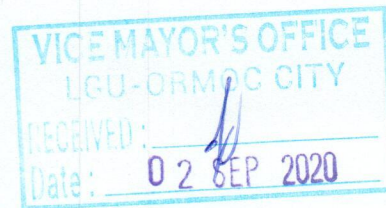
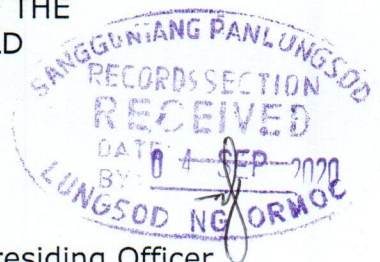


REPUBLIKA NG PILIPINAS
SANGGUNIANG PANLUNGSOD
LUNGSOD NG ORMOC



EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE
FIFTEENTH SANGGUNIANG PANLUNGSOD NG ORMOC HELD
AT THE SANGGUNIANG PANLUNGSOD SESSION HALL,
ORMOC CITY HALL BUILDING
ON SEPTEMBER 01, 2020



PRESENT:

Leo Carmelo L. Locsin, Jr.
Benjamin S. Pongos, Jr.,
Roiland H. Villasencio,
Tomas R. Serafica,
Nolito M. Quilang,
Eusebio Gerardo S. Penserga,
Jasper M. Lucero,
Peter M. Rodriguez,
Vincent L. Rama,
Gregorio G. Yrastorza III,
Lalaine A. Marcos,
Esteban V. Laurente,

City Vice Mayor & Presiding Officer
SP Member, Majority Floor Leader
SP Member, 1st Asst. Majority Floor Leader
SP Member, Presiding Officer "Pro-Tempore"
SP Member, 2nd Asst. Majority Floor Leader
SP Member
SP Member
SP Member
SP Member
SP Member
SP Member
Ex-Officio SP Member, Chapter President,
Liga ng mga Barangay ng Ormoc
Ex-Officio SP Member, Chapter President,
Panlungsod na Pederasyon ng mga Sangguniang Kabataan ng Ormoc

RESOLUTION NO. 2020-270

**A RESOLUTION GRANTING AUTHORITY TO THE CITY
MAYOR RICHARD I. GOMEZ/OIC MAYOR/ACTING
MAYOR TO ENTER INTO AND SIGN THE CONTRACT
TO BUY AND SELL, AND DEED OF ABSOLUTE SALE
FOR AND IN BEHALF OF THE LOCAL GOVERNMENT
UNIT OF ORMOC CITY, AS VENDEE, WITH PRISCILLA
SEDILLO AND HEIRS OF ALEJANDRO SEDILLO, AS
VENDORS, OF A PARCEL OF LAND IDENTIFIED AS
LOT NO. 5282-C-4-A, SITUATED AT BARANGAY SAN
ISIDRO, THIS CITY FOR ROAD CONCRETING
PROJECT.**

WHEREAS, the Fifteenth Sangguniang Panlungsod ng Ormoc received an endorsement letter from the Office of the City Mayor re: a request for the passage of a Resolution granting him or his representative the authority to enter into and sign the attached Contract to Buy and Sell, and Deed of Absolute Sale on the proposed acquisition of land for the abovementioned purpose;

WHEREAS, Section 17 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, mandates the local government units to exercise such other powers and discharge such other functions and responsibilities as are necessary, appropriate, or incidental to efficient and effective provisions of the basic services and facilities;

WHEREAS, the Local Government Code further states that among such basic facilities are those "intended primarily to service the needs of the residents of the municipality and which are funded out of municipal funds including but not limited to, municipal roads and bridges x x x;"

WHEREAS, in the performance of such functions, the VENDEE has planned, programmed and funded a road concreting project in Barangay San Isidro, this City;

WHEREAS, the VENDORS own a parcel of land through which a portion of the road will traverse through, identified as Lot No. 5282-C-4-A, containing an area of Forty-Four (44) square meters and covered by Transfer Certificate of Title (TCT for brevity) No. 29931, a photocopy of the TCT is hereto attached as Annex "A" and made an integral part hereof;

