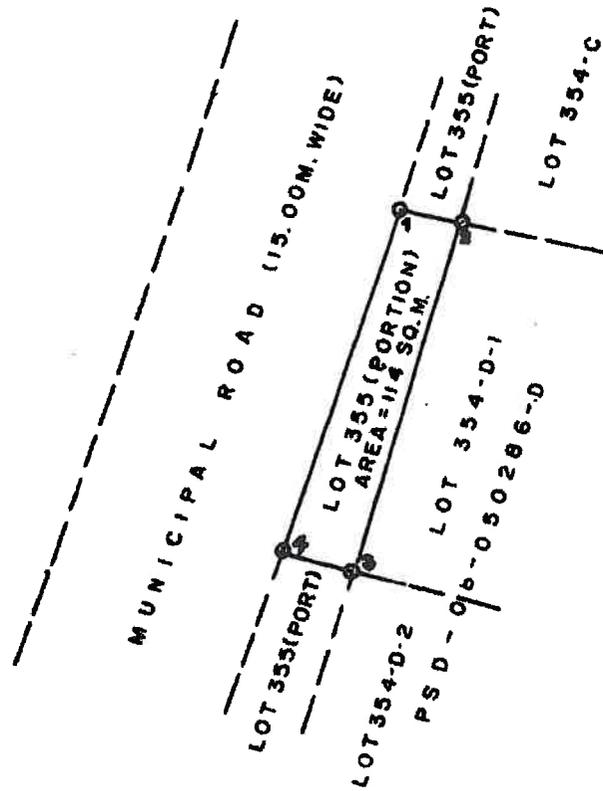
This declaration cancels TD No. 05-11020-00337 R12 Owner: SAME Previous A.V. Php 926.00

**CERTIFIED TRUE COPY & DOCUMENTARY STAMP TAX PAID:**  
 O.R. No.: 0604564  
 Issued On: 03/17/2025 ENGR. LYNDON D. GO, BEA  
PEC No. 000443  
 Issued At: Carigara, Leyte Municipal Assessor

Note: 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 Panlalawigan under Ordinance No. \_\_\_\_\_ dated \_\_\_\_\_ it does not and cannot by itself alone confer any ownership or legal title to the property.

**TECHNICAL DESCRIPTION**

LINE	BEARING	DISTANCE
TP-1	S.18-17W.	547.35 M.
1-2	S.75-41E.	3.88 M.
2-3	S.17-36W.	25.89 M.
3-4	N.75-43W.	4.94 M.
4-1	N.19-55E.	25.97 M.



*Sketch Plan*  
OF

**LOT 355 (Portion), GSS-08-0008**

AS PREPARED FOR  
**EFREN CANABE**

SITUATED IN THE  
BARANGAY OF : CANAL  
MUNICIPALITY OF : CARIGARA  
PROVINCE OF : LEYTE  
ISLAND OF : LEYTE

**CONTAINING AN AREA OF 114 SQ. I**  
BEARINGS : TRUE  
SCALE : 1:500

*Certified Correct*

**SALVADOR T. QUILAO, JR**  
Geodetic Engineer

License No. 3985

Date: 09-13-1983



**DEED OF ABSOLUTE SALE OF LAND**

**KNOW ALL MEN BY THESE PRESENTS :**

That I, GORGONIO T. TORREVILLAS, widow, of legal age, Filipino citizen and resident of Brgy. Canal, Carigara, Leyte, Philippines for in consideration of the sum of SEVENTY-FIVE THOUSAND PESOS (Php 75,000.00), to us in hand paid, to our full and entire satisfaction, the receipt of which is hereby acknowledged, by SPOUSES EFREN G. CANABE and CYNTHIA B. CANABE, all of legal ages, husband and wife, residents of Brgy. Jugaban, Carigara, Leyte, Philippines, do by these presents SELL, CEDE, TRANSFER AND CONVEY by the way of ABSOLUTE SALE unto the said named SPOUSES, their heirs, successors and assigns a parcel of land which is more particularly described as follows:

**PROPERTY COVERED BY TRANSFER CERTIFICATE OF TITLE No. TP-23821**

A parcel of land (Lot 355 GSS-08-000086-D), being a portion of Lot 355 GSS-08-000086-D, consisting of ONE HUNDRED FOURTEEN SQUARE METERS (114 sq.m.) situated in Brgy. Canal, Carigara, Island of Leyte, covered by T.C.T. No. TP-23821, in the name of Josefa Reamillo, widow; Blancaflor R. Lubas, married and Teodora R. Lakilak, married, all of legal ages, Filipinos. Bounded on the North by portion of lot 355; on the East by lot 354-D-1; on the South by portion of lot 355; and on the West by the Municipal Road.

Of which the above-described parcel of land I hereby declare that I am the absolute and lawful owner; that the same land is presently free from all kinds of liens and encumbrances; that we will protect and will defend the Vendees herein from third party claims whomsoever;

That the same real property above-described has no visible improvements of whatever kind.

IN WITNESS WHEREOF, we have hereunto affixed our signature this MAR 21 2025 day of \_\_\_\_\_, 202\_ at CARIGARA, LEYTE, Philippines.

*[Signature]*  
**GORGONIO T. TORREVILLAS**  
Vendor  
TIN CARD NO. 113-873-388  
Issued By The Bureau of Internal Revenue

**SIGNED IN THE PRESENCE OF**

1) *[Signature]* 2) *[Signature]*

REPUBLIC OF THE PHILIPPINES )  
PROVINCE OF CARIGARA, LEYTE S.S.

BEFORE ME, a Notary Public, this MAR 21 2025 day of \_\_\_\_\_, 202\_ personally appeared Gorgonio T. Torrevillas, who exhibited to me his Tax Identification Card as his proof of identity as herein above indicated below their signature, known to me and to me known to be the same person who executed the foregoing instrument and acknowledged to me that the same is his own free and voluntary act and deed.

