

# Neocatechumenal Way - An Insider's View

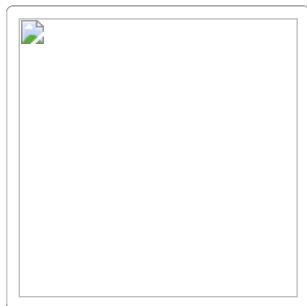
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Saturday, September 3, 2016

## Response From Dr. Eusebio

The reason and intention of purchasing the Accion Hotel was to house the Redemptoris Mater Seminary. That intent can be found in the Bank of Guam loan application as Dr. Eusebio stated. The following is Dr. Eusebio's entire response, which was submitted to KUAM:

### RESPONSE FROM BOARD MEMBER OF REDEMPTORIS MATTER SEMINARY



Most of you know me as Dr. Eusebio, a surgeon who has practiced on Guam for many years. Some perhaps from my childhood going to Sinajana Elementary school, St. Jude Thaddeus School or now known as Bishop Baumgartner Memorial School and graduating from Father Duenas Memorial School, Class of 1972. What perhaps most of you don't know is that Archbishop Apuron has appointed me to be a member of the Board of Directors of the Redemptoris Mater Seminary since 2002. All the recent speculations in regards to the ownership of the seminary, quality of education, amount of monies spent, etc. has brought sadness and disappointment. As you are well aware there are always two sides to a story and my desire is perhaps to clarify some misconceptions or misunderstandings revealing the truth as I know it.

The Redemptoris Mater Seminary is an Archdiocesan missionary seminary ordaining and educating diocesan priests. There are many orders of priests Capuchin, Carmelite, Benedictine, Jesuit, etc. and Diocesan. (There are no Neocatechumenal Way priests.) These priests belong to the diocese of Guam. They are missionary however and may be sent on missions at the discretion of the Archbishop. Since 1999, our seminary has produced 17 Diocesan priests. From the very beginning, it was the desire of this Archdiocese to find a place to permanently house the seminary. The availability of the Hotel Accion property made this a reality. It is important to understand the INTENT of the Archdiocese to purchase the property FOR the Redemptoris Mater Seminary. The initial handwritten application for the loan to the Bank of Guam listed the purpose of the loan was to purchase the property for the Redemptoris Mater Seminary. The unanimous approval of the Archdiocesan Finance Council to purchase the property known as the Hotel Accion was in order to permanently house the Redemptoris Mater Seminary. The approval of the Apostolic Delegate for the Pacific, Archbishop Coveney, to purchase the specified building was to house the Redemptoris Mater Archdiocesan Missionary Seminary. There has never been a question who the Archdiocese acquired the property for and therefore Archbishop Apuron placing a deed restriction on the property never changed the INTENT of the Archdiocese to permanently house the Redemptoris Mater Seminary on that property.

The Archdiocese of Agana is a Corporation Sole, the Redemptoris Mater House of Formation is a Corporation sole and both list Archbishop Apuron as the only member. You can have as many advisors, committees, directors as you want but only one person makes the decision to approve or deny anything, the Archbishop. This contrasts with a corporation aggregate which has many members who have fiduciary responsibilities, to stockholders for example, and vote to decide whether to approve or deny a motion. This is typical of many business corporations but is NOT the situation with the Archdiocese. Therefore, if for example, the Board of Directors of the Seminary were to decide to sell the property, they could not without the approval of the sole member of the Corporation. A deed of restriction for the use of the property by the Redemptoris Mater Seminary does not change ownership of the property nor the ability of the owner to sell the property. This legal opinion was confirmed by the Lewis Roca Rothgerber law firm from Denver, Colorado whose expertise is on civil and canon law. Additionally, a title search by Pacific American Title company on August of 2014 listed the Archdiocese of Agana as the owner of the Yona property, housing the Redemptoris Mater Seminary.

In regards to the deed of restriction, Archbishop Hon claims that the Holy See directed Archbishop Apuron to lift or rescind this deed but failed to clarify that the office making this "request" was his very own Congregation of Evangelization and he as the Apostolic delegate was the one making the request. The pope, as stated by Archbishop Apuron, never made the request. This request, however, was sent to the Congregation of Legislative Text (the highest Vatican Body for the Interpretation of legislative act) for an opinion and stated, " the Archbishop's act of assignment, therefore, can neither be considered a sale nor alienation, but only a [required] transfer of ownership between two "Corporation Soles" which have only one member who alone enjoys all the powers of extraordinary administration." Additionally, Bishop Arrieta, the Secretary of the Congregation, stated, " what seems to emerge from the whole affair is that the Archbishop (Apuron) has limited himself to only fulfilling a required act and truth". The Vatican, the Holy See, the Pope has many arms or congregations to oversee the Catholic Church

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Diana commented on Response From Dr Eusebio\_3: "Dear Anonymous at 2:55 pm, Father Pius is not gone for good. He is still the head Catechist, for..."

