



Republic of the Philippines  
Province of Oriental Mindoro  
MUNICIPALITY OF BULALACAO

**OFFICE OF THE SANGGUNIANG BAYAN**

Municipal Building, Poblacion, Bulalacao, 5214, Oriental Mindoro  
sbobulalacaoormin@gmail.com/09988546853

EXCERPTS FROM THE MINUTES OF THE REGULAR SESSION OF THE 12<sup>TH</sup> SANGGUNIANG BAYAN OF BULALACAO, ORIENTAL MINDORO HELD ON AUGUST 26, 2025 AT SANGGUNIANG BAYAN SESSION HALL

**PRESENT:**

|                              |  |
|------------------------------|--|
| Hon. German S. Acosta        | Municipal Vice Mayor/Presiding Officer |
| Hon. Guillermo G. Salas, Jr. | Sangguniang Bayan Member               |
| Hon. Moses M. Osorio, Sr.    | Sangguniang Bayan Member               |
| Hon. Ramon G. Magbanua       | Sangguniang Bayan Member               |
| Hon. Joejie R. Narciso       | Sangguniang Bayan Member               |
| Hon. Romeo O. Fallaria       | Sangguniang Bayan Member               |
| Hon. Roger M. Evangelio, Sr. | Sangguniang Bayan Member               |
| Hon. Jerus Jade B. Reyes     | Sangguniang Bayan Member               |
| Hon. Nestor L. Eguillon      | Sangguniang Bayan Member               |
| Hon. Aceron U. Calinog, Jr.  | IPM Representative                     |

*[Signature]*  
HON. ROMEO O. FALLARIA  
*[Signature]*  
KEIZEN SALADINO

*[Signature]*  
HON. JOEJIE R. NARCISO  
*[Signature]*  
HON. ACERON U. CALINOG, JR.

**ABSENT:**

|                             |                                 |
|-----------------------------|---------------------------------|
| Hon. Enrico C. Villas       | Pangulo, Liga ng mga Brgy.-O.B. |
| Hon. Francis Dave C. Cantos | SK Federation President -O.B.   |

*[Signature]*  
HON. RAMON G. MAGBANUA  
*[Signature]*  
HON. ACERON U. CALINOG, JR.

X-----X

**RESOLUTION NO. 25-08-256**

**RESOLUTION AUTHORIZING THE MUNICIPAL MAYOR TO REPRESENT THE LOCAL GOVERNMENT UNIT OF BULALACAO, ORIENTAL MINDORO TO ACCEPT THE DEED OF DONATION MADE BY SPOUSES ERNILO C. VILLAS AND EDNA C. VILLAS AND ESTRELLITA MANAHAN ACERON OF THE PARCEL OF LAND SITUATED IN BARANGAY CAMPAASAN, BULALACAO, ORIENTAL MINDORO WHICH IS BEST DESCRIBED IN THE ATTACHED DEED OF DONATION TO BE USED AS SITE FOR THE NEW BULALACAO PUBLIC MARKET**

**Sponsors:**

**Sangguniang Bayan Member ROMEO O. FALLARIA**  
Chairperson, Committee on Rules, Privileges, Ordinances and Legal Matters  
**Sangguniang Bayan Member GUILLERMO G. SALAS, JR.**  
Chairperson, Committee on Housing and Land Utilization  
**Sangguniang Bayan Member ENRICO C. VILLAS**  
Chairperson, Committee on Market and Slaughterhouse

*[Signature]*  
HON. MOSES M. OSORIO, SR.  
*[Signature]*  
HON. NESTOR L. EGUILLON

*[Signature]*  
HON. GUILLERMO G. SALAS, JR.  
*[Signature]*  
HON. JERUS JADE B. REYES

**RESOLVED AS IT IS HEREBY RESOLVED, To:** Authorize the Municipal Mayor, the Honorable Lumelito M. Cabagay to represent the Local Government Unit of Bulalacao, Oriental Mindoro to accept the Deed of Donation made by spouses Ernilo C. Villas and Edna C. Villas and Estrellita Manahan Aceron of the parcel of land situated in Barangay Campaasan, Bulalacao, Oriental Mindoro as best described