**WITNESS MY HAND AND SEAL**

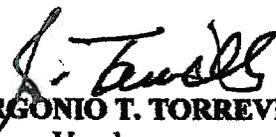
*[Signature]*  
Notary Public

**ACKNOWLEDGEMENT RECEIPT**

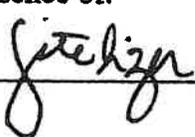
KNOW ALL MEN BY THESE PRESENTS :

I **GORGONIO T. TORREVILLAS**, widow, of legal age, Filipino citizen and resident of Brgy. Canal, Carigara, Leyte, Philippines, hereby acknowledge to have received the sum of **SEVENTY FIVE THOUSAND PESOS (Php 75,000.00)**, from **SPOUSES EFREN G. CANABE and CYNTHIA B. CANABE**, as the purchase price of our property, described as follows: "A parcel of land (Lot 355 GSS-08-000086-D), being a portion of Lot 355 GSS-08-000086-D, A parcel of land (Lot 355 GSS-08-000086-D), being a portion of Lot 355 GSS-08-000086-D, consisting of **ONE HUNDRED FOURTEEN SQUARE METERS (114 sq.m.)** situated in Brgy. Canal, Carigara, Island of Leyte, covered by T.C.T. No. TP-23821, in the name of Josefa Reamillo, widow; Blancaflor R. Lubas, married and Teodora R. Lakilak, married, all of legal ages, Filipinos. Bounded on the North by portion of lot 355; on the East by lot 354-D-1; on the South by portion of lot 355; and on the West by the Municipal Road;

IN WITNESS WHEREOF, we have hereunto affixed our signature ~~was~~ 21 day of \_\_\_\_\_, 202 at CARIGARA, LEYTE, Philippines.

  
**GORGONIO T. TORREVILLAS**  
Vendor  
TIN CARD NO. 113-873-388  
Issued By The Bureau of Internal Revenue

Signed in the Presence of:

  
\_\_\_\_\_

  
\_\_\_\_\_ **MARI J. BACUL**

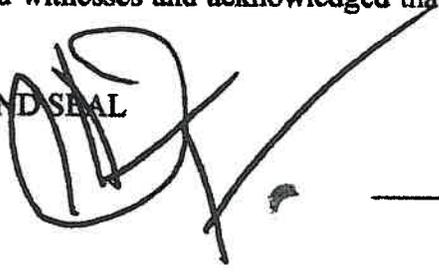
**ACKNOWLEDGEMENT**

REPUBLIC OF THE PHILIPPINES )  
PROVINCE OF CARIGARA, LEYTE ) S.S.

BEFORE ME, a Notary Public, this MAR 21 day of \_\_\_\_\_, 202 personally appeared **GORGONIO T. TORREVILLAS**, with his competent proof of identity as herein above indicated below his signature, known to me to be the same person who executed the foregoing instrument signed by the party and witnesses and acknowledged that the same is their voluntary act and deed.

WITNESS MY HAND AND SEAL

Doc. No. 266  
Page No. 55  
Book No. 58  
Series of 2025



\_\_\_\_\_  
Notary Public  
MARICARAP  
Carigara, Leyte

**INSTRUMENT OF EXCHANGE AND/OR  
BARTER OF PORTION OF REAL PROPERTIES**

KNOW ALL MEN BY THESE PRESENTS:

I, **GORGONIO T. TORREVILLAS**, Filipino, of legal age, widower and resident of Brgy. Canal, Carigara, Leyte, hereinafter called the PARTY OF THE FIRST PART and I, **MA. BLANCAFLOR R. LUBAS**, likewise Filipino, of legal age, married and resident of the same aforementioned, hereinafter known as the PARTY OF THE SECOND PART.

**w i t n e s s e t h :**

We, both parties, have an unquestionable faith and trust of the dependability and the legality of the CONSOLIDATION and SUBDIVISION SKETCH PLAN OF LOTS 354 and 356, GSS-08-0000086-D as prepared for **GORGONIO T. TORREVILLAS, ET. AL.**, situated in Brgy. Canal, Carigara, Leyte now Brgy. Binongtoan, which shows the following data, quote:

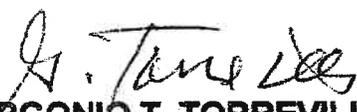
That PARTY OF THE FIRST PART is the owner of the hereunder Lots:

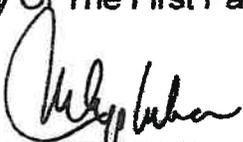
Lot 2 containing an area of 608sq.meters located in the northern side;  
Lot 3 containing an area of 6,577sq.meters; &  
Lot 4 containing an area of 6,622sq.meters.

In the same Sketch Plan, it also shows that PARTY OF THE SECOND PART is the owner of Lot containing an area of 608sq.meters lying along the Provincial Road to the East side of the same Sketch Plan;

We, PARTY OF THE FIRST PART and PARTY OF THE SECOND PART AGREE as it is hereby AGREED that Lot 2 located in the Northern most side as shown in the Sketch Plan which contains and area of 608sq.meters is hereby conveyed to the PARTY OF THE SECOND PART in exchange and/or barter to the Lot containing 608sq.meters lying along the Provincial road in the Eastern side of the Sketch Plan to the PARTY OF THE FIRST PART.

IN WITNESS WHEREOF, we have hereunto affixed our signatures this 30th day of Dec 2012 Carigara, Leyte, Philippines.

  
**GORGONIO T. TORREVILLAS**  
Party Of The First Part

  
**MA. BLANCAFLOR R. LUBAS**  
Party Of The Second Part

signed in the presence of: 