



REPUBLIC OF THE PHILIPPINES
SUPREME COURT
Manila

SECOND DIVISION

NOTICE

Sirs/Mesdames:

Please take notice that the Court, Second Division, issued a Resolution dated August 22, 2022 which reads as follows:

"G.R. No. 255414 (JBL DEVELOPMENT CORPORATION v. KINGS PROPERTIES CORPORATION). – This Petition for Certiorari¹ assails the following dispositions of the Court of Appeals in CA-G.R. CV No. 110802:

- 1) **Decision**² dated July 29, 2020, dismissing the Amended Complaint for Quieting of Title, Reconveyance, and Damages filed by petitioner JBL Development Corporation (*JBL*) in Civil Case No. 2030-06 against China Banking Corporation, Kings Properties Corporation (*KPC*) and the Register of Deeds of Marikina City; and
- 2) **Resolution**³ dated January 19, 2021, denying petitioner's motion for reconsideration.

Antecedents

In its Amended Complaint docketed as Civil Case No. 2030-06 and titled *JBL Development Corporation vs. China Banking Corporation, Kings Properties Corporation and the Register of Deeds of Marikina City*, for Quieting of Title, Declaration of Nullity of Patents, Decrees, Titles, Deeds of Sale, Documents and Cancellation Thereof, and Reconveyance with Prayer for Damages and Recovery of Possession, *JBL* brought to fore three (3) lots respectively covered by the following titles issued by the Registry of Deeds of Marikina City (*RD Marikina*) on various dates, *viz*:⁴

- 1) **Transfer Certificate of Title (TCT) No. N-109512**⁵ issued on September 3, 1985 in the name of *JBL*. It covers Lot 3, Psu-212445 situated in Barangay Silangan, San Mateo, Rizal, measuring One

¹ Under Rule 45 of the Rules of Court, *rollo*, pp. 10–39.

² Penned by Associate Justice Ronaldo Roberto B. Martin, concurred in by Associate Justices Manuel M. Barrios and Perpetua Susana Atal-Pano, *id.* at 40–60.

³ *Id.* at 61–63.

⁴ *Id.* at 42.

⁵ *Id.* at 73–75.

Hundred Eight Thousand Eight Hundred Sixty Seven (108,867) square meters;⁶

- 2) **TCT No. N-8116**⁷ issued on June 14, 1976 in the name of China Banking Corporation (*Chinabank*). It covers three (3) lots, all situated in San Mateo, Rizal. Lot 5305 measures Two Thousand Eight Hundred Fifty Nine (2,859) square meters, Lot 5306 measures Fifty Three Thousand Seven Hundred Ninety Eight (53,798) square meters, and Lot 3368 measures Sixteen Thousand Five Hundred Eighty Three (16,583) square meters;⁸
- 3) **TCT No. 291043**⁹ issued on October 2, 1995 in the name of Inocentes Bandol, Jr., (*Bandol*). It covers two (2) lots, all situated in San Mateo, Rizal. Lot 5306, Cad.375-D measures Fifty Three Thousand Seven Hundred Ninety Eight (53,798), and Lot 3367, [C]ad.375-D measures Fifty Nine Thousand Six Hundred Seven (59,607) square meters.¹⁰

JBL averred that **TCT No. N-109512** came from Original Certificate of Title (*OCT*) No. 528¹¹ issued in the name of Ignacio Rañeses (*Rañeses*) on June 23, 1965. Rañeses sold the property to Jess O. Tuazon (*Tuazon*) in whose name **TCT No. N-47213-B**¹² was issued on April 15, 1980. Four years later, Tuazon¹³ sold the property to JBL through a Deed of Absolute Sale¹⁴ dated August 9, 1984. Thereafter, JBL was issued **TCT No. N-109512**.¹⁵ It also declared the property in its name for real property tax purposes.¹⁶

Meantime, **TCT No. N-8116** issued in the name of Chinabank was claimed to have been fraudulently and irregularly issued as it overlapped with **TCT No. N-109512**. **TCT No. N-8116** came from a later title – *OCT* No. 8607 issued in the name of Matias Ramiro (*Ramiro*) pursuant to Decree No. N-131500 issued on September 15, 1970 in LRC Case No. M-120.¹⁷ Ramiro, in turn, sold the land under *OCT* No. 8607 to Marcelo S. Desiderio in whose name **TCT No. 349336** got issued. Eventually, Chinabank acquired the land under **TCT No. 349336**, for which **TCT No. N-8116** was issued in its name.¹⁸ Since JBL's title emanated from an earlier title, the issuance of the overlapping **TCT No. N-8116** is void.¹⁹

⁶ Id. at 42.

⁷ Id. at 84–85.

⁸ Id. at 42.

⁹ Id. at 86–87.

¹⁰ Id. at 42.

¹¹ Id. at 76–77.