Anonymous commented on Response From Dr Eusebio\_3:

and both of these Congregations are "branches" of the Pope. Why Archbishop Hon fails to mention these facts remains to be understood.

The Redemptoris Mater Seminary in Guam and Blessed Diego Institute is accredited by the Lateran University or what many people refer to as the Pope's University. It is one of the most prestigious universities in Rome. Representatives from the University examined the facility, curriculum and staff, deeming it worthy of affiliation. The seminarians graduate with a degree from the Lateran University. Furthermore, 4 ordained priests have enrolled to graduate education in Rome without any difficulty and one will be completing his doctorate this year. Why would any graduate school accept a student from a seminary that is a "Sham"?

In regards to seminary finances, it was costing the Archdiocese over \$40,000.00 per year per seminarian before the Redemptoris Mater Seminary existed and now it is only costing approximately \$9000.00 per year per seminarian. This is a significant cost saving!! Most of the seminary income come from private donations and the "subsidy" of the archdiocese is only about 12% of the total income. Last year the subsidized amount was \$73,800 for the year and the year before was \$83,700.00. Where the reported \$200,000.00 amount came from is unclear but these are the reported figures from our Board meeting.

The facts I presented are true to my knowledge and hopefully clarifies the position of the Seminary. Many of the facts have previously been stated but drowned by extracurricular voices. A lot of mud has been thrown with the hope that some of it sticks. I pray that some of these facts I presented washes some of it away so that you may have clarity. The seminary is a jewel that we do not want to loose. It is critical in our role to evangelize which was given to us when we were baptized as Catholics.

Posted by [Diana](#) at 3:51 PM



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## 44 comments:

**Anonymous** [September 3, 2016 at 7:27 PM](#)

Dr. Eusebio with this article you clarified a lot of misconceptions that are being circulated re the Redemptoris Mater Seminary in Guam.

St. John Paul II was the first Pope that celebrated mass at Porto San Giorgio, Italy (international centre of the way) and sent large number of families to Evangelize in every continent and country in the world; he blessed more than once the initiators of the way and all brethren. The Popes that came after him did the same.

RMS across the world are preparing Diocesan priests to continue this new Evangelization that was inspired by the Holy Spirit through the Vatican Council II across the world with families in the mission and catechesis in parishes across the globe.

If the RMS and the NCW are a "sham" as a small number of "catholics" wants us to believe than how come that there are over 100 RMS across the world? I pray to the Lord that these people that are trying to put in a bad light and are trying to destroy the way and RMS in Guam see the true light and stop harming the church in Guam.

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**Anonymous** [September 4, 2016 at 7:52 AM](#)

Do all these over 100 RMS Seminaries have NOTHING TO DO WITH THE NCW? Diana?



**Diana** [September 4, 2016 at 3:21 PM](#)

Dear Anonymous at 7:52 pm,

According to their Articles of Incorporation, the seminarians are formed to follow the missionary lifestyle of the Way, but they become priests for the entire Catholic Church. In the same way, seminarians may be formed according to their founder Layola (Founder of the Jesuits), but they are priests for the Catholic Church.

**Anonymous** [September 5, 2016 at 3:46 PM](#)

The RMS seminaries have very much to do with the NCW, but not in the sense of the NCW controlling them, nor in the sense of forming priests that are not diocesan. The NCW is a means to foster vocations, help in their formation, and strengthen them, for the whole Church, in particular for the dioceses where the ordinary decides to open a RMS, but not solely, as in the case of many vocations from NCW communities entering religious institutes or diocesan

*"Diana will you and your staff continue blogging now that Fr Pius is gone for good? We need your..."*

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seminaries other than RMS.

The "relationship" of the NCW and RMS seminaries is described in the Statute, Art. 18:

"[Initiation to and formation in the priestly vocation]

§ 1. The Neocatechumenal Way, like every true itinerary of catechesis, is also a "means to foster vocations to the priesthood, and of particular consecration to God in the different forms of religious and apostolic life and to enkindle in the heart of individuals their special missionary vocation."<sup>71</sup>

§ 2. The Neocatechumenal Way is also an instrument that is offered at the service of the bishops for the Christian formation of candidates to the presbyterate.

