

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

IN RE: PETITION FOR ISSUANCE OF
ANOTHER OWNERS COPY OF
TRANSFER CERTIFICATE OF TITLE NO.
T-232940

JIMMY B. FLORES married to HELEN R.
FLORES,

Petitioners,

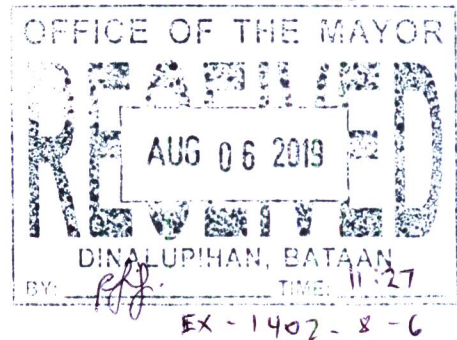
-versus-

REGISTER OF DEEDS OF BATAAN.
Respondent.

x-----x

ORDER

LRC NO. DH-340-19



Petitioner Jimmy B. Flores married to Helen R. Flores praying "that after due posting of notice and hearing, an Order be issued of this Honorable Court directing the Register of Deeds of the Province of Bataan, to issue another owner's copy of Transfer Certificate of Title No. T-232940 new title in lieu of the lost/burned copy which is prayed further to be declared without force and effect upon payment of the corresponding legal fees as provided by law."

The petitioner alleges: "that petitioner has given a Special Power of Attorney to his wife Helen R. Flores to file, appear, testify and represent him in this Petition for the issuance of another owner's title no. T-232940; that SPA is hereto attached as **Annex "A"**"; that petitioner is the registered owner of TCT NO. T-232940; that he is of legal age, Filipino, married to his Attorney-in-fact and with resident address at No. 29 6th St. Happy Valley Homes, Dinalupihan, Bataan where he could be served with notices and other court processes of this Honorable Court; that Register of Deeds of Bataan, is impleaded therein as a nominal party considering that the said office is the Repository of all records pertaining to land matters with office address at Capitol Site, Balanga City, Bataan where he could be served with summons, notices and other court process; that the petitioner is the registered owner of a parcel of land described as Transfer Certificate of Title No. T-232940 Lot 20 situated in the Bo. Of Pinulot, Dinalupihan, Bataan containing an area of Two Hundred Forty (240) square meters more or less; that the electronic copy of title hereto attached as **Annex "B"**"; that in the last page of the title is a memorandum of encumbrance that the owner's title was lost; that the last page of the title with encumbrance of lost hereto attaches as **Annex "B-1"**"; that said property is declared for taxation purpose in the name of Jimmy B. Flores married to Helen Flores and the real property taxes are fully paid up to the current year; that the Tax Declaration hereto attached as **Annex "C"** and the Official Receipt is hereto attached as **Annex "D"**"; that the title under the custody and upkeep of the wife attorney-in-fact was lost or burned accidentally as described in the affidavit of lost of the said title; that Affidavit of Lost is hereto attached as **Annex "E"**"; that

*there is no encumbrance of whatever kind in title existing or pending before the Office of the Register of Deeds of Bataan as will be confirmed later by the said office; that a Reserved copy of Certification from RD to be marked as **Annex "F"**; that the copy of the R.D. of the same title is still intact and existing in the title of the said office as evidence by the issuance of an electronic copy of the said title; that the said title likewise has not been delivered to any person or entity, to guarantee any obligation; that it is respectfully prayed of this Honorable court that after due posting of notice and hearing, an Order be issued directing the RD of the Province of Bataan to issue another owner's copy of Transfer Certificate of Title No. T-232940 new title in lieu of the lost/burned copy which is prayed further that the lost/burned copy to be declared without force and effect upon payment of the corresponding legal fees as provided by law.".*

WHEREFORE, finding the petition to be sufficient in form and substance, the same is hereby set for hearing on **August 19, 2019 at 9:00 o'clock 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.

Let a copy of this Order be furnished the Petitioner in this case and the Registry of Deeds for the Province of Bataan.

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 properties 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 titles 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 19, 2019.


AMELITA CRUZ CORPUZ
Presiding Judge

Copy furnished:

1. Helen R. Flores
2. Atty. Tedor O. Camacho, Jr.
3. Registry of Deeds of Bataan
4. File Copy