

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 THE ISSUANCE
OF NEW OWNER'S DUPLICATE
COPY OF TRANSFER CERTIFICATE
OF TITLE NO. T-318124 IN LIEU OF
THE LOST ONE,**

LRC CASE NO. 8843-2026-58

**RUBEN P. RIVERA, HEREIN REPRESENTED
BY HIS ATTORNEY-IN-FACT, ESTRELLA C.
DAYAG,**

Petitioner.

x ----- x

ORDER

On May 19 2026, petitioner, through counsel, filed this instant petition alleging among others that: (a) petitioner is the new owner of a parcel of land covered by TCT No. T-318124 by virtue of a Deed of Absolute Sale dated

January 24, 2026; (b) prior the execution of the Deed of Absolute Sale, petitioner already paid full contract price and the title was placed under his custody; (c) sometime on December 2025, petitioner found out that the title was missing from his filing cabinet; (d) the title can no longer be found despite diligent efforts to locate the same and an Affidavit of Loss was executed on January 22, 2026; and (e) the property was declared for taxation purposes. 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. T-318124 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 29, 2026 (Tuesday) at 10:00 in the morning** 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 RUBEN P. RIVERA is directed to personally 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.

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 24th day of June, 2026 in the City of Bacoor, Cavite.

(Sgd)
NIKKI ROSE DELA PEÑA ESPERANZA
Presiding Judge

Copy Furnished:

RUBEN P. RIVERA Petitioner 18 Enders Filinvest East Homes, Mayamot, Antipolo City Order/Resolution served thru: Date: _____ Remarks: _____
ATTY. DEXTER A. BARRION Counsel for Petitioner Unit B and C G/F De Castro Building, Emilio Aguinaldo Highway, Panapaan 4, Bacoor City, Cavite barrionlawoffice@gmail.com Order/Resolution served thru: Date: _____ Remarks: _____
RTC OCC 2/F Old City Hall, Bacoor City, Cavite Order/Resolution served thru: Date: _____ Remarks: _____
ESTRELLA C. DAYAG Representative 18A Aragon, Vista Verde Executive Village, Cainta, Rizal 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: _____

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