¹² Id. at 78–80.

¹³ Id. at 81.

¹⁴ Id. at 43.

¹⁵ Id. at 73–75.

¹⁶ Id. at 82–83.

¹⁷ Id. at 67.

¹⁸ Id.

¹⁹ Id. at 68.

TCT No. 291043 issued in the name of respondent KPC was likewise spurious as it also overlapped with **TCT No. N-109512**. KPC's title came from a later title – OCT No. 603 under a Homestead Patent issued last August 26, 1969.²⁰ Thereafter, Bandol was able to register it in his name²¹ under **TCT No. 291043**. As to how Bandol procured the title, the records do not bear. In 1995, Bandol executed Deed of Absolute Sale²² in favor of KPC. Again, since its title is also traceable to an earlier title, KPC's **TCT No. 291043** is void, as well.²³

JBL thus asked the trial court to: (a) declare as void OCT No. 8607 and its derivative titles, including TCT No. N-8116 in the name of Chinabank, as well as OCT No. 603 and its derivative titles, including KPC's TCT No. 291043 in the name of Bandol; (b) declare as void all contracts and deeds in favor of Chinabank and KPC affecting the subject properties; (c) declare as valid and legitimate TCT No. 109512; (d) issue a writ of possession in JBL's favor; and (e) grant it damages of ₱100,000.00 and attorney's fees plus cost of suit and litigation expenses.²⁴

In its Answer with Counterclaim²⁵ dated October 23, 2006, KPC asserted its ownership of the property under TCT No. 291043 registered in the name of Bandol. It claimed to have been in open, adverse, and peaceful possession of the property, including its predecessors, in the concept of owner starting 1969 for over thirty-five (35) years. It was an innocent buyer in good faith and for value. It prayed for damages, attorney's fees, including appearance fee.²⁶

Chinabank also filed its Answer with Counterclaim alleging that TCT No. N-8116 did not overlap with TCT No. N-109512. Its technical description has long been approved by the duly authorized government agency.²⁷

Proceedings before the Trial Court

After the joinder of issues, on February 13, 2007, the parties jointly moved for the designation of commissioners, including a representative from the government to determine the so called overlapping titles.²⁸ Thus, the trial court designated the following as members of the Panel of Commissioners: (1) Engr. Victoriano Paule for JBL; (2) Engr. Angelo G. Marquez for Chinabank; (3) Engr. Robert Pangyarihan (*Engr. Pangyarihan*) for KPC; and

²⁰ No attachment and no mention under whose name it was registered, *id.* at 65–90.

²¹ *Id.* at 69, JBL alleged that Bandol was not the actual owner of the property under par. 3.10.

²² *Id.* at 88–90.

²³ *Id.* at 69.

²⁴ *Id.* at 70–71.

²⁵ *Id.* at 91–93.

²⁶ *Id.* at 91–92.

²⁷ *Id.* at 44.

²⁸ *Id.* at 117.

(4) Atty. Bobby Leyterena and/or Engr. Theodore Caranzo for the government.²⁹

After the relocation survey, the members filed their individual findings and conclusions.³⁰

First, Engr. George Perez (*Engr. Perez*),³¹ JBL representative, concluded that based on his findings, only **TCT No. 291043** in the name of Bandol overlapped with **TCT No. N-109512**; Second, Engr. Pangyarihan, KPC representative, agreed with the findings of Engr. Perez but only insofar as Chinabank's **TCT No. N-8116** did not overlap with JBL's property; Third, Engr. Edwin Dimaano (*Engr. Dimaano*), Chinabank representative, however, could not determine with certainty if indeed there was an overlapping of boundaries among the three (3) lots.³²

On JBL's motion, *sans* any opposition from Chinabank and KPC, the case against Chinabank was dismissed on the basis of the findings of Engr. Perez that Chinabank's **TCT No. N-8116** did not overlap with JBL's property, without prejudice to the right of Chinabank to prosecute its counterclaim.³³

Thereafter, JBL presented its witness – Engr. Perez, JBL President Jose de Castro (President de Castro), and Records Officer of RD Marikina Corazon Gaspar.³⁴

Engr. Perez testified that in conducting the relocation survey, the members of the Panel agreed to use the Bureau of Lands Location Monument (*BLLM*) and Global Positioning System (*GPS*) and the coordinates given by the Bureau of Lands, through Engr. Pangyarihan. Ricky Roamquin of Geotech Mercantile operated the GPS.³⁵

After the survey, he prepared a sketch plan which reflected the plotting based on the respective TCTs of the claimants. The sketch plan though was not approved by the Land Registration Authority (*LRA*).³⁶ Through the sketch plan, he identified the property of Chinabank which appeared to be situated far away from JBL's property by more or less three (3) kilometers. He likewise identified the property of KPC which appeared to overlap with JBL's property. All these findings were contained in the report he submitted to the trial court.³⁷

²⁹ Id.