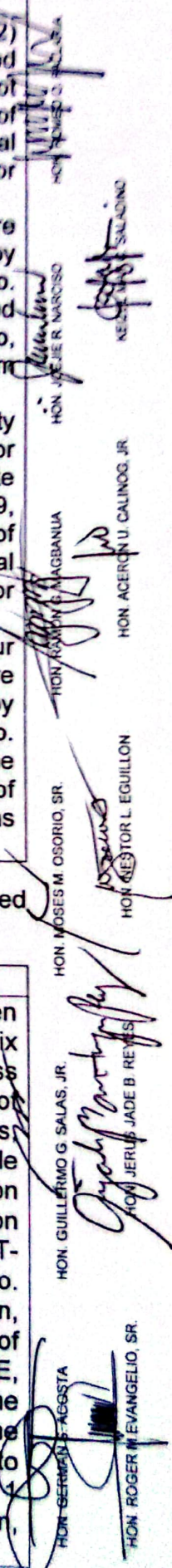
*[Signature]*  
HON. GERMAN S. ACOSTA  
*[Signature]*  
HON. ROGER M. EVANGELIO, SR.

below to be used as site for the new Bulalacao Public Market; to wit:

| Donor   | Lot Description  |
|---|--|
| <p>i. Spouses Ernilo C. Villas and Edna C. Villas</p> | <p>i. A portion of two hundred sixty two (262) square meters, more or less, covered by Transfer Certificate No. 109378, Lot 9-A-8, situated in the Municipality of Bulalacao, Province of Oriental Mindoro, free from any liens or encumbrances;</p> <p>ii. A portion of ninety nine (99) square meters, more or less, covered by Transfer Certificate of Title No. 109371, Lot 9-A-1, Pathway, situated in the Municipality of Bulalacao, Province of Oriental Mindoro, free from any liens or encumbrances;</p> <p>iii. A portion of three hundred eighty seven (387) square meters, more or less, covered by Transfer Certificate of Title No. 109379, Lot 9-A-9, situated in the Municipality of Bulalacao, Province of Oriental Mindoro, free from any liens or encumbrances;</p> <p>iv. A portion of two thousand four hundred ninety five (2,495) square meters, more or less, covered by Transfer of Certificate of Title No. 109377, Lot 9-A-7, situated in the Municipality of Bulalacao, Province of Oriental Mindoro, free from any liens or encumbrances.</p> |

The donated land has a total area of three thousand two hundred forty three (3,243) square meters, more or less.

| Donor                                | Lot Description   |
|--------------------------------------|---|
| <p>ii. Estrellita Manahan Aceron</p> | <p>i. A portion of one thousand seven hundred forty one and thirty six (1,741.36) square meters, more or less of a parcel of land containing an area of 28,955 square meters, more or less covered by Transfer Certificate of Title No. T-11458. (Lot 8 of the subdivision plan (LRC) Psd-4301, being a portion of the land described on plan TT-131140, LRC (OLRO) Record No. 38732 situated in the Poblacion, Municipality of Bulalacao, Province of Oriental Mindoro. Bounded on the NE, points 2 to 3 by Public Land; and on the SE points 3 to 4 by Lot 7 of the subdivision plan; on the SW points 4 to 1 by Public Land and the NW points 1 to 2 by Lot 9 of the subdivision plan, free from any lien or encumbrances.</p> |

  
 HON. JESUE R. NARCISO  
 HON. JASON G. MAGBANUA  
 HON. MOSES M. OSORIO, SR.  
 HON. JERILMO G. SALAS, JR.  
 HON. GERARDO S. AGOSTA  
 HON. ACERON U. CALINOG, JR.  
 HON. JERILMA JADE B. REYES  
 HON. ROGER M. EVANGELIO, SR.