WHEREAS, in an Extrajudicial Settlement and Partition executed by Priscilla Sedillo and Heirs of Alejandro Sedillo, the parties adjudicate upon and among themselves equally, all the rights, interests over the aforementioned land, which division and partition is made pursuant to and conditioned upon the liabilities imposed by Sections 4, Rule 74 of the Revised Rules of Court, a copy of the said Extrajudicial Settlement and Partition is hereto attached as Annex "B" and made an integral part hereof;

WHEREAS, in a Memorandum dated 13 November 2019 issued by the Appraisal Committee, the recommended appraised value of the aforesaid lot should not be more than TWO THOUSAND PHILIPPINE PESOS (Php2,000.00) per square meter, a copy of said Memorandum is hereto attached as Annex "C" and made an integral part hereof;

WHEREAS, the VENDEE offered to purchase the lots of the VENDORS for a contract price of TWO THOUSAND PHILIPPINE PESOS (Php2,000.00) per sqm. to be paid in two (2) tranches subject to the terms and conditions set forth in the contract in which the latter accepted;

WHEREAS, the City Budget Officer and the City Accountant issued Certificate of Availability of Funds dated 12 March 2020 stating therein that the amount of NINETY-SIX THOUSAND PHILIPPINE PESOS (Php96,000.00) to be taken from Calendar Year 2019 20% Development Fund is deemed available for the purchase of the abovementioned parcel of land, a copy of said certification is attached as Annex "D" and made an integral part hereof;

WHEREAS, upon close and thorough review, this Sanggunian finds that the aforementioned Contract to Buy and Sell is advantageous and for the best interest of the City and its inhabitants therefore meriting this august Body's full support and favorable action;

NOW THEREFORE, on joint motion of SP Member Roiland H. Villasencio, Chairman, Committee on Public Properties and SP Member Benjamin S. Pongos, Jr., Chairman, Committee on Laws and Ordinances, severally seconded by SP Members Peter M. Rodriguez, Lalaine A. Marcos, Esteban V. Laurente, Nolito M. Quilang, Tomas R. Serafica, Joan Marbie C. Simbajon, Gregorio G. Yrastorza III and Vincent L. Rama; be it

RESOLVED, AS IT IS HEREBY RESOLVED, to pass A RESOLUTION GRANTING AUTHORITY TO THE CITY MAYOR RICHARD I. GOMEZ/OIC MAYOR/ACTING MAYOR TO ENTER INTO AND SIGN THE CONTRACT TO BUY AND SELL, AND DEED OF ABSOLUTE SALE FOR AND IN BEHALF OF THE LOCAL GOVERNMENT UNIT OF ORMOC CITY, AS VENDEE, WITH PRISCILLA SEDILLO AND HEIRS OF ALEJANDRO SEDILLO, AS VENDORS, OF A PARCEL OF LAND IDENTIFIED AS LOT NO. 5282-C-4-A, SITUATED AT BARANGAY SAN ISIDRO, THIS CITY FOR ROAD CONCRETING PROJECT;

Res. No. 2020-270

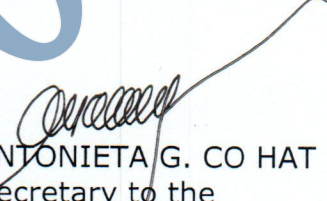
ADOPTED, September 01, 2020.

RESOLVED, FURTHER, that a copy of the final notarized Contract to Buy and Sell and Deed of Absolute of Absolute Sale be submitted to this Sanggunian for its information and files;

RESOLVED, FURTHERMORE, that a copies of this resolution be furnished each to the City Mayor Richard I. Gomez, the City Administrator, the City Legal Officer; the City Budget Office; the City Accounting Office; the City Treasurer's Office; the City Auditor's Office; the City Engineering's Office; the City Planning & Development Office; the City Local Government Operations Officer-DILG; Priciscilla Sedillo & Heirs of Alejandro Sedillo; the Sangguniang Barangay of San Isidro; and others concerned;

CARRIED UNANIMOUSLY.

I HEREBY CERTIFY to the correctness of the above resolution.


