Item No.: 11
Date: NOV 25 2026
RELEASED
By:
Date: 11-16-26 Time: 9:00

Republic of the Philippines
PROVINCE OF LEYTE
Provincial Capitol
Tacloban City

-oOo-

PROVINCIAL LEGAL OFFICE

Sangguniang Panlalawigan
Province of Leyte
RECEIVED
Date: NOV 17 2026
By:

2nd INDORSEMENT
September 25, 2026

Respectfully returned to the Sangguniang Panlalawigan of Leyte, through SP Secretary, the attached Ordinance No. 2026-17 of the Sangguniang Bayan of Hilongos, Leyte.

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)[1] 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[2], 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.

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

[1] *(viii) Reclassify land within the jurisdiction of the municipality, subject to the pertinent provisions of this Code;*

[2] G.R. No. 183409, June 18, 2010

0Republic of the Philippines
PROVINCE OF LEYTE
Palo, Leyte
-o0o-

OFFICE OF THE SANGGUNIANG PANLALAWIGAN

PROVINCE OF LEYTE
LEGAL OFFICE
RECEIVED
By:
Date: 9.1.26 Time: 9:44

1ST INDORSEMENT
28 August 2026

The Provincial Legal Office is respectfully requested to review and submit recommendations on the herein enclosed **Municipal Ordinance No. 2026-17** of the **Municipality** of **Hilongos, Leyte,** entitled: **An Ordinance reclassifying a parcel of land covered by Tax Declaration No. 14015 00545 R-13 identified as Lot No. 4848, with an area of Eleven Thousand Two Hundred Thirty-Nine (11,239) square meters more or less located at Barangay Concepcion, Hilongos, Leyte from Agricultural to Cemetery owned by Ireneo Lora.**

FLORINDA JILL S. UYVICO
Secretary to the Sanggunian

Republic of the Philippines
Province of Leyte
Municipality of Hilongos

OFFICE OF THE SANGGUNIANG BAYAN

Sangguniang Panlalawigan
Province of Leyte
RECEIVED
AUG 28 2026
Date:
By:

MUNICIPAL ORDINANCE NO. 2026-17

AN ORDINANCE RECLASSIFYING A PARCEL OF LAND COVERED BY TAX DECLARATION NO. 14015 00545 R-13 IDENTIFIED AS LOT NO. 4848, WITH AN AREA OF ELEVEN THOUSAND TWO HUNDRED THIRTY NINE (11,239) SQUARE METERS MORE OR LESS LOCATED AT BARANGAY CONCEPCION, HILONGOS, LEYTE FROM AGRICULTURAL TO CEMETERY OWNED BY IRENEO LORA

Authored by: **HON. JOSEPH F. FULACHE**
Chairperson, Committee on Laws, Rules, Privileges and Good Governance

x----------x

WHEREAS, Section 20 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991 authorizes local government units to reclassify agricultural lands when such lands are no longer economically feasible or agricultural purposes or when the land has greater economic value for residential, commercial or industrial purposes;

WHEREAS, a parcel of land identified as Lot No. 4848, with an area of Eleven Thousand Two Hundred Thirty Nine (11,239) square meters, covered by Tax Declaration No. 14015 00545 R-13, located at Barangay Concepcion, Hilongos, Leyte and owned by Ireneo Lora is presently classified as agricultural land;

WHEREAS, the subject property is no longer economically viable for agricultural production due to the changing development patterns and increasing other activities within the area;

WHEREAS, the proposed reclassification is consistent with the approved Comprehensive Land Use Plan (CLUP) and Zoning Ordinance of the municipality;

WHEREAS, the landowner has signified intent to utilize the property for cemetery purposes and has complied with initial documentary requirements subject to applicable laws, rules and regulations;

NOW THEREFORE, on motion of Hon.Joseph F. Fulache, in unanimous accord;

BE IT ORDAINED by the 17th Sangguniang Bayan of Hilongos, Leyte in its Twenty-Eighth Regular Session assembled is hereby adopted:

SECTION 1. TITLE - This Ordinance Reclassifying A Parcel of Land Covered By Tax Declaration No. 14015 00545 R-13 Identified as Lot No. 4848, with an area of Eleven Thousand Two Hundred Thirty Nine (11,239) Square Meters more or less located at Barangay Concepcion Hilongos, Leyte from Agricultural to Cemetery Land owned by Mr. Ireneo Lora.

SECTION 2. SUBJECT FOR RECLASSIFICATION - A parcel of land designated as Lot No. 4848 located in Barangay Concepcion, Hilongos, Leyte under Tax Declaration No. 14015 00545 R-13 declared in the name of Ireneo Lora containing an area of 11,239 square meters more or less.

CATHERINE A. FABULAR, J.D.
Secretary to the Sangguniang

RICHARD BENEDICT V. OGARIO
Ex-Officio Member/President,
Liga ng mga Barangay *(on official travel)*

MANUEL M. GABISAN
SB Member

CRIS ANTONIO B. ONG
SB Member

MANUEL V. LORA
SB Member

CECILLE ANTONIETTE C. SABRIDO
Ex-Officio Member / President Pambayang Pederasyon ng Sangguniang Kabaan

FRANCISCO M. ORTEGA
SB Member

TRINIDAD V. ZARATE
SB Member

ALINE B. REOMA
SB Member

MANUEL R. VILLAHERMOSA
Municipal Mayor

BERNADETH M. NERVES
SB Member

JOSEPH F. FULACHE
SB Member

ALBERT R. VILLAHERMOSA
Municipal Vice-Mayor

Further, the subject area is classified as agricultural land which has the following boundaries:

North	-	Ass. Lot # 003 (4847); 002 (4989)
East	-	Ass. Lot # 015 (4983); 029 (4996)
South	-	Ass. Lot # 022 (5010) SEC.12; 007 (4851)
West	-	Ass. Lot # 004 (4846); 007 (4851); 005 (5142)

SECTION 3. COVERAGE - This ordinance covers the entirety of the stated parcel of agricultural land to be reclassified for cemetery purposes.

SECTION 4. LIMITATIONS/JUSTIFICATIONS - The entirety of the parcel of land ceases to be economically feasible and sound for agricultural purposes as justified on the supporting documents to wit:

1) Certification issued by the Office of the Municipal Agriculturist by Ms. Analie B. Maike.

2) Certification issued by the Department of Agrarian Reform by its Provincial Agrarian Reform Program Officer II, Mr. Roderick B. Rances.

Moreover, there are other supporting documents, to wit:

1) Zoning Certification from the Office of the Municipal Planning & Development Coordinator signed by Engr. Levi L. Mendros, Jr. CE, Enp;

2) Certification from the Office of the National Irrigation Administration signed by Rogelio F. Ballesteros, Senior Water Resources facilities Technician;

3) Photo copy of Original Certificate of Title No. P-72532;

4) Photo copy of Tax Declaration No. 14015 00545 R 13;

5) Sketch Plan;

6) Extra Judicial Settlement of Estate with a Deed of Absolute Sale

SECTION 5. SEPARABILITY CLAUSE - If any provisions of this ordinance is held invalid or unconstitutional, the same shall not affect the validity and effectivity of other provisions hereof.

SECTION 6. REPEALING CLAUSE - Pertinent provisions of all other laws, decrees, executive orders and rules and regulations contrary to or inconsistent with the provisions of this ordinance are hereby repealed or modified accordingly.

SECTION 7. EFFECTIVITY CLAUSE- This Ordinance shall take effect after review of the Sangguniang Panlalawigan, posting and publication of a newspaper of regional circulation.

CATHERINE A. FABULAR, J.D.
Secretary to the Sangguniang

RICHARD BENEDICT V. OGARIO
Ex-Officio Member/President,
Liga ng mga Barangay *(on official travel)*

MANUEL M. GABISAN
SB Member

CRIS ANTONIO B. ONG
SB Member

MANUEL V. LORA
SB Member

CECILLE ANTONIETTE C. SABRIDO
Ex-Officio Member / President, Pambayang Pederasyon ng Sangguniang Kabaan

FRANCISCO M. ORTEGA
SB Member

TRINIDAD V. ZARATE
SB Member

ALINE B. REOMA
SB Member

MANUEL R. VILLAHERMOSA
Municipal Mayor

BERNADETH M. NERVES
SB Member

JOSEPH F. FULACHE
SB Member

ALBERT R. VILLAHERMOSA
Municipal Vice-Mayor

ENACTED this 13th day of July, 2026 during the Twenty-Eighth Regular Session of the 17th Sangguniang Bayan.

