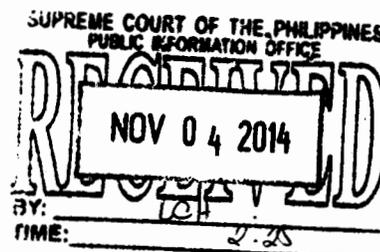




Republic of the Philippines
Supreme Court
Manila
FIRST DIVISION



NOTICE

Sirs/Mesdames:

*Please take notice that the Court, First Division, issued a Resolution dated **October 13, 2014** which reads as follows:*

“G.R. No. 206273 (Spouses Francisco R. Angeles and Zenaida S. Angeles v. The Register of Deeds for Pasig City, Wilfredo R. Lua, Victoriana L. Lua, and Perla S. Galecio).

After a judicious review of the records, the Court resolves to **DENY** the petition and **AFFIRM** the October 29, 2012 Decision¹ and March 14, 2013 Resolution² of the Court of Appeals (CA) in CA-G.R. SP No. 119195 for failure of Spouses Francisco R. Angeles and Zenaida S. Angeles (petitioners-spouses) to sufficiently show that the CA committed any reversible error in denying their petition for annulment of judgment of the Regional Trial Court of Pasig City, Branch 167 (RTC) in LRC Case No. 7475.

As correctly ruled by the CA, petitioners-spouses failed to rebut the RTC’s finding that the owner’s duplicate certificate of TCT No. PT-84297 was lost and that respondent Wilfredo R. Lua (Lua) has an interest in the subject property. Petitioners-spouses did not show any extraordinary circumstances warranting the exercise of the Court’s appellate review of such factual findings. The Court likewise cannot sustain petitioners-spouses’ challenge against the sale in favor of Lua because issues on ownership is beyond the jurisdiction of the RTC in a cadastral proceeding

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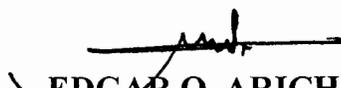
¹ *Rollo*, pp. 91-108. Penned by Associate Justice Isaias P. Dicdican with Associate Justices Michael P. Elbinias and Nina G. Antonio-Valenzuela, concurring.

² *Id.* at 110-112.

for the replacement of lost duplicate certificate of title,³ the objective of which is merely to determine two things – (1) that the owner's duplicate certificate of title was actually lost; and (2) that the person who filed the petition has sufficient interest in the property covered by the title to acquire a copy of the same.⁴

SO ORDERED.”

Very truly yours,


EDGAR O. ARICHETA
Division Clerk of Court
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Judgment Division (x)
Supreme Court

Hon. Presiding Judge
Regional Trial Court, Br. 167
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(LRC Case No. 7475)

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No. 12-1-7-SC)

SR

³ See *Re: Complaint of Concerned Members of Chinese Grocers Association against Justice Socorro B. Inting of the CA*, A.M. OCA IPI No. 10-177-CA-J, April 12, 2011, 648 SCRA 15, 23.

⁴ See *Dizon v. Philippine Veterans Bank*, G.R. No. 165938, November 25, 2009, 605 SCRA 441, 451-452.