

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
BRANCH 114
CITY OF BACOR, CAVITE
2nd Floor, Main Square Mall, Molino Blvd., Bacoor City, Cavite
Email: rtc1bcr114@judiciary.gov.ph
Phone No: 0908-499-0181

IN RE: PETITION FOR ISSUANCE OF A
NEW OWNER'S DUPLICATE COPY OF
TRANSFER CERTIFICATE OF TITLE NO.
(057-2011013033) 1672016002954, OF
THE REGISTRY OF DEEDS FOR
THE PROVINCE OF CAVITE

LENA LENGSON-SANTOS,
Petitioner.

LRC CASE NO. 8843-2026-45

-versus-

THE REGISTRY OF DEEDS FOR BACOR
CITY, PROVINCE OF CAVITE AND ALL
PERSONS WHO HAVE OR CLAIM ANY
INTEREST WHICH WOULD BE AFFECTED
BY THE ISSUE OF SAID OWNER'S
DUPLICATE,

Respondents.

x ----- x

ORDER

On April 15 2026, petitioner, through counsel, filed this instant petition alleging among others that: (a) petitioner, together with her late husband, Emerson T. Santos, is the owner of a parcel of land covered by TCT No. (057-2011013033) 1672016002954; (b) the title was in the custody of Emerson T. Santos until it was lost prior to his death; (c) the title can no longer be found despite diligent efforts to locate the same and an Affidavit of Loss was executed; and (d) the property was declared for taxation purpose. Petitioner is praying that the court, after due notice and hearing, render judgment directing the Register of Deeds for the Province of Cavite, Bacoor City Branch to issue another Owner's Duplicate Copy of Transfer Certificate of Title No. (057-201103033) 1672016002954 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 **September 15, 2026 (Tuesday) at 1:30 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 her 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.

The Sheriff of this court 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 22nd day of April, 2026 in the City of Bacoor, Cavite.

(Sgd)
NIKKI ROSE DELA PEÑA ESPERANZA

Presiding Judge

Copy Furnished:

LENA LENGSON-SANTOS Petitioner 68 Tuesday St., St. Joseph Village, Niog 1, Bacoor, Cavite Order/Resolution served thru: Date: _____ Remarks: _____
ATTY. MICHAEL PAUL G. REYSIO-CRUZ Counsel for Petitioner 205, Strata Building, F. Ortigas Jr. Road, Ortigas Center Pasig City Mgreysio-cruz@jstplaw.com Order/Resolution served thru: Date: _____ Remarks: _____
RTC OCC 2/F Old City Hall, Bacoor City, Cavite Order/Resolution served thru: Date: _____ Remarks: _____
REGISTRY OF DEEDS-CAVITE Public Respondent Provincial Capitol Trece Martires City, Cavite Order/Resolution served thru: Date: _____ Remarks: _____
REGISTRY OF DEEDS-BACOR CITY Public Respondent Bacoor Government Center Order/Resolution served thru: Date: _____ Remarks: _____