MARIA ANTONIETA G. CO HAT
Secretary to the
Sangguniang Panlungsod

ATTESTED:


LEO CARMELO L. LOCSIN, JR.
City Vice Mayor & Presiding Officer

No. 3989724

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

REGISTRY OF DEEDS FOR THE ORMOC CITY

Transfer Certificate of Title

No. T-29931-

It is hereby certified that certain land situated in the ORMOC CITY bounded and described as follows: being a portion of Lot 5282-C-4, Fed-08-006258, LRC Record No. 1750, situated in Parcel 1, City of Ormoc, Inland of Leyte, bounded on the NE along line 1 to 2 by lot 5282-B, Fed-08-003918, on the SE, along line 2 to 3 by Lot 5241, Ormoc City, on the W, 3 to 1 by Lot 5282-C-4-D of the subdivision plan, beginning at a point marked "1" on plan, being S. 56 deg. 09' E., 501.62 m. from T.M. No. 42, Ormoc City, thence S. 65 deg. 43' E., 9.32 m. to point 2, thence S. 60 deg. 28' E., 11.6 m. to point 3, thence N. 9 deg. 31' E., 9.88 m. to the point of beginning, containing an area of FOURTY FOUR (44) SQUARE METERS more or less, all points referred to are indicated and is registered in accordance with the provisions of the Property Registration Decree in the name of SPOUSES, ALBERTO C. SEDILLO AND PRISCILLA C. SEDILLO both of legal age, single and residents of Barangay San Isidro, Ormoc City, Philippines, --- as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting and to

It is further certified that said land was originally registered on the 30th day of January, 1950, in the year nineteen hundred and thirty-nine, in the Registration Book No. 8, of the Registry of Deeds of Leyte, Volume 100, pursuant to Decree No. 24758, issued in L.R. Record No. 1750, in the name of A. Sedillo. This certificate is a transfer from Certificate of Title No. 123052 which is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at ORMOC CITY
Philippines, on the 28th day of August
in the year nineteen hundred and thirty-six
at 11:00 P. M.

ATTEST

ARMURO P. SUAREZ
(Register of Deeds)

*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.

It is hereby certified that this is a true electronic copy of TCT T-29931 on file in Registry of Deeds of Ormoc City, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Ormoc City. Requested By: DELANTE, GERYL ROBLE

Ref. No. : 2019006704 OR No. : 1019897305
Date : 12/13/2019 OR Date : Dec 11 2019
Time : 09:35:29 AM Amt. Paid: 546.70

MEMORANDUM OF ENCUMBRANCES

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

Entry No. (cont'd of technical description)
on the plan and marked on the ground as follows: point 1 & 3 by PS Cyl. Conc. Mon. 15x60 cm.; dia.; and the rest by old Cyl. Conc. Mon.; bearings true; declination deg: 09'E.; date of the Original Survey, Aug. 1920-Jan. 1935 and that of the subdivision survey, executed by Candido O. Gomez, Geo. Engr. on April 30, 1996. App. on August 27, 1996.

ARTURO P. SJAREZ

Register of Deeds

NOTHING FOLLOWS

All subsequent encumbrances shall be shown electronic with PHILAPP.
07/31/2019

(Memorandum of Encumbrances continued on Page -B)
(Technical Description continued on Additional Sheet Page)

Register of Deeds

It is hereby certified that this is a true electronic copy of TCT T-29931 on file in Registry of Deeds of Ormoc City, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Ormoc City. Requested By: DELANTE, GERYL ROBLE

Ref. No.: 2019006704 OR No.: 1019897305

Date: 12/13/2019 OR Date: Dec 11 2019

Time: 09:35:29 AM Amt. Paid: 546.70

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

(Continued on Page ----- C)

Register of Deeds



It is hereby certified that this is a true electronic copy of TCT T-29931 on file in Registry of Deeds of Ormoc City, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Ormoc City. Requested By: DELANTE, GERYL ROBLE

Ref. No.: 2019006704 OR No.: 1019897305

Date: 12/13/2019 OR Date: Dec 11 2019

Time: 09:35:29 AM Amt. Paid: 546.70

(Continuation of the Memorandum of Encumbrances from Page - B)

(Continued on Additional Sheet Page)
Registry of Deeds

It is hereby certified that this is a true electronic copy of TCT T-29931 on file in Registry of Deeds of Ormoc City, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Ormoc City. Requested By: DELANTE, GERYL ROBLE

