

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: ISSUANCE OF OWNER'S DUPLICATE
COPY OF TRANSFER CERTIFICATE OF TITLE
NO. T-0030483 (T-225344) OF THE REGISTRY OF
DEEDS OF BACOR CITY,**

LRC CASE NO. 8843-2025-35

**HEIRS OF THE LATE DOLORES MARALANG
ESPIRITU AND PEDRO SAN MIGUEL ESPIRITU,
JR., BY THEIR ATTORNEY-IN FACT, CHASE
PATRIC E. TOBIAS**

Petitioners,

x ----- x

ORDER

On April 15 2025, petitioners through counsel filed this instant petition alleging among others that: (a) Dolores Maralang Espiritu and Pedro San Miguel Espiritu, Jr. were married on January 3, 1951; (b) they begot four (4) children namely Ma. Wilhelmina Espiritu Tobias, Rommel Maralang Espiritu, Maria Elizabeth Espiritu Dizon, and Alexander Maralang Espiritu; (c) Dolores M. Espiritu died on April 7, 2007 and Pedro Espiritu, Jr. died on October 7, 1992; (d) the property covered by TCT No. T-0030483 (T-225344) was one of the properties left by Dolores Maralang Espiritu and Pedro San Miguel Espiritu, Jr.; (e) the title for the said property was left in the care of Ma. Wilhelmina E. Tobias; (f) sometime in 2024, the heirs of Dolores Maralang Espiritu and Pedro San Miguel Espiritu, Jr. tasked Chase Patrick E. Tobias to sell the property; (g) on December 20, 2024, Chase Patrick E. Tobias met with a prospective buyer at SM Megamall; (h) the next day, the title can no longer be located despite diligent efforts to locate the same; (i) on January 22, 2025, an Affidavit of Loss was executed and annotated to the title under entry no. 2025000960. Petitioners are 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-0030483 (T-225344) 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 **August 5, 2025 (Tuesday) 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 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. **Petitioners Ma. Wilhelmina Espiritu Tobias, Rommel Maralang Espiritu, Maria Elizabeth Espiritu Dizon, and Alexander Maralang Espiritu are directed to appear on the scheduled 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 City, Cavite; (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 23rd day of April, 2025 in the City of Bacoor, Cavite.

(Sgd.) **NIKKI ROSE DELA PEÑA ESPERANZA**
Presiding Judge

Copy Furnished:

1. **Ma. Wilhelmina Espiritu Tobias** (Petitioner) - #24 J. Aguilar Ave., Talon Uno, Las Piñas City
2. **Rommel Maralang Espiritu** (Petitioner) - Blk 4 Lot 17 Hyacinth St., F&E de Castro Village, Niog, Bacoor City, Cavite
3. **Maria Elizabeth Espiritu Dizon** (Petitioner) - Blk 4 Lot 17 Hyacinth St., F&E de Castro Village, Niog, Bacoor City, Cavite
4. **Alexander Maralang Espiritu** (Petitioner) - Blk 4 Lot 17 Hyacinth St., F&E de Castro Village, Niog, Bacoor City, Cavite
5. **Chase Patrick Espiritu Tobias** (Attorney-in-fact) - No. Garnet St., Empalico Homes, Talon Uno, Las Piñas City
6. **Hanna H. Barcena/BP Law Barcena and Partners** (Counsel for Petitioners) - Unit 403, 3rd Avenue, Bagong Lipunan ng Crame, Quezon City/ bploffice.group@gmail.com
7. **Registry of Deeds Bacoor City, Cavite**
8. **Registry of Deeds Trece Martires, Cavite**
9. **OCC RTC Bacoor Cavite**
10. **Sheriff – OCC RTC Bacoor Cavite** (6copies)

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