§ 3. The diocesan missionary "Redemptoris Mater" Seminaries are erected by diocesan bishops, in agreement with the International Responsible Team of the Way and are governed by the current norms for the formation and incardination of diocesan clerics<sup>72</sup> and in accordance with their own statutes, in fulfillment of the Ratio fundamentalis institutionis sacerdotalis.<sup>73</sup> In them the candidates for the priesthood find in participation in the Neocatechumenal Way, a specific and basic element of their formative itinerary and, at the same time, are prepared for a "genuine presbyteral choice of service to the entire people of God in the fraternal communion of the presbyterate."<sup>74</sup>

§ 4. It is the task of the diocesan bishop to appoint, upon presentation by the International Responsible Team of the Way, the rector and the other superiors and educators of the "Redemptoris Mater" diocesan missionary seminaries. The rector, in the name of the bishop and in close cooperation with him, oversees the studies of the seminarians and their formative itinerary and ascertains the suitability of candidates for the priesthood.

<sup>71</sup> CONGREGATION FOR THE CLERGY, General Directory for Catechesis, 86.

<sup>72</sup> See cc. 232–272 CIC and cc. 331–366 CCEO.

<sup>73</sup> See CONGREGATION FOR CATHOLIC EDUCATION, Ratio Fundamentalis Institutionis Sacerdotalis (March 19, 1985), nn. 20–101.

<sup>74</sup> JOHN PAUL II, Apostolic Exhortation, Pastores Dabo Vobis, 68."

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### Reply

**Anonymous** September 3, 2016 at 10:18 PM

You all should have been present at Peter Quintanilla's memorial mass. Fr. Paul, Msgr. James, Fr. Jeff, and Deacons Tenorio and Martinez were all celebrating mass together. It was absolutely beautiful. Seeing them all there made me feel like things will be okay within our archdiocese.

### Reply

#### ▼ Replies

**Anonymous** September 4, 2016 at 8:32 AM

Hello Anon 10:18, my family is in the NCW and we were there.

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### Reply

**E** **Zoltan** September 4, 2016 at 11:45 AM

Dear Diana, I am quite unhappy about this turn of the events. As someone walking in the Way for almost 10 years, I have always taken pride in the considerate manners in relation to the authority of the Church and the Popes. We have enjoyed the support of the last four Popes who all approved the practices of the Way and participated in our Eucharistic celebrations.

Now, we have a conflict of words with the Apostolic Administrator who represents the Holy See on Guam. The conflict led to the relief of our beloved Fr. Pius as rector of the RMS in Yona. This saddens me tremendously. We have thanked to Fr. Pius the establishment and rapid growth of the Way in the communities of almost every village and parishes on island.

What is happening now, dear Diana? Are we in conflict with the Pope? I am afraid that Pope Francis has to say something about this situation in the not very distant future. Whom is he going to support? Will he support the Way or his own Delegate? There is no question in my mind that Pope Francis will find a way to support both! Even is he has to reshuffle some priorities on Guam and perhaps in the whole Mother Church. Could he let the authority of the Holy See be ignored?

There are other related questions. Is a deed restriction with "in perpetuity" clause the best way to ensure the Yona seminary is used according to its mission? Isn't there any alternative way to guarantee that? Why don't we ask Archbishop Hon how would he make sure the property will be used according to its mission once the deed restriction is lifted or modified? I cannot imagine his goal would be to bring down the work of Fr. Pius that he invested and accomplished throughout many years on Guam!

The Way is capable of showing flexibility. Wrestling for survival and integrity, we do this with humbleness

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and humility following the guidance of the Holy Spirit. We don't wrestle with Pope Francis who is the Vicar of Christ following the footsteps of St. Peter in Vatican. I am writing this with the intention of easing the tension of the faithful walking in our communities. We don't wanna make painful choices between our hearts and the authority of the Catholic Church. I hope my point of view can be honored by allowing its to appear. I send it with Peace and Courage.

[Reply](#)

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**Anonymous** [September 4, 2016 at 8:53 PM](#)

Good points Zoltan. Now waiting for Diana to comment.



**Diana** [September 5, 2016 at 12:29 AM](#)

Dear Zoltan,

Courage! Some of the brothers in the Way have expressed some confusion over recent events from asking RMS to renounce the Deed Restriction to the removal of Father Pius. However, Father Pius is still the Head Catechist of Guam, and I am sure that Monsignor David will make a fine rector. We need to pray for them.

Also, the recent news regarding Archbishop Apuron is that he has been granted a canonical trial to clear his name. That was in the news.

**Anonymous** [September 5, 2016 at 11:35 AM](#)

Dear Diana,

Is this trial to clear his name of the sexual allegations or just the property accusations? Or both?