Ref. No.: 2019006704 OR No.: 1019897305

Date: 12/13/2019 OR Date: Dec 11 2019

Time: 09:35:29 AM Amt. Paid: 546.70

EXTRA JUDICIAL SETTLEMENT AND PARTITION

KNOW ALL MEN BY THESE PRESENTS:

This Extra - Judicial Settlement and Partition made and entered into by between/ among:

P.5

PRISCILLA SEDILLO, Filipino, of legal age, widow and a resident of Brgy. San Isidro, Ormoc City; and the Heirs of Alejandro Sedillo, namely:

[Signature]

HILARIO GABLINO SEDILLO, Filipino, of legal age, married and a resident of Brgy. San Isidro, Ormoc City;

[Signature]

ANGELINA SEDILLO, Filipino, of legal age, married and a resident of Brgy. San Isidro, Ormoc City;

[Signature]

MARIVEL SEDILLO-LAPAY, Filipino, of legal age, married and a resident of Brgy. San Isidro, Ormoc City;

[Signature]

ANTONIO COLANGO SEDILLO, Filipino, of legal age, married and a resident of Brgy. San Isidro, Ormoc City; and

[Signature]

ARTURO COLANGO SEDILLO, Filipino, of legal age, married and a resident of Brgy. San Isidro, Ormoc City, who shall hereinafter be collectively referred to as the parties;

WITNESSETH, That:

The above-named parties are the surviving heirs of ALEJANDRO C. SEDILLO who died on May 17, 2015 in Ormoc City, Philippines, and who was a resident of Ormoc City, Philippines, at the time of his death;

The aforementioned decedent died intestate leaving as their only surviving heirs the parties;

WHEREAS, to the knowledge of the parties herein, there are no known debts left by the decedent at the time of his death, and that he left the following properties:

	TITLE NO./ TAX DECLARATION NO.	LOT No.	LOCATION	CLASSIFICATION	AREA (IN SQUARE METERS)
1	TCT No. T- 29931	5282-C-4-A	Ormoc City		44

NOTHING FOLLOWS.

NOW, THEREFORE, for and in consideration of the foregoing premises, the parties hereto have agreed and covenanted as they do by these presents agree and covenant as follows:

The parties herein hereby adjudicate upon and among themselves EQUALLY, all the rights, interest and participation in the aforesaid property,

[Signature]

which division and partition is made pursuant to and conditioned upon the liabilities imposed by Section 4, Rule 74, of the Revised Rules of Court.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures this 30 DEC 2019 day of 30 DEC 2019 at Ormoc City, Philippines.

PRISCILLA SEDILLO

HILARIO GABLINO SEDILLO

ANGELINA SEDILLO

MARIVEL SEDILLO-LAPAY

ANTONIO COLANGO SEDILLO

ARTURO COLANGO SEDILLO

SIGNED IN THE PRESENCE: 1. sedillo 2. 3

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
City of Ormoc) S.S.

BEFORE ME, Notary Public, for the City of Ormoc and in the Province of Leyte, this 30 DEC 2019, at Ormoc City, Philippines, personally appeared the above- named persons with competent evidences of identity:

PRISCILLA SEDILLO - Senior Citizen ID-22647
HILARIO GABLINO SEDILLO - License No. 403-02-039190
ANGELINA SEDILLO - Identification No. 3738-0332A-E11824CS 20000-1
MARIVEL SEDILLO-LAPAY - Philhealth 13-201270610-7
ANTONIO COLANGO SEDILLO - License No. 403-02-039024
ARTURO COLANGO SEDILLO - Unipid Multi-purpose ID CAN-011-2421657-5

who represented to me to be the same persons who executed the foregoing Deed of Extra- Judicial Partition consisting of TWO (2) pages including the page on which this acknowledgment is written and they acknowledged to me that the same is their free and voluntary act and deed.

WITNESS MY HAND AND SEAL, the day, year and place first above-written.

Doc. No. 116 ;
Page No. 24 ;
Book No. XXIX ;
Series of 2019.

