

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

MILAGROS D. MALLARI,
Petitioner,

LRC CASE NO. DH-374-21

-versus-

FOR: Petition for Issuance of
Another Owner's Copy of
Transfer Certificate of Title
No. CLOA-2932 registered in
the name of Milagros D.
Respondent. Mallari

REGISTER OF DEEDS OF
BATAAN,
Respondent.

X-----X

ORDER

Petitioner MILAGROS D. MALLARI, "respectfully prayed of this Honorable Court that after due notice, posting and hearing an Order be issued directing the Register of Deeds of Bataan to issue another owner's copy of Transfer Certificate of Title No. CLOA-2932 in lieu of the lost title which is further prayed that it be declared without force and effect upon payment of the corresponding fees as provided by law".

The petitioner alleges that: *"she is of legal age, Filipino, single/married and with resident address at Purok 1 Brgy. San Jose, Dinalupihan, Bataan where she could be served with notices and other court process of this Honorable Court; that Respondent Registry of Deeds of Bataan is impleaded therein as a nominal party considering that such office is the repository of all records pertaining to land matters with in the Province of Bataan with office address at Capitol Site, Balanga City, Bataan where he could be served with summons, notices and other court processes; the Petitioner is the registered owner of the herein below described title more particularly described as follows:*

**TRANSFER CERTIFICATE OF TITLE
CLOA-2932**

LOT NO. : 4 of the Subdivision Plan
PSD-03-006925
LOCATION. : NEW SAN JOSE, DINALUPIHAN,
BATAAN
AREA : 841 SQUARE METERS

Copy of Title hereto attached as Annex "A"; a Memorandum of Encumbrance as to the loss of the owner's title has been registered on

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page 5 of the title, Encumbrance hereto attached as Annex "A-1"; the property is tax declared in the name of the registered owner, Tax Declaration hereto attached as Annex "B and B-1" respectively for the land and building; the real property taxes (Ameliar) for the property have been fully paid currently and updated, Official Receipt hereto attached as Annex "C and C-1"; the said title was lost due to inundation by flood sometime in August 2012 and an Affidavit of Loss of the Title how the title was lost as narrated herein, Affidavit of Loss of Land Title hereto attached as Annex "D"; there is no other pending encumbrance of whatever kind in the title existing or pending before the Office of the RD of Bataan except the affidavit of loss as encumbered on page 5 of the title; it is respectfully prayed of this Honorable Court that after due notice, posting and hearing an Order be issued directing the Register of Deeds of Bataan to issue another owner's copy of Transfer Certificate of Title No. CLOA-2932 in lieu of the lost title which is further prayed that it be declared without force and effect upon payment of the corresponding fees as provided by law; other relief just and equitable are likewise prayed for'.

WHEREFORE, finding the petition to be sufficient in form and substance, the same is hereby set for hearing on **May 18, 2021 at 10:00 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.

Likewise, a copy of this Order be furnished the Registry of Deeds for the Province of Bataan.

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 five (5) days from receipt of the copy of this Order.

SO ORDERED.

Dinalupihan, Bataan, April 7, 2021.


AMELITA CRUZ CORPUZ
Presiding Judge