MANUEL M. GABISAN
Sangguniang Bayan Member

JOSEPH F. FULACHE
SB Member

CRIS ANTONIO B. ONG
SB Member

MANUEL V. LORA
SB Member

BERNADETH M. NERVES
SB Member

ALINE B. REOMA
SB Member

FRANCISCO M. ORTEGA
SB Member

TRINIDAD V. ZARATE
SB Member

RICHARD BENEDICT V. OGARIO
Ex-Officio Member/President, Liga ng mga Barangay *(on official travel)*

CECILLE ANTONIETTE C. SABRIDO
Ex-Officio Member/President, Pambayang Pederasyon ng Sangguniang Kabataan

I HEREBY CERTIFY to the correctness of the foregoing ordinance.

CATHERINE A. FABULAR, J.D.
Secretary to the Sanggunian

ATTESTED:

ALBERT R. VILLAHERMOSA
Municipal Vice Mayor / Presiding Officer

APPROVED:

MANUEL R. VILLAHERMOSA
Municipal Mayor
Date: August 26, 2026

Republic of the Philippines
Province of Leyte
Municipality of Hilongos

OFFICE OF THE SANGGUNIANG BAYAN

OFFICE OF THE SECRETARY TO THE SANGGUNIAN
HILONGOS, LEYTE
RECEIVED
DATE: JUN 29 2026
TIME: 8:30 AM

COMMITTEE ON HOUSING, LAND USE, PLANNING AND DEVELOPMENT

MINUTES OF THE PUBLIC HEARING ON HOUSING, LAND USE, PLANNING AND DEVELOPMENT ON FRIDAY, JUNE 26, 2026 AT THE LORETO P. LORA'S HALL, GROUND FLOOR OF THE LEGISLATIVE BUILDING, HILONGOS, LEYTE.

In attendance:

Hon. Joseph F. Fulache	- SB Member/Chairperson, Committee on Housing, Land Use, Planning and Development
Hon. Francisco M. Ortega	- SB Member/Vice-Chairperson, Committee on Housing, Land Use, Planning and Development
Engr. Levi L. Mendros Jr.	- Municipal Planning Development Coordinator, MPDO
Mr. Ranulfo P. Advincula	- OIC-MARPO, DARMO-Hilongos
Ms. Maria Melba B. Verdijo	- Barangay Secretary, Brgy. Concepcion
Hon. Cynthia R. Masendo	- Barangay Kagawad, Brgy. Concepcion
Hon. Felina B. Fulache	- Barangay Kagawad, Brgy. Concepcion
Hon. Emmanuel M. Beltran	- Barangay Kagawad, Brgy. Concepcion
Ms. Renalyn Hipolito	- Staff, NIA
Mr. Rogelio F. Ballesteros	- Senior Water Resources Facilities Technician, NIA
Ms. Rechelle L. Saloma	- Sanitation Inspector I
Ms. Rizzalyn R. Paulo	- Sanitation Inspector I
Engr. Romeo S. Remojo	- Lot Owner
Hon. Zenaida L. Bontilao	- Barangay Kagawad, Brgy. Concepcion
Hon. Rogelio R. Mesia	- Barangay Kagawad, Brgy. Concepcion
Hon. Pricila M. Velmonte	- Barangay Kagawad, Brgy. Concepcion

X----------X

The Public Hearing convened at 2:00 in the afternoon with a prayer led by the Secretariat. Thereafter, Hon. Joseph F. Fulache, Chairperson of the Committee, greeted everyone a pleasant afternoon and proceeded to discuss the purpose of the said Public Hearing, which was the Application for the Reclassification of Land from Agricultural Use to Cemetery Use located in Barangay Concepcion, Hilongos, Leyte, declared under the name of Ireneo Lora.

According to Hon. Fulache, while reading the **Extra-Judicial Settlement of Estate with a Deed of Absolute Sale**, Engr. Romeo S. Remojo, the lot owner, purchased the property from the late Ireneo Lora through his eight heirs, which was subsequently confirmed by Engr. Remojo.

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CATHERINE A. FABULAR, J.D.
Secretary to the Sanggunian
DATE:

Afterwards, Hon. Fulache discussed and deliberated on the following requirements submitted by Engr. Remojo:

1. Zoning Certificate from Office of the MPDC signed by Engr. Levi L. Mendros, Jr.
2. Certification from DAR signed by Roderick B. Ramces, Provincial Agrarian Reform Program Officer II
3. Certification from the Office of the Municipal Agriculturist signed by Analie B. Maike
4. Certification from the Office of National Irrigation Administration signed by Rogelio F. Ballesteros, Senior Water Resources Facilities Technician
5. Photocopy of Original Certificate of Title No. P-72532
6. Photocopy of Tax Declaration No. 14015 00545 R13
7. Sketch Plan
8. Extra-Judicial Settlement of Estate with a Deed of Absolute Sale

According to Engr. Levi L. Mendros Jr., Municipal Planning and Development Coordinator, the subject lot classification has not yet been identified in the Zoning Ordinance of the Comprehensive Land Use Plan (CLUP). Therefore, there is still a need to undergo the process of land reclassification.

Hon. Fulache stated that under the allowable limit, up to 10% of the total agricultural land area may be converted into other classifications, such as from agricultural to residential use; however, the conversion must not exceed the 10% threshold of the municipality's total agricultural land area.

Hon. Fulache inquired whether there were residents living near the proposed area and asked about the distance of the nearby residences from the subject lot. Engr. Remojo answered that there are residential areas approximately 15 to 20 meters away from the property. He also stated that he has provided an access road leading to the existing cemetery of the Barangay Concepcion Parish Church.

Hon. Fulache then requested the presence of the Barangay Officials to provide their statement regarding the proposed reclassification. The Barangay Officials expressed that they had no objection to the proposed project.

Engr. Remojo also delivered his statement, expressing his gratitude for the opportunity to present his proposed project during the public consultation. He explained that the proposal involves the reclassification of the agricultural land into private cemetery use, which is situated adjacent to the existing public cemetery currently managed by the Parish Church of Barangay Concepcion, Hilongos, Leyte.

He explained that the primary reason for proposing the project is that the existing cemetery is nearing its full capacity. Many families in their community, including their own family, are experiencing increasing difficulty in securing burial spaces for their departed loved ones. The purpose of the proposed project is to establish a respectful and peaceful resting place for those who have passed away through the reclassification of the property for private cemetery use.

Furthermore, Engr. Remojo informed the committee that he intends to allocate a portion of the property for the establishment of an access road leading to the existing

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CATHERINE A. FABULAR, J.D.
Secretary to the Sanggunian
DATE:

cemetery, demonstrating his commitment to supporting the needs of the community. This initiative will provide easier access for visitors and families who wish to pay their respects to their departed loved ones. He also expressed his willingness to listen to the concerns and perspectives of the committee members, address their inquiries, and resolve any issues that may arise regarding the proposed project.

Hon. Fulache then raised a query regarding the Road Right-of-Way of the existing cemetery. Engr. Remojo answered that the access road is approximately 30 to 50 meters in length and has a width of 6 meters, as the existing cemetery can only be accessed by passing through the subject lot property.

Engr. Mendros further clarified that regarding the previously mentioned 4% allowable conversion, the actual proposed conversion only accounts for 3.55% of the total agricultural land area. Considering that the municipality is classified as either first-class or second-class, only 5% of the agricultural land area is allowed for conversion.

Ms. Rechelle L. Saloma, Sanitation Inspector I, raised her concern regarding the distance between the water supply source and the proposed project site. Engr. Remojo responded that based on their initial assessment, the water supply would not be affected since the source is located far from the proposed lot area.

According to Mr. Ranulfo P. Advincula, OIC-MARPO, he will provide the necessary requirements and documents needed for the land conversion process.

