

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
BRANCH 114
City of Bacoor, Cavite
Email: rtc1bcr114@judiciary.gov.ph
Phone No: 0908-499-0181

IN RE: PETITION FOR THE ISSUANCE OF
SECOND OWNER'S DUPLICATE COPY OF
TRANSFER CERTIFICATE OF TITLE NO.
T-696118 (NEW TITLE NUMBER TCT NO.
0012377) REGISTRY OF DEEDS FOR THE
PROVINCE OF CAVITE, BACOR BRANCH.

LRC CASE NO. 8843-2025-02

SANDRO JAY BARCELON MENDOZA,
REPRESENTED BY HIS ATTORNEY-IN-FACT,
GRACE M. DONIEGO,

Petitioners,

x ----- x

ORDER

On January 15 2025, petitioner through counsel filed this instant petition alleging among others that: (a) the property covered by TCT NO. T-696118 (0012377) is registered to Spouses Segundo C. Mendoza and Elena B. Mendoza; (b) petitioner is the sole surviving heir of Spouses Segundo C. Mendoza and Elena B. Mendoza; (c) the Owner's Duplicate Copy of TCT NO. T-696118 (0012377) was under the possession and safekeeping of Elena B. Mendoza; (d) on August 13, 2017, the house of Elena B. Mendoza was robbed and the vault containing the Owner's Duplicate Copy of TCT NO. T-696118 (0012377) was taken away by the robbers; (e) the Owner's Duplicate Copy of TCT NO. T-696118 (0012377) can no longer be located despite diligent efforts; (f) an Affidavit of Loss was executed on September 4, 2017 and annotated on the title under entry no. 2019003176; (g) the subject property has not been mortgaged, sold, donated or in any way disposed of by the petitioner or the registered owners; and (h) the subject property was declared for Real Property Tax purposes. Petitioner is praying that the court, after due notice and hearing, render judgment directing the Register of Deeds for the Province of Cavite to issue another Owner's Duplicate Copy of TCT NO. T-696118 (0012377) with the same force and effect in lieu of the loss one.

Finding the petition to be sufficient in form and substance, the same is set for initial hearing on June 19, 2025 (Thursday) at 2:00 in the afternoon at 2nd floor, Main Square Mall, Bacoor Boulevard (formerly Molino Boulevard) Barangay Bayanan, City of Bacoor, Cavite at which date, place and hour, any interested person may appear and show cause why the said petition should not be granted. **Petitioner Sandro Jay Barcelon Mendoza is directed to appear on the scheduled hearing.**

Petitioner is directed to cause the publication of the copy of this Order at their expense once a week for three (3) consecutive weeks in a newspaper of general circulation in the Cities and Province of Cavite at least thirty (30) days prior to the scheduled date of hearing.

Considering that this court has no appointed sheriff, the sheriff of the Office of the Clerk of Court RTC Bacoor City, Cavite, is ordered to post this Order in six (6) conspicuous places in the Province of Cavite, where the subject property is situated at least one (1) month prior to the aforesaid date of hearing, particularly at the bulletin boards of the following: (1) the main entrance of the Provincial Building of Cavite; (2) the main entrance of the City Hall Building of Bacoor; (3) the Hall of Justice of Bacoor City; (4) ; 2nd floor, Main Square Mall, Bacoor Boulevard (formerly Molino Boulevard) Barangay Bayanan, City of Bacoor, Cavite; (5) the Registry of Deeds Bacoor City, Cavite; and (6) the Barangay Hall where the property is situated.

SO ORDERED.

IN CHAMBERS, this 24th day of January, 2025 in the City of Bacoor, Cavite.

NIKKI ROSE DELA PEÑA ESPERANZA
Presiding Judge

Copy Furnished:

1. **Sandro Jay Barcelon Mendoza represented by Grace M. Doniego** (Petitioner) – Unit 1, 2nd floor M. Alvez Bldg., J.P. Laurel St., Brgy. IX Nasugbu, Batangas
2. **Decilos Law Office** (Counsel for Petitioner) – Unit 1, 2nd floor M. Alvez Bldg., J.P. Laurel St., Brgy IX, Nasugbu Batangas/ trenchera@gmail.com/09063745595
3. **Registry of Deeds Bacoor City, Cavite**
4. **Registry of Deeds Trece Martires, Cavite**
5. **OCC RTC Bacoor Cavite**
6. **Sheriff – OCC RTC Bacoor Cavite** (6copies)

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