³⁰ Id. at 44.

³¹ The Regional Trial Court designated Engineer Victoriano Paule as representative of JBL but it was Engineer George Perez who actually represented JBL during trial, id. at 117 and 45.

³² Id. at 44–45.

³³ Id. at 118.

³⁴ Id. at 120.

³⁵ Id. at 118–119.

³⁶ Id. at 130.

³⁷ Id. at 118–119.

He admitted that there was a cadastral survey of the property approved on January 3, 1975. He traced JBL's title to Rañeses whose title came before the free patents were issued to KPC and Chinabank. But he did not have any knowledge insofar as the free patent from which Bandol's property emanated. He affirmed though that the same property, which incidentally KPC later on acquired, overlapped with JBL's title.³⁸

He maintained that the use of the GPS in the relocation survey was aided by satellite in order to determine the correct position of the lot. Considering that the GPS may be affected by the weather, the Panel waited for the sky to clear before they proceeded with the survey. As engineers, they were aware of the quality of the GPS as a tool for relocation surveys. He admitted, however, that during the relocation survey itself, the GPS of BLLM did not register zero (0) precision and there was a slight difference of .21 cm from the exact location of BLLM. He also stated that the survey plans during the 1960s-1970s did not use GPS.³⁹

He further confirmed that Chinabank's properties consisted of three (3) distinct lots, none of which overlapped with JBL's property. Even then, there was no survey conducted based on the boundaries indicated in the title of Chinabank.⁴⁰

JBL President de Castro confirmed JBL's ownership of the lot under TCT No. N-109512, the previous ownership thereof by Rañeses, and the overlap of the land with the property of KPC.⁴¹

Further, RD Marikina Records Officer Gaspar presented the respective copies of TCT No. N-109512 and TCT No. 291043 both registered in RD Marikina. She confirmed that there was no adverse claim or encumbrances annotated on TCT No. 291043, but the title was not microfilmed since it was not yet among the titles in the custody of the Register of Deeds in 1990. JBL subsequently made its formal offer of evidence.⁴²

As for KPC, its Liaison Officer Carlos P. Valena confirmed the process by which KPC gathered the documents and proceeded with the sale transaction with Bandol. KPC also presented Angeles Dela Paz Angeles, a municipal employee of San Mateo, Rizal who confirmed that TCT No. 291043 was declared for real property tax purposes in the name of Bandol.⁴³

³⁸ Id. at 118.

³⁹ Id. at 119.

⁴⁰ Id.

⁴¹ Id.

⁴² Id. at 120.

⁴³ Id. at 120-121.

Chinabank did not present any evidence to prosecute its counterclaim against JBL.⁴⁴

The Ruling of the Trial Court

By **Decision**⁴⁵ dated September 27, 2017, the trial court ruled in favor of JBL, *viz.*:

WHEREFORE, premises considered, judgment is hereby rendered as follows:

1. **DECLARING** plaintiff JBL Development Corporation to be the true and absolute owner of the parcel of land covered by TCT No. N-109512, containing an area of ONE HUNDRED EIGHT THOUSAND EIGHT HUNDRED SIXTY SEVEN (108,867) square meters;
2. **ORDERING** the Register of Deeds of Marikina City: (a) to correct the technical description of TCT No. 291043, under the name of Inocentes Bandol, Jr., particularly removing Lot 5306, Cad. 375-D and Lot No. 3367, Cad. 375-D therefrom; and
3. **DISMISSING** the Counterclaims of defendant China Banking Corporation and defendant Kings Properties Corporation for lack of merit.

SO ORDERED.⁴⁶

The trial court found that JBL complied with the requisites for quieting of title: (1) the plaintiff or complainant has a legal or an equitable title to or interest in the real property subject of action; and (2) the deed, claim, encumbrance, or proceeding claimed to be casting cloud on his title must be shown to be in fact invalid or inoperative despite its *prima facie* appearance of validity or legal efficacy.⁴⁷

JBL was able to prove that it has a legal title to the property per TCT No. N-109512. The deed of absolute sale JBL executed with the previous owner was confirmed by the RD of Marikina. It was likewise able to prove that there exists a cloud on its title when it presented TCT No. 291043 and the findings of Engr. Perez who testified that KPC's property overlapped with JBL's property.

⁴⁴ Id. at 117–120.

⁴⁵ Id. at 117–124.

⁴⁶ Id. at 124.

⁴⁷ See *Eland Philippines, Inc. v. Garcia*, 626 Phil. 735, 759 (2010).