Subsequently, Hon. Fulache thanked everyone for attending and actively participating in the Public Hearing. He stated that the proceedings would serve as a basis for the passage of the Reclassification Ordinance and that the matter would be further discussed during the plenary session.

With no other items left for deliberation, the Public Hearing was adjourned at 2:28 in the afternoon.

I hereby certify to the correctness of the foregoing minutes.

Prepared by:

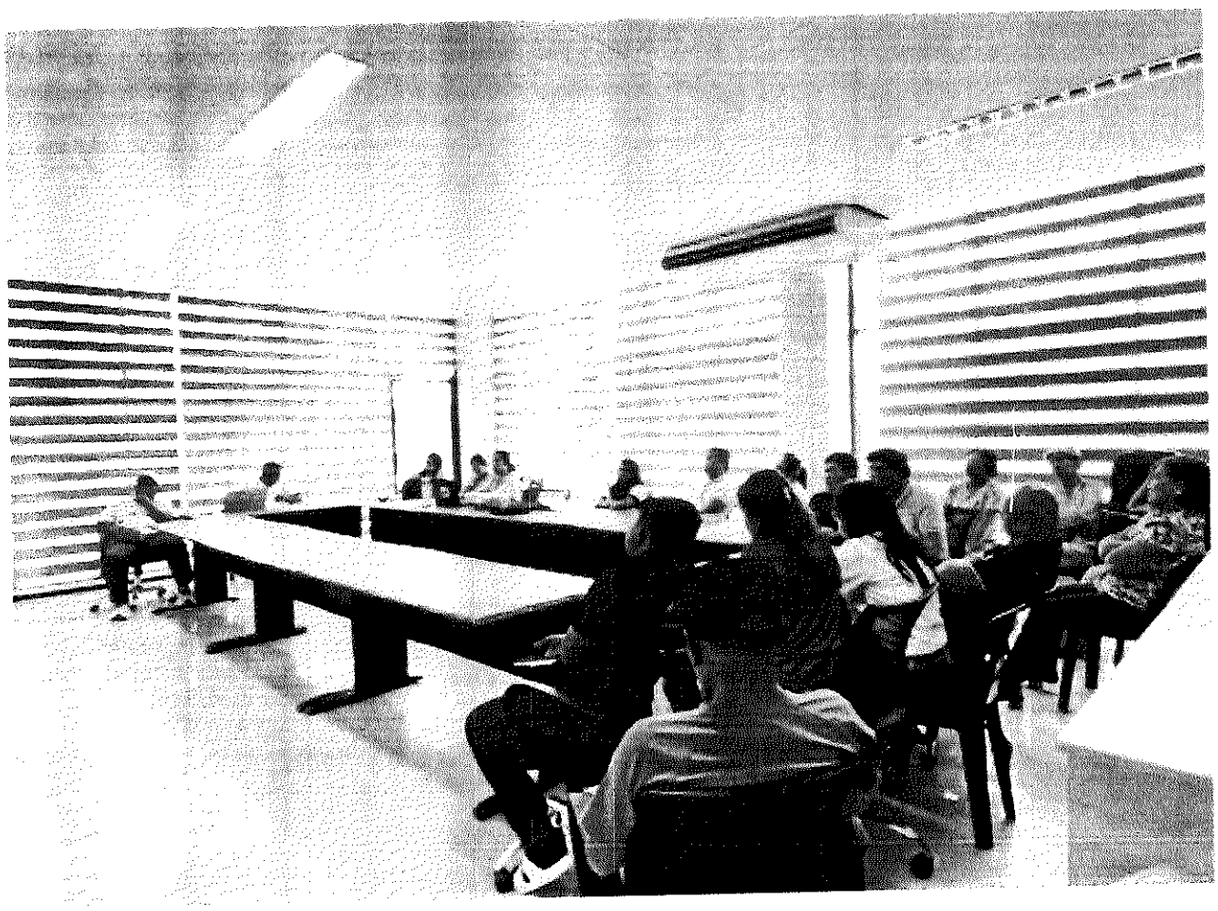
DARRYL KRISTIE M. OBTIAR
Secretariat

CERTIFIED TRUE COPY FROM THE ORIGINAL
CATHERINE A. FABULAR, J.D.
Secretary to the Sanggunian
DATE:

Concurred by:

HON. JOSEPH P. FULACHE
SB Member/Chairperson, Committee on Housing, Land Use, Planning and Development





Republic of the Philippines
Province of Leyte
Municipality of Hilongos

ATTENDANCE SHEET

PUBLIC HEARING ON THE COMMITTEE ON HOUSING, LAND USE, PLANNING AND DEVELOPMENT ON FRIDAY, JUNE 26, 2026 AT 1:00 IN THE AFTERNOON, LORETO P. LORA'S HALL, GROUND FLOOR OF THE LEGISLATIVE BUILDING, HILONGOS, LEYTE

Name	Position	Sex		Office/ Agency	Signature
		Male	Female		
1. RANULFO P. ADVINCULA	OIC-MARPO	✓		DARMO - HILONGOS	
2. Maria Melba B. Verdijo	Brgy. Secretary		✓	Brgy. Concepcion	
3. CYNTHIA R. MASENDO	BRGY. KAGAWAD		✓	BRGY. CONCEPCION	Cynthia R. Masendo
4. Jolina B. Julaeha	〃		✓	〃	
5. Emmanuel M. Beltran	〃	✓		〃	
6. Renalyn Hipolito	NIA - IMO		✓	NIA	
7. Rogelio T. Bonifacio	SWRFT	✓		NIA	
8. Zenaida L. Bontilao	Kagawad		✓	Brgy. Concepcion Hbr. Leyte	
9. ROGELIO P. MESIA	KAGAWAD	✓		Brgy. Concepcion	

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CATHERINE A. FABULAR, J.D.
Secretary to the Sanggunian
DATE:

Republic of the Philippines
Province of Leyte
Municipality of Hilongos

Name	Position	Sex		Office/ Agency	Signature
		Male	Female		
10. Engr. ROMEO S. REMOLO	CE	✓		N/A	
11. Joseph F. Fulache	SB	/		SB	
12. LEVI L. MENDOZA JR	MPDC	✓		MPDO	
13. Rechelle L. Salama	S.I.		—	MHO	
14. Rizzalyn R. Paulo	S.I		✓	MHO	
15. Pricila M. Velmonte	Reg nurse		—		
16. Francisco M. Ortega	SB	—		SB	
17. Ma. Jesusa V. Lavarte	J.O		/	SB Sec.	
18. DARELL KRISTIE M. OBTIAR	J.O		✓	SB	
19. X — — — — — — — — —					— X
20.	NOTHING FOLLOWS				
21.					
22.					

CERTIFIED TRUE COPY FROM THE ORIGINAL
CATHERINE A. FABULAR, J.D.
Secretary to the Sangguniang
DATE:

Date: May 30, 2026

HON. ALBERT R. VILLAHERMOSA
Municipal Vice Mayor
Hilongos, Leyte

Thru: MS. CATHERINE A. FABULAR
Secretary to the Sanggunian

OFFICE OF THE SECRETARY TO THE SANGGUNIAN
HILONGOS, LEYTE
RECEIVED
JUN 11 2026
DATE:
TIME: 4:15 pm
BY:

Sir:

Good day! I would like to humbly apply my lot for re-classification from Agricultural Land to Cemetery for **Lot No. 4848** containing an area of **11,239 sq.m.** with **Tax Declaration No. 14015 00545 R13**. **Original Certificate of Title No. P-72532.**

Attached please find copies of the following:

1. Zoning Certificate from Office of the MPDC signed by Engr. Levi L. Mendros, Jr., CE, Enp
2. Certification from DAR signed by Roderick B. Ramces, Provincial Agrarian Reform Program Officer II
3. Certification from the Office of the Municipal Agriculturist signed by Analie B. Maike.
4. Certification from the Office of National Irrigation Administration signed by Rogelio F. Ballesteros, Senior Water Resources Facilities Technician
5. Photocopy of Original Certificate of Title No. P-72532
6. Photocopy of Tax Declaration No. 14015 00545 R13
7. Sketch Plan
8. Extra-Judicial Settlement of Estate with a Deed of Absolute Sale

Thank you and hoping for a favorable response.