**Diana** [September 5, 2016 at 1:40 PM](#)

Dear Anonymous at 11:35 am,

I assume it must be the sexual abuse allegations and Archbishop Hon's accusation of disobeying the Pope. As for the property, Rome already knows that the property belongs to the Archdiocese and was never given away.

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[Reply](#)

**Anonymous** [September 4, 2016 at 4:57 PM](#)

I truly admire Fr.Pius and his obedience towards the authority of the Catholic church represented on the island by His Excellency Archbishop Hon.

The Neocatechumenal Way is a gift from the Holy Spirit to our Mother Church. By all this persecution the Way will become stronger especially in that region.

Peace be with you all and have courage brothers and sisters on the island of Guam.

[Reply](#)

**Anonymous** [September 4, 2016 at 6:22 PM](#)

Didn't you ask where the supporters were in the jungle? You mentioned they were just a few but the few has grown. The world is watching and the ideology of the neocult is being exposed. Yup, the Holy Spirit is working in mysterious ways to help expose the truth of what this diocese has become.

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**Diana** [September 4, 2016 at 9:55 PM](#)

Dear Anonymous at 6:22 pm.

The supporters in the jungle are few, no doubt about it.

**Anonymous** [September 4, 2016 at 11:19 PM](#)

And the supporters for the NCW are great?

**Anonymous** [September 5, 2016 at 12:58 AM](#)

Numbers of Jungle Folk are few.  
The few create lasting issues.  
Need to reach out to those against us.

**Anonymous** [September 5, 2016 at 1:16 AM](#)

Honestly one guy behind scenes who worked to remove Apuron. Never mentioned known by some. He could have been won over. Instead a lose canon who created problems for all of us. We should have reached out to our enemy. We could have saved NCW.

**Anonymous** [September 5, 2016 at 1:17 AM](#)

Numbers JW very few.  
So few some are rarely seen in public.

**Anonymous** [September 5, 2016 at 8:27 AM](#)

Again, the number of supporters for the NCW are great?

**Anonymous** [September 5, 2016 at 8:52 AM](#)

@11:19 You said it.

**Anonymous** [September 5, 2016 at 11:40 AM](#)

Dear Anon @ 1:17

Yes, some rarely seen in public...but they seem to be coming out more and more. This past Sunday had more people than ever, and I even thought there would be less because it was at the time of Fr. Paul's installation! Can't be too complacent....the 'behind the scenes' ones are the most damaging, I fear.

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[Reply](#)

**Anonymous** [September 5, 2016 at 9:28 AM](#)

Their true colors just keep coming out. They just want the property at Ylig Bay. They do not care about the Church. They just want the property. To sell it.... And then, only God (and their devious minds) knows what is next.

Since Archbishop Apuron is in their way, they are trying to wear him out. They know he has a heart problem so let us destroy him. Very clear objective. Very simple strategy. Let us do everything we can to claim a 'sede vacante'. So sad that they even claim to love the Church and that they are Christians.

If these guys are Christian, then it is better to become a Muslim!

They have been harping about this property since day one. Who are they? The Concerned Catholic and the like. Tim Rohr and his toxic blog. Chuck White and his mock 'theological' ramblings. Patty Arroyo and her deceitful radio show. And now Archbishop Hon is coming out with all his strength .....

GIVE US THE PROPERTY WHERE THE SEMINARY IS. They are so manic about it....

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**Diana** [September 5, 2016 at 9:51 AM](#)

Dear Anonymous at 9:28 am,

They want the seminary to be shut down. Having the Board of Directors and Board of Guarantors sign the papers to deed the seminary to the Archdiocese is only a ruse to deceive the people of Guam into believing that Archbishop Apuron gave away the property. Signing those papers would not only be illegal and invalid, but it will also make us an accessory to the deception.

Tim Rohr has already made it clear that the goal is to shut down The seminary.

**Anonymous** [September 5, 2016 at 11:27 AM](#)

"is only a ruse to deceive the people of Guam"

That's funny. Do, in addition to his sin of "spite", you now accuse Archbishop Hon of deliberate deception? That's rather bold, don't you think?



**Diana** [September 5, 2016 at 1:35 PM](#)

Dear Anonymous at 11:27 am,

I was referring to the Board of Directors.

**Anonymous** [September 5, 2016 at 2:49 PM](#)

No you weren't. You were saying that the effort to have the Boards sign the papers is a ruse. Well, that effort comes from Hon.

**Anonymous** [September 5, 2016 at 8:29 PM](#)

Hi Diana, the Board signing papers would not be "illegal." Please explain how it would be illegal. One does not need to have legal title to sign a quitclaim deed.

