



Republic of the Philippines
Third Judicial Region
REGIONAL TRIAL COURT
Branch 96
Dinalupihan, Bataan

IN RE: PETITION FOR ISSUANCE OF
SECOND OWNER'S DUPLICATE
COPY OF TRANSFER CERTIFICATE OF
TCT NO. CLOA-2250 OF THE
REGISTER OF DEEDS OF BATAAN

LRC NO. DH-363-20

MARIA MAURA SALANG-TINAO,
Petitioner,

X-----X

ORDER

Petitioner MARIA MAURA SALANG TINAO, "most respectfully prays after notice and hearing, this Honorable Court declare the missing Owner's duplicate Copy of TCT No. CLOA-2250 as NULL AND VOID and of no further force and effect, and after due notice and hearing, an order be issued directing the Register of Deeds of Bataan to issue in lieu thereof, its owner's duplicate certificate of title which shall in respect be entitled to like faith and credit as the original one which was lost and shall bear a memorandum of the fact that they are issued in lieu of the first one that was lost; that the Honorable Court orders the Register of Deeds of Bataan with its offices at Balanga, Bataan to issue the Second Owner's duplicate Copy of TCT No. CLOA-2250".

The Petitioner alleges that: "she is the petitioner in the above entitled case being the heir apparent of the registered owners of the property described under TCT CLOA No. 2250 located at Barangay Maligaya, Dinalupihan, Bataan; she is of legal age, Filipino, and a resident of Kalayan Heights, Subic Bay Freeport Zone, Olongapo City; the verified petition is for the issuance of a Second Owner's Duplicate Copy of TCT No. CLOA-2250 of the Register of Deeds of Bataan invoking Section 109 of Presidential Decree No. 1529 praying to the court to declare the missing Owner's duplicate copy of TCT No. CLOA-2250 NULL AND VOID and of no further force and effect, and after due notice and hearing, an order be issued directing the Register of Deeds of Bataan to issue in lieu thereof, its owner's duplicate certificate of title which shall in respect be entitled to like faith and credit as the original one which was lost; petitioner has acquired over said property covered by TCT no. CLOA-2250 located at Barangay Maligaya, Dinalupihan, Bataan via an Extrajudicial partition with Waiver of Rights by the heirs of Apolinar Reyes Salang and Milagros Cabelin Salang on January 13, 2018 known as Doc. No. 326 Page No. 67 Book No X of Atty. Segundo E. Mangohig of Olongapo City in whose name the said property was registered, a copy of the same is attached as Annex A; contemporaneous with the execution of the Extrajudicial partition of the Estate, the petitioner was able to get a certified copy of the owner's duplicate copy from the Register of Deeds of Bataan, a copy is hereto attached as Annex B; petitioner never delivered said title to any person, be it natural or juridical, or to any other entity, in answer of credit or obligation of whatever form, kind, nature or description; in order to

protect the integrity of the missing title, petitioner has caused to register the Affidavit of Loss executed by his deceased father Apolinar Reyes Salang with the Register of Deeds of Bataan, attached as Annex C and the fact of its annotation on the subject title appearing on the Memorandum of Encumbrances is marked as Annex C-1; attached as Annex D is the Tax Declaration of the subject land title and the Official Receipt showing of realty tax as Annex D-1; it is imperative that the owner's duplicate copy of the missing TCT No. CLOA-2250 be issued for the purposes of registration of the property in the name of the petitioner; after finding the petition to be sufficient in form and substance and after due notice and hearing, petitioner prays: declare the missing Owner's duplicate Copy of TCT No. CLOA-2250 as NULL AND VOID and of no further force and effect, and after due notice and hearing, an order be issued directing the Register of Deeds of Bataan to issue in lieu thereof, its owner's duplicate certificate of title which shall in respect be entitled to like faith and credit as the original one which was lost and shall bear a memorandum of the fact that they are issued in lieu of the first one that was lost; that the Honorable Court orders the Register of Deeds of Bataan with its offices at Balanga, Bataan to issue the Second Owner's duplicate Copy of TCT No. CLOA-2250; other reliefs just and equitable under the premises are also prayed for".

WHEREFORE, finding the petition to be sufficient in form and substance, the same is hereby set for hearing on **September 29, 2020 at 9:00 in the morning** and all interested persons are hereby required to appear and show cause, if any they have, why the petition should not be granted.

The Sheriff of this court is hereby directed to post copies of this Order in the Bulletin Board of this Court and the Office of the Clerk of Court (OCC)-RTC Dinalupihan, Bataan, at the Provincial Capitol of Bataan, Balanga City, Bataan, in the Municipal Hall of Dinalupihan, Bataan and in the Barangay Hall where the property subject matter of this case is located for three (3) consecutive weeks prior to the date of hearing.

The Office of the Registry of Deeds of Balanga is hereby ordered to submit a report to this court as to whether or not the title subject matter of this case is on file, intact and existing in their office and the encumbrances annotated on the said title within ten (10) days from receipt of the copy of this Order.

SO ORDERED.

Dinalupihan, Bataan, July 15, 2020.


AMELITA CRUZ CORPUZ
Presiding Judge

Copy furnished:

1. Maria Maura Salang Tinao
2. Atty. Norman V. Pamintuan
3. Register of Deeds of Bataan
4. File Copy