Respectfully yours,

Romeo S. Remojo
Brgy. Concepcion,
Hilongos, Leyte

Republic of the Philippines
Province of Leyte
MUNICIPALITY OF HILONGOS

OFFICE OF THE
MUNICIPAL PLANNING AND DEVELOPMENT COORDINATOR

CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the parcel of land described below is currently for reclassification from **Agricultural** to **Cemetery** as allowable use, as indicated in the Zoning Ordinance and aligned with the 2024-2034 Comprehensive Land Use Plan of the municipality of Hilongos, Leyte, per Municipal Ordinance No. 2024-28.

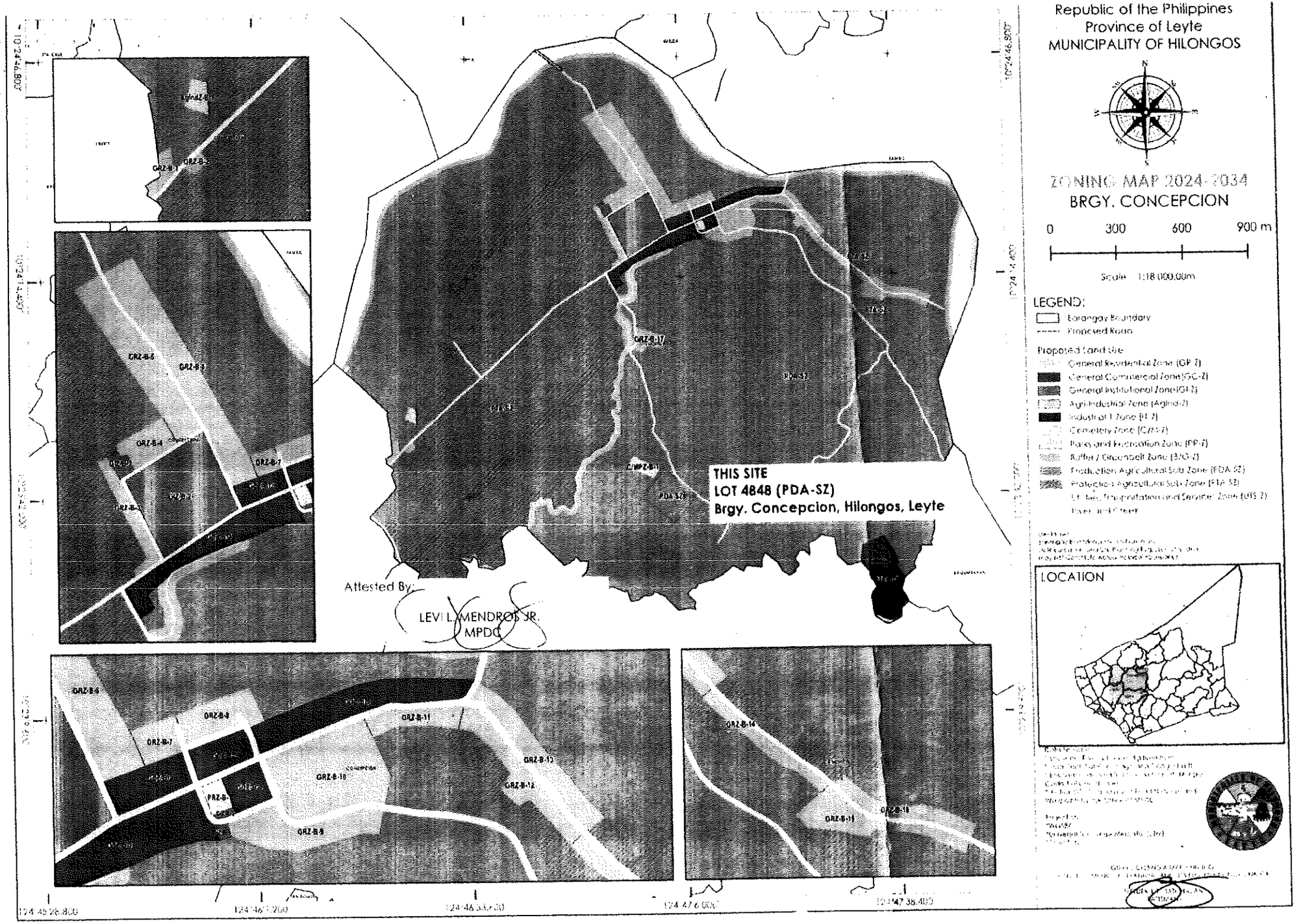
Name of Owner	**: IRENEO LORA**
Location	**: BRGY. CONCEPCION, HILONGOS, LEYTE**
Lot Number	**: 4848**
Tax Declaration Number	**: 14015 00545 R-13**
Area	**: 11,239.31 sq.m.**
Zoning Classification	**: Production Agricultural Sub-Zone (PDA- SZ)**

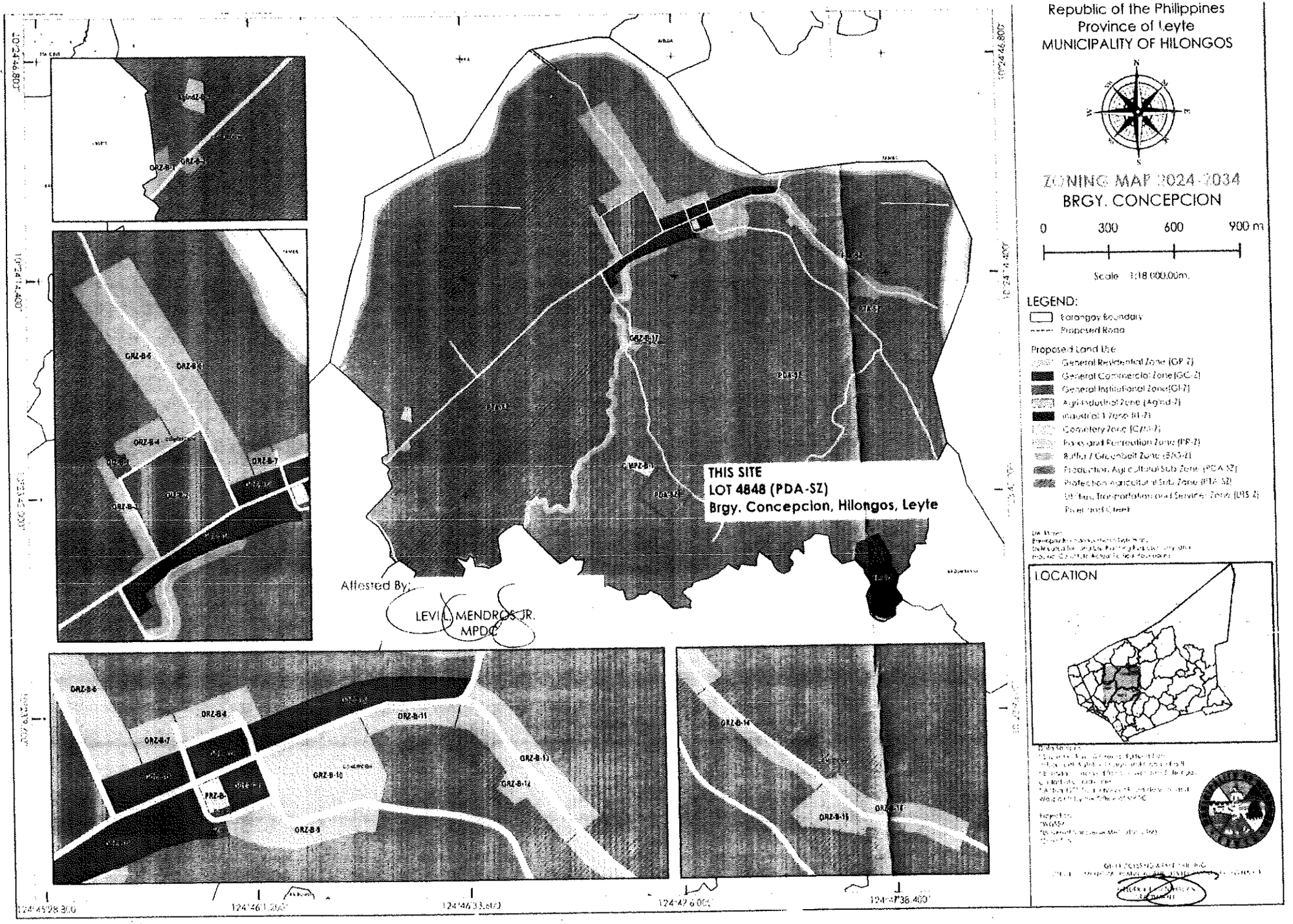
This certification is issued upon the request of **Mr. Romeo Remojo** for whatever legal purpose it may serve.