EUSEBIO A. OTADOY, JR.
NOTARY PUBLIC
UNTIL DECEMBER 31, 2019

NC NO. ORM-17-12-020
IBP NO. 067071, PASIG CITY, 01/11/2019
PTR NO. 5342651, ORMOC CITY, 01/08/2019

RECEIVED
CITY LEGAL OFFICE
ORMOC CITY
BY: Don L. Jaca
DATE: 11-28-19
TIME: 8:56 A.M.



REPUBLIC OF THE PHILIPPINES
ORMOC CITY

11 Annex C

11 Annex C

MEMORANDUM:

FOR: HON. RICHARD I. GOMEZ
City Mayor

FROM: APPRAISAL COMMITTEE
Composed of City Assessor, City Engineer and City
Planning and Development Officer

SUBJECT: APPRAISAL REPORT
Lot 5282-B-3 and Lot 5282-C-4-A, situated in Barangay San Isidro,
Ormoc City.

DATE: November 13, 2019

I. GENERAL

The term **Fair Market Value** is defined as the estimated amount for which property should exchange on the date of valuation after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion.

In this definition it is assumed that any transaction shall be based on cash or its equivalent consideration. This price which the property would fetch if offered for sale in the open market would undoubtedly be affected, should the sale be on terms, whether favorable or unfavorable.

It is further assumed that the titles to the property are good, marketable and free from liens and encumbrances, and that fee simple ownership is transferable.

The rights appraised in this report are the property rights in fee simple, free and clear. Fee Simple is defined as the absolute fee without limitation to any particular class of heirs or restrictions but subject to the limitations of eminent domain, escheat, police power and taxation.

II. SCOPE AND PURPOSE OF APPRAISAL

This Appraisal Committee was constituted pursuant to Executive Order No. 56 dated December 10, 2018. It is tasked with the duty to determine the appraised value of a real property owned by Sps. Melanio Sedillo and Ulpiana Sedillo & Sps. Alejandro C. Sedillo and Priscilla C. Sedillo sought to be used by the City for Road Right of Way (San Isidro to Linao Proposed New Access Road).

III. PROPERTY IDENTIFICATION, LOCATION, AND OWNERSHIP

The above subject properties have been surveyed and identified as follows:

1. "A parcel of registered land, bearing Lot No. 5282-B-3, situated in Brgy. San Isidro, Ormoc City, containing an area of Four Hundred Thirty Eight (438) Square Meters and covered by TCT No. 25085 of the Register of Deeds of Ormoc City. It is registered in the name of Sps. Melanio Sedillo and Uplana Sedillo."
2. "A parcel of registered land, bearing Lot No. 5282-C-4-A, situated in Brgy. San Isidro, Ormoc City, containing an area of Forty Four (44) Square Meters and covered by TCT No. T-29931 of the Register of Deeds of Ormoc City. It is registered in the name of Sps. Alejandro Sedillo and Priscilla Sedillo."

IV. CLASSIFICATION, IMPROVEMENTS, AND GENERAL CONDITION

The above subject property is classified as residential land and is accessible to land transportation as it is adjacent to a proposed road.

V. NEIGHBOURHOOD DATA

The property is located in an area where land development is of mixed use, specifically, residential and agricultural.

Generally, the road along the subject parcel of land is designed to accommodate light medium to heavy vehicular traffic loads. It is a proposed road from Barangay San Isidro going to Barangay Linao.

VI. COMMUNITY FACILITIES AND UTILITIES

Electric and water supply facilities are available within the vicinity of the site.

Public transportation connecting to the City Proper is available. Mobile patrols of the PNP are maintained by the city government.

VII. GOVERNMENT ASSESSMENT / MARKET SALES DATA

BIR Zonal Valuation of Real Properties within Barangay San Isidro, Ormoc City provides:

Street Name	Classification	Z.V./ sq.m.
Residential Land (Weather Road)	RR	Php 2,750.00
Residential Land (Interior Lot)	RR	Php 2,000.00

Market Sales Data near the vicinity along Linao to San Isidro Barangay Road is Php 1,500 per square meter at Sherwin Diano's Property.

VIII. HIGHEST AND BEST USE

Taking into consideration the location, size, actual use the land use of neighboring properties, the highest and the best use of the lots is for Residential purpose. (Road Right of Way).

