

Republic of the Philippines
Fourth Judicial Region
**REGIONAL TRIAL COURT
BRANCH 118**

City of Bacoor, Cavite
2nd Floor, Main Square Mall
Molino Boulevard, Bacoor City, Cavite
rtc1bcr118@judiciary.gov.ph / 09159602868

**IN RE: PETITION FOR THE REISSUANCE OF
THE OWNER'S DUPLICATE OF TRANSFER
CERTIFICATE OF TITLE NO. T-262749 (TCT
0017855) OF THE REGISTRY OF DEEDS FOR
THE PROVINCE OF CAVITE**

LRC CASE NO. 8843-2026-93

(Awardee: MA. MARLENE T. RITO)

**GOVERNMENT SERVICE INSURANCE
SYSYTEM (GSIS)**

Petitioner,

-versus-

**THE REGISTRY OF DEEDS FOR THE
PROVINCE OF CAVITE**

Respondent,

x ----- x

ORDER

Before this Court is the *Petition for the Reissuance of
Owner's Duplicate Copy of Transfer Certificate of Title
(TCT) No. T-262749 (now TCT 0017855)* of the Registry of
Deeds for the Province of Cavite, Bacoor City Branch.

Petitioner alleges that it is the assignee and beneficial
owner of the subject property covered by TCT No. T-262749
(now TCT No. 0017855) by virtue of a Deed of Absolute
Sale with Assignment executed by the registered owner,
ARB Construction Co., Inc. Although the petitioner fully
paid the purchase price and has remained in possession
of the owner's duplicate certificate of title, the duplicate
was subsequently lost despite diligent efforts to locate it.
Petitioner executed and annotated an Affidavit of Loss,
secured certifications from ARB Construction that it has
no remaining interest in the property and verified that no
adverse claims or pending instruments affect the title.
Hence, petitioner prays for the judicial issuance of a new
owner's duplicate copy of the certificate of title in lieu of the
lost duplicate.

Finding the petition to be sufficient in form and substance,
the same is hereby set for *initial hearing* on **November 9,
2026** at 9:00 in the morning at which date, place and hour,
any interested person may appear and show cause why
said petition should not be granted.

Petitioner is directed to cause the PUBLICATION of the
copy of this Order at its expense once a week for three (3)
consecutive weeks in a newspaper of general circulation in
the Province of Cavite.

Petitioner is further directed to FURNISH with copies of the
petition with annexes the Office of the Registry of Deeds,
Bacoor City, the Registry of Deeds for the Province of Cavite
and the Land Registration Authority within ten (10) days from
receipt of this Order and thereafter to submit compliance to
this Court.

Let a copy of this Order be POSTED in three (3)
conspicuous places in the City of Bacoor where the property
is situated at least thirty (30) days prior to the aforesaid date
of hearing, more particularly at the bulletin boards of the
following:

1. Regional Trial Court, City of Bacoor Cavite
2. Registry of Deeds, Bacoor City, Cavite
3. Main Entrance, City Hall of Bacoor City, Cavite

SO ORDERED.

GIVEN IN CHAMBERS, this 5th day of August, 2026 in
the City of Bacoor, Cavite.

(Sgd)

ROMANO M. DIAZ
Presiding Judge

Copy Furnished:

Atty. MARY JANE C. PEREZ

GSIS LEGAL SERVICES GROUP

Counsel for the Petitioner

GSIS Building, Financial Center Area

Roxas Boulevard, 1308 Pasay City

E-mail: lsgcentral-receiving@gsis.gov.ph; majcperez@gsis.gov.ph

GOVERNMENT SERVICE INSURANCE SYSTEM

Petitioner

GSIS Legal Group

Level 6, GSIS Headquarters, Financial Center Area

Roxas Boulevard, 1308 Pasay City

LAND REGISTRATION AUTHORITY

East Avenue cor. NIA Road, Diliman, Quezon City

Email: records@lra.gov.ph

ARB CONSTRUCTION CO., INC.

Attn: The President and Board of Directors

No. 27, North Road, Cubao Quezon City

REGISTRY OF DEEDS, BACOO CITY

Bacoor City Hall, Bacoor Blvd., Bacoor City

Email: rdbacoorcity@gmail.com

REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE

Capitol Compound, Trece Martires City, Cavite

Email: rd.provinceofcavite@lra.gov.ph

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