ISSUED this **27th** day of **April, 2026**, Hilongos, Leyte, Philippines.

LEVI L. MENDROS, JR, CE. EnP.
Mun. Planning & Dev't. Coordinator

O.R. No. : 2097131 C
Dated : April 27, 2026
Amount : ₱ 200.00
Hilongos, Leyte


Republic of the Philippines
Province of Leyte
MUNICIPALITY OF HILONGOS
ZONING MAP 2024-2034
BRGY. CONCEPCION
0 300 600 900 m
Scale 1:18,000.00m
LEGEND:
Barangay Boundary
Proposed Roads
Proposed Land Use
General Residential Zone (GR-Z)
General Commercial Zone (GC-Z)
General Institutional Zone (GI-Z)
Agri-Industrial Zone (AgInd-Z)
Industrial I Zone (I1-Z)
Cemetery Zone (CMT-Z)
Parks and Recreation Zone (PR-Z)
Buffer / Greenbelt Zone (B/G-Z)
Production Agricultural Sub Zone (PDA-SZ)
Protection Agricultural Sub Zone (PTA-SZ)
LOCATION
THIS SITE
LOT 4848 (PDA-SZ)
Brgy. Concepcion, Hilongos, Leyte
Attested By:
LEVI L. MENDROS JR.
MPDC


Republic of the Philippines
Province of Leyte
MUNICIPALITY OF HILONGOS
ZONING MAP 2024-2034
BRGY. CONCEPCION
0 300 600 900 m
Scale 1:18,000.00m.
LEGEND:
Barangay Boundary
Proposed Road
Proposed Land Use
General Residential Zone (GR-Z)
General Commercial Zone (GC-Z)
General Institutional Zone (GI-Z)
Agro-Industrial Zone (AgInd-Z)
Industrial 1 Zone (I1-Z)
Cemetery Zone (CZ-Z)
Parks and Recreation Zone (PR-Z)
Buffer / Greenbelt Zone (BAG-Z)
Production Agricultural Sub Zone (PDA-SZ)
Protection Agricultural Sub Zone (PTA-SZ)
Utilities, Transportation and Services Zone (UTS-Z)
River and Creek
THIS SITE
LOT 4848 (PDA-SZ)
Brgy. Concepcion, Hilongos, Leyte
LOCATION
Attested By:
LEVI L. MENDROS JR.
MPDC
ORZ-B-5
ORZ-B-6
ORZ-B-7
ORZ-B-8
ORZ-B-9
ORZ-B-10
ORZ-B-11
ORZ-B-12
ORZ-B-13
ORZ-B-14
ORZ-B-15
ORZ-B-16
ORZ-B-17
PRZ-B-1
PDA-SZ
10°24'46.800"
10°24'33.600"
124°45'28.800"
124°46'33.600"
124°47'6.000"
124°47'38.400"

Republic of the Philippines
Province of Leyte
MUNICIPALITY OF HILONGOS

ZONING CERTIFICATION

Registered Owner	Lot No/ Cad Lot No.	Tax Dec. No./ OCT/TCT No.	Area (Ha./ Sq.mtr.)	Zoning Classification	Remarks
IRENEO LORA	**Lot 4848** **Brgy. CONCEPCION,** Hilongos, Leyte	**TD # 14015-00545 R-13**	**11,239.31** sq. mtr.	**Agricultural Area** **(Rice , Land)**	Per **EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH DEED OF SALE** executed by the owner to **ROMEO S. REMOJO** dated October 13, 2025, Hilongos, Leyte

The above-cited lot, which is subject of the application for Zoning Certification based on the duly certified vicinity map submitted by the applicant, is zoned for use specified in the above table according to the 10-year Comprehensive Land Use Plan and Zoning Ordinance of the Municipality of Hilongos, Leyte that was approved by the Sangguniang Bayan under SB Resolution No. 98-55 dated October 27, 1998 and ratified by the Sangguniang Panlalawigan through SP Resolution No. 99-412 dated July 6, 1999.

This certifies further that the occupation and use of the above-described lot is not detrimental to the interest of the Mun. Government nor will it affect any public improvements being undertaken in the area by the Local & National Government and in the same is not needed for public service nor public use.

Conditions:

(/) This certification shall not be considered as a Locational Clearance/Certificate of Zoning Compliance or Development Permit.

(/) This certification shall not be construed as certification of this office as to the ownership by the applicant of the subject parcel of land.

(/) Any misrepresentation or material falsehood on the part of the applicant shall be sufficient cause for the cancellation of this certification.

LEVI Laguna MENDROS, JR., C.E., EnP
Mun. Planning & Development Coordinator

Paid under:
O.R. No. PL-4097132-C
Issued on April 27, 2026
Hilongos, Leyte
P 200.00

Republic of the Philippines
Province of Leyte
MUNICIPALITY OF HILONGOS

BAGONG PILIPINAS

ZONING CERTIFICATION

Registered Owner	Lot No/ Cad Lot No.	Tax Dec. No./ OCT/TCT No.	Area (Ha./ Sq.mtr.)	Zoning Classification	Remarks
IRENEO LORA	Lot 4848 Brgy. CONCEPCION, Hilongos. Leyte	TD # 14015-00545 R-13	11,239.31 sq. mtr.	Agricultural Area (Rice , Land)	Per EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH DEED OF SALE executed by the owner to ROMEO S. REMOJO dated October 13, 2025, Hilongos. Leyte

The above-cited lot, which is subject of the application for Zoning Certification based on the duly certified vicinity map submitted by the applicant, is zoned for use specified in the above table according to the 10-year Comprehensive Land Use Plan and Zoning Ordinance of the Municipality of Hilongos, Leyte that was approved by the Sangguniang Bayan under SB Resolution No. 98-55 dated October 27, 1998 and ratified by the Sangguniang Panlalawigan through SP Resolution No. 99-412 dated July 6, 1999.

This certifies further that the occupation and use of the above-described lot is not detrimental to the interest of the Mun. Government nor will it affect any public improvements being undertaken in the area by the Local & National Government and in the same is not needed for public service nor public use.

Conditions:

(/) This certification shall not be considered as a Locational Clearance/Certificate of Zoning Compliance or Development Permit.

(/) This certification shall not be construed as certification of this office as to the ownership by the applicant of the subject parcel of land.

(/) Any misrepresentation or material falsehood on the part of the applicant shall be sufficient cause for the cancellation of this certification.

LEVI Laguna MENDROS, JR., C.E., EnP
Mun. Planning & Development Coordinator

Paid under:
O.R No. PE 2097132-C
Issued on April 27, 2026
Hilongos, Leyte
P 200.00

CERTIFICATION

THIS IS TO CERTIFY that, as per records at the Land Tenure Improvement Division, Leyte Provincial-Office, Tacloban City, the property covered by Lot No. **4848** with Tax Declaration No. **14015 00545 R13** declared in the name of **IRENEO LORA** with an area of **1.1239** hectares and located in **Barangay Concepcion, Hilongos, Leyte** has not been issued Certificate of Land Ownership Award (CLOA)/Emancipation Patent (EP).

Further certifies that as per records of Hilongos, Leyte the subject landholding is not covered by any DAR Land Transfer and is not tenanted per Certification issued by the BARC Chairman.

This certification is being issued upon the request of Romeo S. Remojo for approval of land classification.

Given this 12th day of May 2026, at DAR, Leyte Provincial Office, Tacloban City.

RODERICK B. RANCES
Provincial Agrarian Reform Program Officer II

CONDITIONS:

1) This certification shall not be construed as exemption from CARP coverage.

2) This certification shall not be construed as a Certificate of Eligibility for Conversion.

3) This certification shall not be construed as an ownership by the applicant of the above listed parcel(s) of land.