The donated land has a total area of one thousand seven hundred forty one and thirty six (1,741.36) square meters, more or less.

**RESOLVED FURTHER, To:** Let copies of resolution be furnished the Donors for their information and reference.

**ON MOTION** of SB Member Romeo O. Fallaria together with SB Member Guillermo G. Salas, Jr. and SB Member Enrico C. Villas jointly seconded by SB Member Ramon G. Magbanua and SB Member Nestor L. Eguillon, foregoing was...

**APPROVED**: August 26, 2025, Bulalacao, Oriental Mindoro.

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Hon. **GUILLERMO G. SALAS, JR.**  
Sangguniang Bayan Member

Hon. **MOSES M. OSORIO, SR.**  
Sangguniang Bayan Member

Hon. **RAMON G. MAGBANUA**  
Sangguniang Bayan Member

Hon. **JOEJIE R. NARCISO**  
Sangguniang Bayan Member

Hon. **ROMEO O. FALLARIA**  
Sangguniang Bayan Member


Hon. **ROGER M. EVANGELIO, SR.**  
Sangguniang Bayan Member

Hon. **JERUS JADE B. REYES**  
Sangguniang Bayan Member

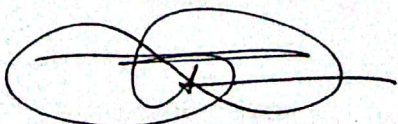
Hon. **NESTOR L. EGUILLON**  
Sangguniang Bayan Member

Hon. **ACERON U. CALINOG, JR.**  
IPM Representative

**CERTIFIED TRUE AND CORRECT:**

  
**KEIZEL MAY C. SALADINO**  
Temporary Secretary

**ATTESTED:**

  
**Hon. GERMAN S. ACOSTA**  
Municipal Vice Mayor/ Presiding Officer  
Date Signed: September 8, 2025

DEED OF DONATION

**KNOW ALL MEN BY THESE PRESENTS:**

This Deed of Donation entered this JUL 08 2025 by and between **SPOUSES ERNILO C. VILLAS, AND EDNA CANTOS**, likewise of legal age, and residents of Campaasan, Bulalacao, Oriental Mindoro hereinafter called the **DONORS** and the **Municipal Government of Bulalacao, Oriental Mindoro**, represented herein by **LUMELITO M. CABAGAY**, Municipal Mayor, hereinafter called the **DONEE**.

WITNESSETH

That the **DONORS** are the owners of the portions of land particularly described as follows:

I "A PORTION OF TWO HUNDRED SIXTY TWO (262) SQUARE METERS, more or less, covered by Transfer Certificate of Title No. 109378, Lot 9-A-8, situated in the Municipality of Bulalacao, Province of Oriental Mindoro, free from any liens or encumbrances."

II "A PORTION OF NINETY NINE (99) SQUARE METERS, more or less, covered by Transfer Certificate of Title No. 109371, Lot 9-A-1, Pathway, situated in the Municipality of Bulalacao, Province of Oriental Mindoro, free from any liens or encumbrances."

III "A PORTION OF THREE HUNDRED EIGHTY SEVEN (387) SQUARE METERS, more or less, covered by Transfer Certificate of Title No. 109379, Lot 9-A-9, situated in the Municipality of Bulalacao, Province of Oriental Mindoro, free from any liens or encumbrances."

IV "A PORTION OF TWO THOUSAND FOUR HUNDRED NINETY FIVE (2,495) SQUARE METERS, more or less, covered by Transfer Certificate of Title No. 109377, Lot 9-A-7, situated in the Municipality of Bulalacao, Province of Oriental Mindoro, free from any liens or encumbrances."

