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Letter June 9, 2026

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To: Office of the City Prosecutor- Cebu City <ocpcebucity@gmail.com>, OMB Visayas Office <visayas@ombudsman.gov.ph>

Referencing my correspondence and that of the Office of the Ombudsman, Cebu, signed by the Deputy City Prosecutor and Senior Assistant on the above-noted date, the Prosecutor's Office has not denied the following situation:

The Filipinos are stealing property worth 6.3M PHP from an American citizen, and they are doing this by denying the property rights of the Complainant and committing title fraud:

-The Complainant legally purchased the property and cleared any remaining mortgage in 2021

-In 2022 he presented all purchase documents to the Taft Property Office which were scanned by personnel including Jerly Ponce.

-The Complainant met with Taft Atty. Princess in 2023 requesting the condominium certificate of title and compensation for delays in title delivery.

-Taft Atty. Princess denied the Complainant's right to the property, and the DHSUD meeting transcript was replaced with a manufactured minutes document that was obviously redacted and factually inconsistent.

-Complainant served a legal demand for the title and compensation which was ignored by Taft Properties and filed a criminal case against Taft and Horizons Property Management for estafa among other charges.

-Prosecutor Naranjo issued a resolution 6 months after the complaint referring to a response from Horizons Property Management that was never submitted or issued to the Complainant. The resolution refused to investigate an obviously manufactured transmittal slip for the condominium title and did not question Taft's claim of sending the title to a bank with no cognizable interest in the property.

-The Complainant met again with Taft personnel at a DHSUD conference in February 2026 with complaint of PD 957 violation for failure to deliver a title to the owner. This was dismissed due to a purported lack of jurisdiction over condo purchases by foreigners. DHSUD never produced the requested record from this conference.

-In March of 2026 access to the title was refused by a PNB representative despite presenting all purchase documents and a quit claim from the previous owner. The representative explained that they can only transmit titles to Filipinos and that bank personnel are "not supposed to talk to foreigners".

The scam appears to be that after the Complainant dies the title will be claimed from the bank by either the previous owner who is a Filipino, or by Taft Properties with no land registry record ever being recorded in the Complainant's name because no title was delivered. The Complainant's purchase will be treated like it never happened with the title remaining in the previous owner's name.

This is how Filipinos steal property from foreigners. DHSUD and the Cebu Prosecutor have been complicit in covering this up with manufactured evidence, a Complaint response from Horizons Management that the Prosecutor invented, and legal acceptance of an obvious criminal violation of PD 957 with no title delivery to the owner, previous or current.

The Prosecutor's Office claims the matter is resolved because the Filipinos still have their property title and the American is poor.

These facts could reasonably prove corruption as they are established in legal filings and documents that are fraudulent on their face. From an outside perspective it is obvious that both the Cebu City Prosecutor and DHSUD being compensated by Taft for this coverup.

The matter is under review by the concerned Office of the Department of Justice and may be subject to civil litigation.

It is unlikely that the Prosecutor's position will change as they stand only to profit from the situation. As long as the still-living Complainant's rights are being denied there will be an action against the parties involved and likely estate claims after the Complainant's involvement.

With due regards,

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