4) This certification shall not be construed as a DAR clearance. Transfer of ownership of agricultural lands without DAR Clearance is illegal and punishable under RA 6657. Therefore, this Certification should not be used for purposes of registration or transfer of ownership.

5) Any misrepresentation or material falsehood on the part of the applicant shall be sufficient cause for the cancellation of this certification.

RBR/PDS/ARS

CERTIFICATION

THIS IS TO CERTIFY that, as per records at the Land Tenure Improvement Division, Leyte Provincial-Office, Tacloban City, the property covered by Lot No. **4848** with Tax Declaration No. **14015 00545 R13** declared in the name of **IRENEO LORA** with an area of **1.1239** hectares and located in **Barangay Concepcion, Hilongos, Leyte** has not been issued Certificate of Land Ownership Award (CLOA)/Emancipation Patent (EP).

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RBR/PDS/ARS

CERTIFICATION

THIS IS TO CERTIFY that, as per records at the Land Tenure Improvement Division, Leyte Provincial-Office, Tacloban City, the property covered by Lot No. **4848** with Tax Declaration No. **14015 00545 R13** declared in the name of **IRENEO LORA** with an area of **1.1239** hectares and located in **Barangay Concepcion, Hilongos, Leyte** has not been issued Certificate of Land Ownership Award (CLOA)/Emancipation Patent (EP).

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This certification is being issued upon the request of Romeo S. Remojo for approval of land classification.

Given this 12th day of May 2026, at DAR, Leyte Provincial Office, Tacloban City.

RODERICK B. RANCES
Provincial Agrarian Reform Program Officer II

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RBR/PDS/ARS

Republic of the Philippines
Province of Leyte
Municipality of Hilongos

OFFICE OF THE MUNICIPAL AGRICULTURIST

CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that a portion of land subject of this request is located at Brgy. Concepcion, Hilongos, Leyte, under Tax Declaration No. 14015-00545 R13, with an area of Ten thousand five hundred thirty three (10,533) sq. meters owned by ROMEO S. REMOJO.

As per validation and ocular inspection, the subject area is no longer feasible for agricultural production, and has not been utilized for any crop production for a quiet period of time.

This Certification is issued upon the request of **MS. REGINA R. MASENDO** for whatever purpose this may serve her best.

Issued this 14th day of May, 2026 at Hilongos, Leyte Philippines.

ANALIE B. MAIKE
Municipal Agriculturist

Republic of the Philippines
Province of Leyte
Municipality of Hilongos

OFFICE OF THE MUNICIPAL AGRICULTURIST

CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that a portion of land subject of this request is located at Brgy. Concepcion, Hilongos, Leyte, under Tax Declaration No. 14015-00545 R13, with an area of Ten thousand five hundred thirty three (10,533) sq. meters owned by ROMEO S. REMOJO.

As per validation and ocular inspection, the subject area is no longer feasible for agricultural production, and has not been utilized for any crop production for a quiet period of time.

This Certification is issued upon the request of **MS. REGINA R. MASENDO** for whatever purpose this may serve her best.

Issued this 14th day of May, 2026 at Hilongos, Leyte Philippines.

ANALIE B. MAIKE
Municipal Agriculturist

Republic of the Philippines
Province of Leyte
Municipality of Hilongos

OFFICE OF THE MUNICIPAL AGRICULTURIST

CERTIFICATION

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As per validation and ocular inspection, the subject area is no longer feasible for agricultural production, and has not been utilized for any crop production for a quiet period of time.

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Issued this 14th day of May, 2026 at Hilongos, Leyte Philippines.

ANALIE B. MAIKE
Municipal Agriculturist





Republic of the Philippines
Province of Leyte
MUNICIPALITY OF HILONGOS

BAGONG PILIPINAS

ZONING CERTIFICATION

Registered Owner	Lot No/ Cad Lot No.	Tax Dec. No./ OCT/TCT No.	Area (Ha./ Sq.mtr.)	Zoning Classification	Remarks
IRENEO LORA	**Lot 4848** **Brgy. CONCEPCION,** Hilongos, Leyte	**TD # 14015-00545 R-13**	**11,239.31** sq. mtr.	**Agricultural Area** **(Rice , Land)**	Per **EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH DEED OF SALE** executed by the owner to **ROMEO S. REMOJO** dated October 13, 2025, Hilongos, Leyte

The above-cited lot, which is subject of the application for Zoning Certification based on the duly certified vicinity map submitted by the applicant, is zoned for use specified in the above table according to the 10-year Comprehensive Land Use Plan and Zoning Ordinance of the Municipality of Hilongos, Leyte that was approved by the Sangguniang Bayan under SB Resolution No. 98-55 dated October 27, 1998 and ratified by the Sangguniang Panlalawigan through SP Resolution No. 99-412 dated July 6, 1999.

This certifies further that the occupation and use of the above-described lot is not detrimental to the interest of the Mun. Government nor will it affect any public improvements being undertaken in the area by the Local & National Government and in the same is not needed for public service nor public use.

Conditions:

(/) This certification shall not be considered as a Locational Clearance/Certificate of Zoning Compliance or Development Permit.

(/) This certification shall not be construed as certification of this office as to the ownership by the applicant of the subject parcel of land.

(/) Any misrepresentation or material falsehood on the part of the applicant shall be sufficient cause for the cancellation of this certification.

MUNICIPAL PLANNING & DEVELOPMENT OFFICE
HILONGOS, LEYTE

LEVI Laguna MENDROS, JR., C.E., EnP
Mun. Planning & Development Coordinator

Paid under
O.R. No. PC7097132-C
Issued on April 27, 2026
Hilongos, Leyte
P 200.00

Republic of the Philippines
Province of Leyte
MUNICIPALITY OF HILONGOS

BAGONG PILIPINAS

ZONING CERTIFICATION

Registered Owner	Lot No/ Cad Lot No.	Tax Dec. No./ OCT/TCT No.	Area (Ha./ Sq.mtr.)	Zoning Classification	Remarks
IRENEO LORA	**Lot 4848** **Brgy. CONCEPCION,** Hilongos, Leyte	**TD # 14015-00545 R-13**	**11,239.31** sq. mtr.	**Agricultural Area** **(Rice , Land)**	Per **EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH DEED OF SALE** executed by the owner to **ROMEO S. REMOJO** dated October 13, 2025, Hilongos, Leyte

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MUNICIPAL PLANNING AND DEVELOPMENT OFFICE
HILONGOS, LEYTE

LEVI Laguna MENDROS, JR., C.E., EnP
Mun. Planning & Development Coordinator

Paid under
O.R. No. 7097132-C
Issued on April 27, 2026
Hilongos, Leyte
P 200.00

Republic of the Philippines
OFFICE OF THE PRESIDENT
NATIONAL IRRIGATION ADMINISTRATION
REGIONAL OFFICE NO. VIII (EASTERN VISAYAS)
BILIRAN-LEYTE DEL NORTE-LEYTE DEL SUR IMO
BHHD-BIG-DGM SATELLITE OFFICE

CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that a parcel of AGRICULTURAL RICE LAND situated in Barangay Concepcion, Hilongos, Leyte with **Lot No. 4848, Tax Declaration of Real Property No. 14015-00545 R13** with an **area of TEN THOUSAND FIVE HUNDRED THIRTY THREE (10,533) square meters** is not planted, not irrigated and not covered by irrigation service area of any National or Communal Irrigation System and not included in our Masterlists, purchased from the HEIRS of IRENEO LORA and **owned by ROMEO S. REMOJO** of Hilongos, Leyte, **represented by her sister REGINA R. MACENDO.**

This Certification is to comply with the requirements in relation to the issuance for Zoning.

Given this 13th day of MAY, 2026 at National Irrigation Administration (NIA), Hindang-Hilongos Irrigation System (HHIS), Hindang, Leyte, Philippines.

Prepared by:

CONCEPCION N. ALBARILLO
Clerk Processor B

Checked by:

ROGELIO F. BALLESTEROS
Senior Water Resources Facilities Technician

PORMULARYONG PANGHUKUMAN BLG. 54-D
(Binago Hunyo, 1994)

Aklat ...
Pahina ...