That, in consideration of the ardent desire to promote the interest and welfare of the people of Bulalacao and to provide them with **New Bulalacao Public Market** located at Campaasan, Bulalacao, Oriental Mindoro, the **DONORS** hereby convey and transfer by way of donation portions of Land abovedescribed with the total land area of **THREE THOUSAND TWO HUNDRED FORTY THREE (3,243) SQUARE METERS, more or less;**

That if the **DONEE** fails to construct the **New Bulalacao Public Market** as intended, or fails to maintain the same in good operating condition for the benefit of the public this Donation shall be deemed **NULL and VOID** and the ownership of the land shall be reverted to the **DONORS** or their heirs;

That, the **DONORS** hereby express for purpose of giving full effect and validity to this Donation, that they have reserved to themselves sufficient property in full ownership which is necessary to support in consonance with their physical standing in the community;

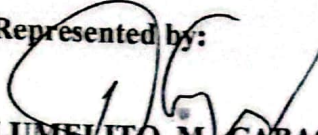
That, the **DONEE** hereby receives and accepts this Donation and expresses his appreciation and gratitude for the kindness and generosity of the **DONORS**.

IN WITNESS HEREOF, we have hereunto set our hands this JUL 08 2025  
Lot 1, Oriental Mindoro.


**ACCEPTED FOR AND IN BEHALF OF THE  
MUNICIPAL GOVERNMENT OF BULALACAO,  
ORIENTAL MINDORO:**

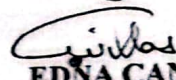
**-DONEE-**

Represented by:

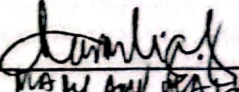
  
**LUMELITO M. CABAGAY**  
Municipal Mayor

**-DONORS**

  
**ERNILO C. VILLAS**

  
**EDNA CANTOS**

**SIGNED IN THE PRESENCE OF:**

1.   
RAY AND PEALALA

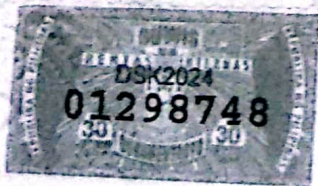
2. \_\_\_\_\_


REPUBLIC OF THE PHILIPPINES )  
PROVINCE OF ORIENTAL MINDORO) S.S.  
MUNICIPALITY OF Roxas )

**ACKNOWLEDGMENT**

BEFORE ME, a Notary Public for and in Roxas, Oriental Mindoro, personally appeared **ERNILO C. VILLAS** with his PRC ID No. 11-004 issued by PRC at Manila, **EDNA CANTOS** with her UMID CRN-0111-0325997 and **LUMELITO M. CABAGAY** with his \_\_\_\_\_ issued by \_\_\_\_\_ at \_\_\_\_\_ known to me to be the same persons who executed the foregoing instrument consisting of two (2) pages including this page where the acknowledgement is written signed by the parties and their instrumental witnesses and they acknowledged to me that the same are their own free and voluntary acts and deeds.

**WITNESS MY HAND** at the place and on the date first above-written.



  
Atty. **ARNEL T. CALDERON**

Notary Public, Until December 31, 2026

PTR No. 4314529A, 01-07-25

IBP OR No. 485596; 12/20/2024

Roll No.58510/MCLE COC No. VIII-0025177/04-14-28

Roxas, Oriental Mindoro

Doc. No. 440 ;  
Page No. 88 ;  
Book No. 174 ;  
Series of 2025

**DEED OF DONATION**

**KNOW ALL MEN BY THESE PRESENTS:**

This Deed of Donation entered this 23 JUN 2025 by and between **ESTRELLITA MANAHAN-ACERON**, of legal age, married to Edgardo C. Aceron likewise of legal age, and a resident of Kabangkalan, Poblacion, Bulalacao, Oriental Mindoro hereinafter called the **DONOR** and the **Municipal Government of Bulalacao, Oriental Mindoro**, represented herein by **ERNILO C. VILLAS**, Municipal Mayor, hereinafter called the **DONEE**.