IX. RECOMMENDED APPRAISED VALUE

Based on the valuations gathered by the appraisal committee, it is recommended that the appraised value of the aforesaid lot should not be more than Two Thousand Pesos (P1p 2,000.00) per square meter.

Prepared by:

APPRAISAL COMMITTEE

ENGR. RAOUL E. CAM
City Planning and Development Officer

ENGR. RANULFO D. OLIVEROS
City Engineer

ENGR. ARTHUR C. ARCUINO
City Assessor



Republic of the Philippines
CITY GOVERNMENT OF ORMOC
Ormoc City, Leyte 6541

Annex D


CERTIFICATE OF AVAILABILITY OF FUNDS

THIS IS TO CERTIFY that funds for the obligation described in the amount specified below are available:

PURPOSE : Lot Acquisition (for road concreting)
LOCATION : Lot No. 5282-C-4-A
Brgy. San Isidro, Ormoc City
AMOUNT : Php 96,000.00
SOURCE OF FUND : CY2019 20% Development Fund
ACCOUNT CODE : 6918-1-07-01-010-2019-0001

Issued this 12th Day of March 2020 at the New Ormoc City Hall, Aunubing Street,
Brgy. Cogon, Ormoc City.


ROSARIO G. SERAFICA
City Accountant


SABRINA P. DUERO
City Budget Officer

//kms-CAPM29.03.027

CONTRACT TO BUY AND SELL

This Contract is made and entered into by and between:

PRISCILLA SEDILLO, Filipino, of legal age, widow and a resident of Brgy. San Isidro, Ormoc City; and the Heirs of Alejandro Sedillo, namely:

HILARIO GABLINO SEDILLO, Filipino, of legal age, married and a resident of Brgy. San Isidro, Ormoc City;

ANGELINA SEDILLO, Filipino, of legal age, married and a resident of Brgy. San Isidro, Ormoc City;

MARIVEL SEDILLO-LAPAY, Filipino, of legal age, married and a resident of Brgy. San Isidro, Ormoc City;

ANTONIO COLANGO SEDILLO, Filipino, of legal age, married and a resident of Brgy. San Isidro, Ormoc City; and

ARTURO COLANGO SEDILLO, Filipino, of legal age, married and a resident of Brgy. San Isidro, Ormoc City, hereunder referred to as the VENDORS; AND

THE LOCAL GOVERNMENT UNIT OF ORMOC, a municipal corporation created and existing under Philippine laws, with address at Aunubing Street, Brgy. Cogon, Ormoc City, represented by Mayor RICHARD I. GOMEZ, hereunder referred to as the VENDEE;

WITNESSETH, that:

WHEREAS, the Local Government Unit of Ormoc (LGU Ormoc) is mandated to "exercise such other powers and discharge such other functions and responsibilities as are necessary, appropriate, or incidental to efficient and effective provisions of the basic services and facilities;

WHEREAS, the Local Government Code states that among such basic facilities are those "intended primarily to service the needs of the residents of the municipality and which are funded out of municipal funds including but not limited to, municipal roads and bridges; xxx";

WHEREAS, in performance of such functions, the VENDEE has planned, programmed and funded a road concreting project in Brgy. San Isidro, Ormoc City;

WHEREAS, the VENDORS own a parcel of land through which a portion of the road will traverse through;

WHEREAS, the VENDEE has have offered to buy the said property to be used as a public road totaling an area of FOUR HUNDRED THIRTY EIGHT (438) SQUARE METERS, which the VENDORS have accepted under the following terms and conditions:

1. The lot subject of the sale is hereunder identified as:
Lot No.: 5282-C-4-A
Area: 44 square meters;
Transfer Certificate of Title No. 29931
Location: Brgy. San Isidro, Ormoc City
2. The Contract Price is TWO THOUSAND PESOS (PHP 2,000.00) per square meter or the total sum of EIGHTY EIGHT THOUSAND PESOS (Php 88,000.00) for FORTY FOUR (44) SQUARE METERS, net of capital gains tax, documentary stamp tax, transfer tax and registration fees, except for transfer costs on the tax declaration,