SN Blg. 1123943

REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA
LUNGSOD/LALAWIGAN NG Leyte

Katibayan ng Orihinal na Titulo

Blg. P-72532

Pinagkasunduan ayon sa Seksyon 103 ng Atas sa Patalaan ng Ari-arian (Atas ng Pangulo Blg. 1529), alinsunod sa patente na pinalabas ng Pangulo ng Pilipinas, sa ..... *noong ika-* ..... *ng* ..... *taong labinsiyam na raan at* ..... *, at nakatala sa mga kasulatan ng* ..... *gaya ng mga sumusunod:*

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN
REHIYON BLG. VIII
KALOOB NA PATENTE BLG. 083719-20023

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI:

HEIRS OF IRENEO LORA REP. BY CONCHITA L. QUITA *, Filipino,*
May asawa *at nakatira sa*
Brgy. Concepcion, Hilongos, Leyte *may sapat na gulang, kasal kay* ..... *na nagtataglay ng lahat ng kwalipikasyon at ganap nang nakatupad sa lahat ng mga kondisyon at kinakailangan ng Batas Republika Blg. 782 at 3872, Kabanata VII ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog at iba pa, ay pinagkalooban sa pamamagitan ng*
Brgy. Concepcion, Hilongos, Leyte *na may kabuuang sukat na*
Di-Patenteng ito ang lupaing nasa .....
11,239
..... *metro kuwadrado, na ngayon ay tiyakang may hangganan at inilalarawan sa likod nito, gayon pa man na sasailalim sa mga tadhana ng Seksyon 118 na nagtatakda bukod sa iba pa, na maliban kung sa kapakanan ng pamahalaan o alinman sa mga sangay, mga yunit, o mga institusyon nito, na ang lupaing natamo ay hindi maaaring mapasailalim at hindi sasailalim sa pataw na sagutin sa loob ng limang (5) taon mula sa petsa ng patente, at sa mga Seksyon 119, 121, 122 at 124 ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog at ang karapatan ng pamahalaan na pangasiwaan at pangalagaan ang mga kahoy na matagpuan doon sa loob ng limang (5) taon mula sa petsa ng pagpupalabas ng patente, sa pasubali, gayon pa man, na ang pinagkalooban at/o ang mga tagapagmana ay maaaring pumutol at gumamit ng nabanggit na kahoy na maaaring kailanganin sa kanilang pansariling pangangailangan.*

SPECIMEN COPY

BILANG KATUNAYAN NITO, *at sa bisa ng kapangyarihang kaloob sa akin ng batas, AKO, SI*
GLORIA M. ARROYO *, Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente ang mga kasulatang ito at ikinintal ang tatak ng Republika ng Pilipinas.*
Nilagdaan sa PALO, LEYTE *ngayong ika-* 10 DEC 2008 *ng* ..... *sa taon ng Ating Panginoon, labinsiyam na raan at* ..... .

SA BISA NG KAPANGYARIHAN NG
PANGULO NG PILIPINAS

HERMINIGILDO C. JOCSON
PENR OFFICER IV

Nakatala sa "Talaan ng Kasulatan" ng Lalawigan/Lungsod ng LEYTE *, alinsunod sa tadhana ng Seksyon 103 ng Atas ng Pangulo Blg. 1529, ngayong ika-* 12th *ng* December *, labinsiyam na raan at* 2008 *, sa* 11:30 P.M. .

Hilongos, Leyte
(Tirahan ng May-ari)

BENITO D. VILLANUEVA, JR.
Tagatala ng mga Kasulatan at Ari-arian

TAX DECLARATION OF REAL PROPERTY

TD No. 14015 00545 R13 Property Identification No. 044 14 015 013 006

Owner: IRENEO LORA TIN:

Address: HILONGOS LEYTE Telephone No.

Administrator/Beneficial User: TIN:

Address: Telephone No.

Location of Property: CONCEPCION HILONGOS LEYTE
(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. Survey No.

CCT Lot No. 4848

Dated: Blk. No.

Boundaries:

North: ASS.LOT 003(4947);002(4989) South: ASs.LOT 022(5010)SEC.12; 007(4851)

East: ASS:LOT 015(4983);029(4996) West: ASS.LOT 004(4846);007(4851);005(514

KIND OF PROPERTY ASSESSED:

[X] LAND [ ] MACHINERY Brief Description

[ ] BUILDING [ ] Others: Specify:

No. of Storeys:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
AGRIC'L LD.	1.1239.31 Php	16,110.00	RICE LD.	40 % Php	6,440.00
				%	
=	1.1239.31			%	
	Total Php	16,110.00		Php	6,440.00

Total Assessed Value SIX THOUSAND FOUR HUNDRED FORTY PESOS ONLY.
Amount in Words

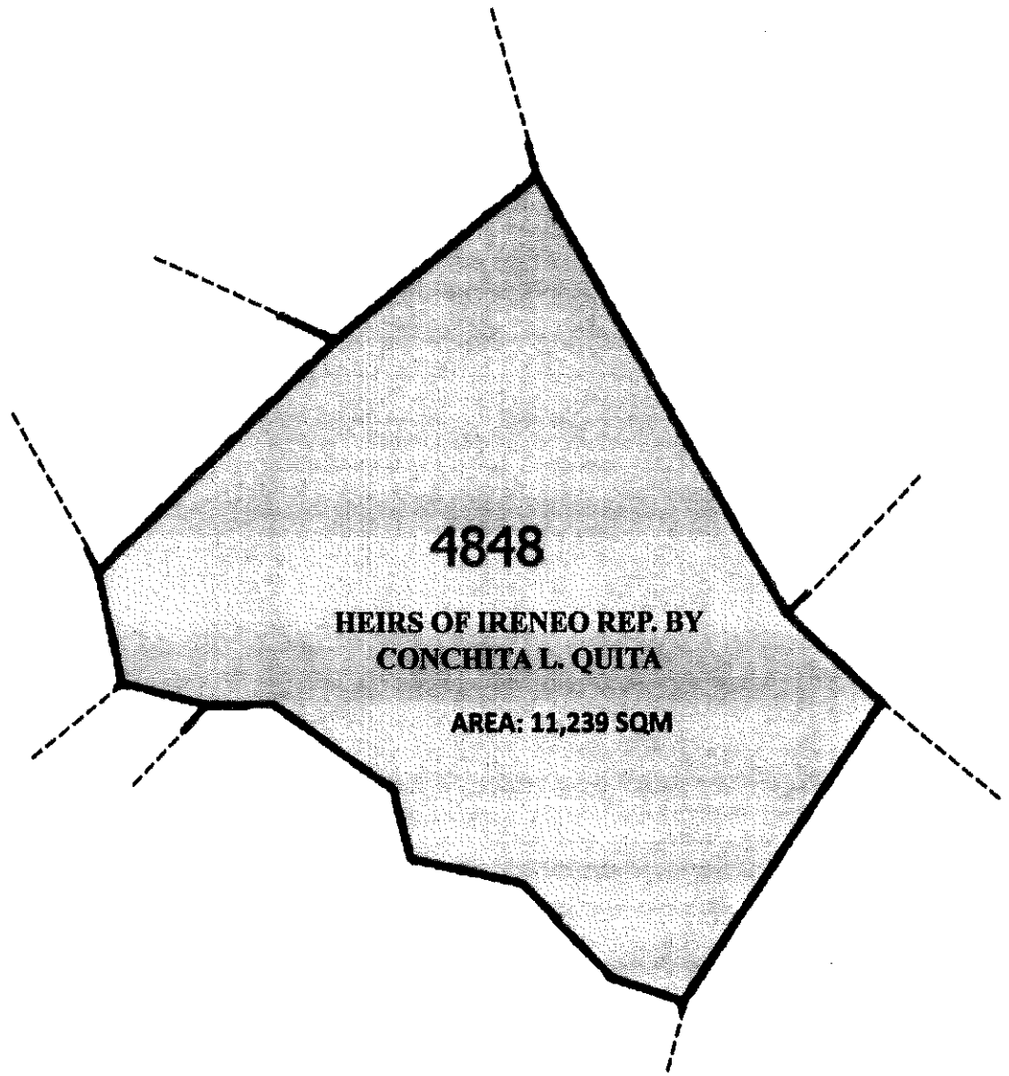
Taxable [X] Exempt [ ] Effectivity of Assessment/Reassessment: Qtr. 2009 Yr.