**WITNESSETH**

That the **DONOR** is the owner in fee simple of the portion of land by virtue of Transfer Certificate of Title No. **T-11458** of the Registry of Deeds for the Province of Mindoro Oriental particularly described as follows:

**"A PORTION OF ONE THOUSAND SEVEN HUNDRED FORTY ONE AND THIRTY SIX (1,741.36) SQUARE METERS, more or less of a parcel of land containing an area of 28,955 Square Meters, more or less, covered by Transfer Certificate of Title No. T-11458. (Lot 8 of the subdivision plan (LRC) Psd-4301, being a portion of the land described on plan TT-131140, LRC (OLRO) Record No. 38732 situated in the Poblacion, Municipality of Bulalacao, Province of Oriental Mindoro. Bounded on the NE., points 2 to 3 by Public Land; and on the SE points 3 to 4 by Lot 7 of the subdivision pan; on the SW., points 4 to 1 by Public Land and on the NW., points 1 to 2 by Lot 9 of the subdivision plan, free from any lien or encumbrances"**.

That, in consideration of the ardent desire to promote the interest and welfare of the people of Bulalacao and to provide them with **New Bulalacao Public Market** located at Campaasan,, Bulalacao, Oriental Mindoro, the **DONOR** hereby conveys and transfers by way of donation portion of Land abovedescribed with land area of **ONE THOUSAND SEVEN HUNDRED FORTY ONE AND THIRTY SIX (1,741.36) SQUARE METERS, more or less;**

That if the **DONEE** fails to construct the **New Bulalacao Public Market** as intended, or fails to maintain the same in good operating condition for the benefit of the public this Donation shall be deemed **NULL and VOID** and the ownership of the land shall be reverted to the **DONOR** or his heirs;

That, the **DONOR** hereby express for purpose of giving full effect and validity to this Donation, that he has reserved to himself sufficient property in full ownership which is necessary to support in consonance with his physical standing in the community;

That, the **DONEE** hereby receives and accepts this Donation and expresses his appreciation and gratitude for the kindness and generosity of the **DONOR**.

**IN WITNESS HEREOF**, we have hereunto set our hands this 23 JUN 2025 at Roxas, Oriental Mindoro.

**ACCEPTED FOR AND IN BEHALF OF THE MUNICIPAL GOVERNMENT OF BULALACAO, ORIENTAL MINDORO:**

**-DONEE-**

**-DONOR-**

Represented by:

**ERNILO C. VILLAS**

**ESTRELLITA MANAHAN-ACERON**

**WITH MY MARITAL CONSENT:**

SIGNED IN THE PRESENCE OF:

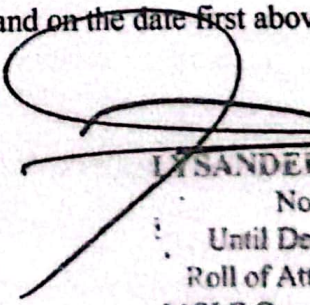
1. EDUARDO C. ACERON

2. JOSE PABLO D. MARCELLANO

REPUBLIC OF THE PHILIPPINES )  
PROVINCE OF ORIENTAL MINDORO) S.S. ACKNOWLEDGMENT  
MUNICIPALITY OF ROXAS )

BEFORE ME, a Notary Public for and in Roxas, Oriental Mindoro, personally appeared **ESTRELLITA MANAHAN-ACERON** with her Sr. Citizen ID Control No. 11-0004 issued by OSCA at Bulalacao, Or. Mdo. and **ERNILO C. VILLAS** with his PRC ID No. 0043139 issued by PRC at Manila, known to me to be the same persons who executed the foregoing instrument consisting of two (2) pages including this page where the acknowledgement is written signed by the parties and their instrumental witnesses and they acknowledged to me that the same are their own free and voluntary acts and deeds.

WITNESS MY HAND at the place and on the date first above-written.

  
**LYSANDER L. FETIZANAN**  
Notary Public

Until December 31, 2025  
Roll of Attorney's No 50913  
MCLE Comp. No. VIII-0026507  
IBP OR No. 492996; 01-02-2025  
PTR No. 4314504; 01-02-2025  
Roxas, Oriental Mindoro

Doc. No. 62 ;  
Page No. 33 ;  
Book No. CLDAN ;  
Series of 2025