You say it would be "invalid." Perhaps that it is true, but again, if the result is of no legal consequence as you say, than why wouldn't the board agree to sign, especially in light of Rome's request via Archbishop Hon? Is the board defying Rome? I don't get why the board isn't complying.



**Diana** [September 5, 2016 at 8:43 PM](#)

Dear Anonymous at 8:29 pm,

It would be illegal because they are not members of RMS. There are not the grantor. There is only one member in RMS, and he is the person who should be signing papers.

I never advocate for blind obedience. I have always said that when a bishop tells you to do something immoral, then it is okay to disobey. What Archbishop Hon is requesting is both illegal and immoral because only Archbishop Apuron who is the corporate sole of RMS has the authority to sign the papers. He is asking for the impossible, which does not make any sense.

**Anonymous** [September 5, 2016 at 9:53 PM](#)

Illegal means against the law. Signing a quitclaim deed giving up all rights, whether you believe you have them or not, does not seem illegal to me. Can you cite some type of law or statute for this assertion?



**Diana** [September 5, 2016 at 10:30 PM](#)

Dear Anonymous at 9:53 pm,

Signing that paper is illegal because they are not the owners. Only the owner can sign the papers. If I own property, I am the only one who can sign a quitclaim deed because I own the property. If my sister signed the papers giving up the property to someone else, that is illegal.

**Anonymous** [September 6, 2016 at 1:41 PM](#)

"A quitclaim deed offers no warranties or guarantees that the owner has good title or ownership, but simply conveys whatever interest exists when the deed is executed (transferred) and delivered." It's not illegal. See link below.

<https://www.ohioabar.org/forpublic/resources/lawyoucanuse/pages/lawyoucanuse-262.aspx>



**Diana** [September 6, 2016 at 5:14 PM](#)

Dear Anonymous at 1:41 pm,

It becomes illegal if someone other than the owner signs it.

**Anonymous** September 6, 2016 at 7:08 PM

Citation to law please?



**Diana** September 6, 2016 at 7:19 PM

Dear Anonymous at 7:08 pm,

The legal definition of fraud is "A false representation of a matter of fact—whether by words or by conduct, by false or misleading allegations, or by concealment of what should have been disclosed—that deceives and is intended to deceive another so that the individual will act upon it to her or his legal injury."

It becomes illegal if someone other than the owner signs it. It is fraud if someone who claimed to represents the owner without his permission and knowledge signs papers in his behalf.

**Anonymous** September 6, 2016 at 8:05 PM

Signing a deed giving away and all rights, even if there are none, is not a "misrepresentation." It's just a formal declaration of what you've already been saying such that there will be no doubt. It's not impossible and not illegal. Obviously, it's just a step too far for you.

**Anonymous** September 6, 2016 at 9:16 PM

Actually, the point of a quitclaim deed instead of a warranty deed is that the signers make no "representation" with regard to title. If you make no "representation" regarding title than there can be no "misrepresentation" and hence no fraud.



**Diana** September 7, 2016 at 8:30 AM

Dear Anonymous at 8:05 pm and 9:16 pm,

The better option is to settle it in court. RMS does not need to give in to anyone's demands.

**Anonymous** September 7, 2016 at 3:46 PM

Even Rome's? Hmmm.

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[Reply](#)

**Anonymous** September 5, 2016 at 12:40 PM

Tim Rohr Jungle call for Justice. That is all. We cannot build lasting peace without Justice. Justice for all who were damaged.

[Reply](#)

**Anonymous** September 5, 2016 at 1:10 PM

they're not going to sue Tim Rohr for conspiracy, the lies, getting the so call victims to False accusation,that man started all this for one reason Casino!!! you think he cares about dumb CCOG,the real estate man cares about selling the property only,I can imagine the people backing him up,whatever happens this man needs to be investigated...FBI

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**Anonymous** September 5, 2016 at 4:43 PM

Dear Anonymous at 1:10,  
There you go again with the casino! Baseless lie that is not getting anywhere. And by the way, he's already been investigated by the FBI---they had to because he kept calling them to investigate people he says were threatening him!  
This would all be so funny if it weren't so sad.

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**Anonymous** [September 8, 2016 at 2:55 PM](#)

Diana will you and your staff continue blogging now that Fr Pius is gone for good? We need your balance.

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**Diana** [September 8, 2016 at 3:00 PM](#)

Dear Anonymous at,2:55 pm,

Father Pius is not gone for good. He is still the head Catechist,for Guam.

**Anonymous** [September 8, 2016 at 4:30 PM](#)

God is good. Keep him in good health and return him to the communities. Father Pius' work is not done.

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