

REPUBLIC OF THE PHILIPPINES  
Third Judicial Region  
REGIONAL TRIAL COURT  
Branch 5  
Dinalupihan, Bataan  
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Contact Nos. (047) 237 7747 / 0909 795 9753

In the matter of the Petition for  
Consolidation and Entry of a  
New Certificate of Title  
(Transfer Certificate of Title No. CLOA-1103)

Joycelyn G. Bernaldo,  
Petitioner,

-versus-

**LRC CASE NO. 603-26**  
For: Consolidation

Purificacion Calma Reyes,  
Melanio B. Bongco, and the  
Register of Deeds of Bataan,  
Respondent.

x-----x

**ORDER**

Filed by the petitioner is the Amended Petition stating the following:

*Petitioner is JOYCELYN G. BERNALDO, of legal age, Filipino and with address at Tuyoy, Balanga City, Bataan.*

*Respondents PURIFICACION CALMA REYES and MELANIO B. BONGCO, married to each other, and with address at #66 Burgos Street Dinalupihan, Bataan.*

*Respondent REGISTER OF DEEDS OF BATAAN is a government agency with office address at Capitol Compound Balanga City, Bataan, where summons and other court processes may be served.*

*On December 15, 2023, the Office of the Provincial Treasurer, of the Province of Bataan, conducted an auction sale to satisfy the real property tax delinquency of a parcel of land registered in the name of delinquent taxpayer respondent Purificacion Calma Reyes married to respondent Melanio B. Bongco, a resident of #66 Burgos Street Dinalupihan, Bataan, covered by Transfer Certificate of Title No. CLOA-1103, the electronic certified true copy of which is hereto attached as EXHIBIT "F", identified as Lot 537, Psd-78000, situated in Pagalanggang, Dinalupihan, Bataan with an area of 27,066 square meters, and the subsequent pages thereof as Exhibit "F-1", "F-2", "F-3" and "F-4".*

*On the same date and occasion, the corresponding Certificate of Sale of Delinquent Property to the Purchaser for the above-mentioned property, was issued to and in favor of the petitioner JOYCELYN BERNALDO, of legal age, Filipino and*

*with address at Iyos, Dinalupihan City, Bataan, for having submitted the highest bid. Attached hereto as EXHIBIT "G" is the copy of the Certificate of Sale of Delinquent Property to the Purchaser.*

*The said Certificate of Sale of Delinquent Property to the Purchaser was duly registered with the Office of the Register of Deeds of Bataan and annotated on the fifth page of the above-mentioned certificate of title, under Entry No. 2024002833. Said annotation is hereto marked as Exhibit "F-5".*

*After the expiration of the reglementary period of one (1) year from the date of sale, without the delinquent taxpayer/s or anyone acting on their behalf having exercised the right to redeem the subject property, the corresponding Certificate of Final Bill of Sale of Real Property was issued to and in favor of petitioner JOYCELYN BERNALDO, a copy of which is hereto attached as Exhibit "H".*

*Conformably with the provisions of Section 75 of PD 1529, otherwise known as the Property Registration Decree, herein petitioner is seeking for the consolidation of the title and ownership of the same subject property, and for the entry of new certificate of title covering it, to and in her favor.*

*Petitioner has paid the real property taxes due on the property up to the year 2025 as shown and evidenced by Official Receipt No. BTN 1469062 issued by the Office of the Provincial Treasurer of Bataan a copy of which is hereto attached as Exhibit "I".*

Petitioner prays that that an order be issued authorizing the consolidation of the title and ownership over Lot 537, Psd-78000, situated in Pagalanggang, Dinalupihan, Bataan with an area of 27,066 square meters and embraced in Transfer Certificate of Title No. CLOA-1103, and that the Register of Deeds for Bataan be directed to issue a new certificate of title, to and in favor of the petitioner. Petitioner also prays for such other relief and remedy as may be just and equitable under the law.

Finding the Amended Petition to be sufficient in form and substance, let the hearing of this petition (presentation of jurisdictional requirements) be set on **May 19, 2026 at 8:30 in the morning** before this court at which date, time and place all persons interested in this petition are cited to appear and show cause, if any, why the prayer of this petition should not be granted.

The Sheriff of this court is directed to cause the posting of this Order at least fifteen (15) days prior to the date of initial hearing at three (3) conspicuous places, *to wit*: (1) Hall of Justice, Dinalupihan, Bataan; (2) Municipal Hall of Dinalupihan, Bataan; and (3) Brgy. Pagalanggang, Dinalupihan, Bataan where the property is located at the expense of the petitioner and to submit to this court the certificate of posting on or before the date of hearing.

Let a copy of this Order be furnished to respondents Spouses Melanio B. Bongco and Purificacion Calma Reyes through registered mail at their given address as well as to the Office of the Register of Deeds for the Province of Bataan, the Office of the Municipal Treasurer of Dinalupihan, Bataan, and the Office of the Provincial Treasurer of Bataan, Province of Bataan through the court process server.

Petitioner is ordered to submit to court on or before the scheduled hearing all the original or certified true copies of her documentary exhibits.

SO ORDERED.

Dinalupihan, Bataan, April 17, 2026.



**MARIA LOURDES ELTANAL-IGNACIO**  
Presiding Judge

Copy furnished:

1. Petitioner
2. Atty. Jade Paolo T. Molo
3. Register of Deeds of Bataan
4. Spouses Melanio B. Bongco and Purificacion Calma Reyes