APPROVED BY: **BELSHAZAR C. RUIZ** *Municipal Assessor* **ATTY. RAFAEL M. IRIARTE** *Provincial Assessor* 2008 *Date*

This declaration cancels TD No. 05 14015 00541 R12 Owner: same owner Previous A.V. Php 5,800.00

Memoranda

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



N

SKETCH MAP

OF

LOT NO. 4848

AS PREPARED FOR

**HEIRS OF IRENEO LORA REP.
BY CONCHITA L. QUITA**

SITUATED IN THE

**BARANGAY CONCEPCION
MUNICIPALITY OF HILONGOS**
PROVINCE OF LEYTE
ISLAND OF LEYTE

CONTAINING AN AREA OF
11,239 SQ.M.

EXTRA-JUDICIAL SETTLEMENT OF ESTATE
WITH A DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This **EXTRAJUDICIAL SETTLEMENT with SALE** is made and entered into by and among:

JOEL L. SUMALINOG, of legal age, married, Filipino citizen and a resident of Hilongos Leyte.

DAISY L. LOZADA, of legal age, married, Filipino citizen and a resident of Hilongos Leyte.

PAUL V. LORA, of legal age, married, Filipino citizen and a resident of Hilongos Leyte.

ALAN L. OSTAYA, of legal age, married, Filipino citizen and a resident of Hilongos Leyte.

CONCHITA L. QUITA, of legal age, married, Filipino citizen and a resident of Hilongos Leyte.

MARIA S. REYES, of legal age, married, Filipino citizen and a resident of Hilongos Leyte.

MYRLINA L. MILANO, of legal age, married, Filipino citizen and a resident of Hilongos Leyte. -and-

ANTONIO LORA, of legal age, single, Filipino citizen and a resident of Hilongos Leyte

W I T N E S S E T H : THAT -

WHEREAS, IRENEO LORA died on _____, RUFINA LORA died on _____, JACINTO LORA died on _____, EPIFANIA L. OSTAYA died on _____ and EUTAQUIA LORA died on _____ all died intestate in Hilongos Leyte, Philippines, leaving a certain parcel of land more particularly described as follows:

"A parcel of land particularly described as lot number 4848, Case 13, Cad. 566-D situated in Barangay Concepcion Hilongos Leyte with an area of Eleven Thousand Two Hundred Thirty Nine (11,239) square meters and covered by Tax Declaration No. 14015 00545, R13 and Katibayan ng Orihinal na Titulo Blg. P-72532 and bounded as follows:

SE: Line 1-2 by Lot 5010 Case 13 Cad. 566-D
S: Lines 2 to 8 by Lot 4851 Case 13 Cad. 566-D
SW: Line 8-9 by Lot 5142 Case 13 Cad. 566-D
SW: Line 9-10 by Lot 4846 Case 13 Cad. 566-D
NW: Line 10-11 by Lot 4847 Case 13 Cad. 566-D

NW: Line 11-12 by Lot 4989 Case 13 Cad. 566-D
N: Line 12-13 by Lot 4983 Case 13 Cad. 566-D
NE: Line 13-1 by Lot 4996 Case 13 Cad. 566-D

WHEREAS, the parties hereto are the sole and only heirs of the decedent.

WHEREAS, there are no known debts or obligations due against the estate of said decedent; and

WHEREAS, it is to be the best interest of the parties hereto to divide and partition and adjudicate among themselves the entire estate extrajudicially, in the form and manner hereinafter set forth;

NOW THEREFORE, for and in consideration of the premises, and invoking the provisions of Rule 74, Section 1, of the Rules of Court, the prties hereto do by these presents agree to divide and partition the entire estate above described, adjudicating, as they do hereby adjudicate, the same to and among themselves in pro-indiviso equal shares; subject, however, to the liabilities imposed by Rule 74, Section 4, of the Rules of Court, in favor of any possible heirs, creditors, and other persons who might be deprived of their lawful participation in the estate of the decedent, for a period of two years; and

That in the event that any other property of the decedent should later be found which is not included hereinabove, the parties hereto further agree to distribute, divide, and adjudicate, the same in like manner and proportion as herein established and disposed.

DEED OF ABSOLUTE SALE

We, **CONCHITA L. QUITA, JOEL L. SUMALINOG, ALAN L. OSTAYA, MARIA S. REYES, MYRLINA L. MILANO** and **ANTONIO LORA**, for and in consideration of the amount of **One Hundred Thousand Pesos (P 100, 000.00)** in cash, to us paid and delivered to our entire satisfaction by **ROMEO S. REMOJO,** Filipino, of legal age, single and a resident of Hilongos Leyte, receipt of which is hereby acknowledged, do hereby **CEDE, SELL, TRANSFER**, in a manner absolute and unconditional, unto said by **ROMEO S. REMOJO,** his heirs, and successor-in-interest and assigns a portion of the abovementioned parcel of land with an area of **Ten Thousand Five Hundred Thirty Three (10,533) square meters**, with all improvements found thereon, free from encumbrance and liens.

That the **VENDORS** does hereby warrant valid title to, and peaceful possession of, the land herein sold and conveyed, and will defend the same unto the said **VENDEE,** her heirs, successors and assigns against the claims of third persons whomsoever.

That the **VENDORS** hereby agrees to deliver the title of the property to the **VENDEE** in his name, free of liens and encumbrances and, assume the expenses relative of this sale and in the processing and application of the title.

Article 1623 of the New Civil Code has been complied with.

IN WITNESS WHEREOF, the parties have hereunto set their hands this 13 OCT 2025 in Hilongos Leyte, Philippines.

JOEL L. SUMALINOG
Drivers License L06-00-068295

ALAN L OSTAYA
UMID ID 0111-4823756-9

MARIA S. REYES
National ID 4367-1921-7541-5207

MYRLINA L. MILANO
National ID 4627-6382-3659-9254

ANTONIO LORA
Drivers License N01-06-604689

CONCHITA L. QUITA
National ID 2695-0237-5442-0746

DAISY L. LOZADA
National ID a741-7596-9780-1981

PAUL V. LORA
PNP ROB-202502002124

WITNESSES: Rosmalen M. Matas

REPUBLIC OF THE PHILIPPINES)
HILONGOS LEYTE) S.S.

A C K N O W L E D G M E N T

BEFORE ME, this 13 OCT 2025, in Hilongos Leyte, Philippines, personally appeared their proof of identities found below their names known to me to be the same persons who executed the foregoing Extra-judicial Settlement of Estate Settlement with Deed of Absolute Sale, which they acknowledged to be their own free act and deed.

WITNESS MY HAND AND SEAL on the date and in the place aforestated.

Doc. No. 219
Page No. 51
Book No. XXXV
Series of 2025

Atty. Ma. Lourdes Madula-Vilbar
Notary Public
A.F Rubio St.
Barangay Central Poblacion Hilongos Leyte
Until December 31, 2026
PTR no. 0089218; December 4, 2024; Hilongos, Leyte
IBP no. 3280;11/3/2024
Roll No. 51835; Notarial Commission No. 278-2024-03
MCLE Certificate of Compliance No. VIII-0018340

Republic of the Philippines
Province of Leyte
Municipality of Hilongos

OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to certify that a copy of **Municipal Ordinance No. 2026-17: "An Ordinance Reclassifying A Parcel of Land Covered By Tax Declaration No. 14015 R-13 Identified As Lot No. 4848 With An Area of Eleven Thousand Two Hundred Thirty Nine (11,239) square meters more or less Located in Barangay Concepcion, Hilongos, Leyte from Agricultural To Cemetery Owned By Ireneo Lora"** was posted in three (3) conspicuous places within the Municipality of Hilongos pursuant to paragraph (a) of Article 114 of RA 7160 also known as the Local Government Code of 1991.

FURTHER, this certify that the undersigned has duly complied the said provision from July 17, 2026 up to July 27, 2026.

ISSUED this 27th day of August, 2026 in Hilongos, Leyte, Philippines.

CATHERINE A. FABULAR, J.D.
Secretary to the Sanggunian