Dispositions of the Court of Appeals

On appeal, KPC averred that: (1) JBL does not have proof of the so-called overlapping or encroachment except the report of Engr. Perez who is just one of the three members of the Panel of Commissioners; (2) laches already set in as JBL admitted that it was never in possession of the subject lot; and (3) JBL is not entitled to damages.⁴⁸

By Decision⁴⁹ dated July 29, 2020 in CA-G.R. CV No. 110802, the Court of Appeals reversed. It ruled that JBL failed to establish, by competent evidence, that TCT No. N-109512 overlapped with TCT No. 291043:

One, JBL did not have any proof of the so called overlapping. A case of overlapping boundaries depends on a reliable, if not accurate, verification survey. Barring one, no overlapping or encroachment may be proved successfully, for obvious reasons. Here, while a Panel of Commissioners was formed, it failed to arrive at a definitive conclusion based on the relocation survey conducted on the properties covered by the disputed titles. As a result, each commissioner came up with their individual reports and never answered the issue pertaining to the overlapping boundaries.⁵⁰

Two, since the Panel of Commissioners failed to arrive at a common consensus or report, no credible data aided the trial court as to enable it to arrive at a just decision. The trial court erred when it relied solely on the findings of Engr. Perez, especially when the Court of Appeals itself found that the said report is in conflict with the other reports.⁵¹

Three, there is no government official or representative present to ensure a fair and credible verification survey. The sketch plan which Engr. Perez prepared was not approved by the LRA. While there was an agreement that the Panel will coordinate with the government representative, specifically from the Bureau of Lands, they never did. JBL was duty bound to ensure the attendance of a government representative to best assist in the conduct of a fair and credible relocation survey to establish its cause of action by preponderance of evidence. But JBL did not.⁵²

Fourth, the individual reports of the Commissioners did not yield any independent verification that JBL's title overlapped with KPC's property registered in the name of Bandal.⁵³

⁴⁸ *Rollo*, pp. 50–51.

⁴⁹ *Id.* at 40–61.

⁵⁰ *Id.* at 51.

⁵¹ *Id.* at 52.

⁵² *Id.* at 58.

⁵³ *Id.* at 54–55.

The Court of Appeals subsequently denied JBL's motion for reconsideration⁵⁴ under Resolution⁵⁵ dated January 19, 2021.

The Present Petition

JBL assails the twin dispositions of the Court of Appeals, and in the alternative, prays for the remand of the case to the trial court for the conduct of the proper relocation survey. It claims to have proven, by competent evidence, that TCT No. N-109512 overlapped with TCT No. 291043 as: (1) Engr. Perez's report was duly authenticated, offered in evidence, and admitted by the trial court; and (2) the reports of Engr. Pangyarihan and Engr. Dimaano cannot be used to impugn the report of Engr. Perez as they were not offered in evidence and even lack probative value.⁵⁶

In its Comment⁵⁷ dated July 1, 2021, KPC defends the dispositions of the Court of Appeals and ripostes that: (a) the function of the Court in Rule 45 petitions is limited to resolving questions of law and not to the re-examination of the factual findings of the lower courts; and (b) since there is no government representative during the actual survey, the Court of Appeals did not err when it set aside the report of Engr. Perez. More, remanding the case to the lower court is not proper as Chinabank had already been dropped as respondent.

Our Ruling

We reverse.

As a general rule, in petitions for review, the jurisdiction of the Court in cases brought before it from the Court of Appeals is limited to reviewing questions of law which involve no examination of the probative value of the evidence presented by any of the litigants. The Court is not a trier of facts; it does not analyze or weigh evidence all over again.⁵⁸

Jurisprudence, nonetheless, has recognized certain exceptions to this general rule. One such exception is when the assailed factual findings are not supported by the evidence.⁵⁹

⁵⁴ Id. at 125–143.

⁵⁵ Id. at 61–63.

⁵⁶ See Petition for Review on Certiorari under Rule 45 of the Rules of Court, id. at 10–39.

⁵⁷ Id. at 149–165.

⁵⁸ *Heirs of Margarito Pabayus, et al. v. Heirs of Amanda Yutiamco, et al.* 670 Phil. 151, 162 (2011), citing, *Heirs of Cabal v. Cabal*, 529 Phil. 294, 304 (2006).

⁵⁹ Id.

Here, the Court keenly notes that the Panel of Commissioners never submitted its official collegial report to guide the trial court, as well as the appellate court, in resolving the ever important overlapping issue affecting the lots of JBL and KPC. Worse, there was even no participation or at least a confirmation by the concerned government representative to ensure that the relocation survey was fair, accurate, and reliable.

While the trial court correctly approved the creation and composition of the Panel of Commissioners tasked to conduct the relocation survey, it just stopped there and never followed through. Thus, it just quietly accepted the individual reports of the members, albeit they were in conflict with one another. It never required a collegial report from the Panel as an independent body. Too, the trial court overlooked that a government representative was precisely designated to be present during the relocation survey itself to ensure its fairness, accuracy, and reliability. As it was, the trial court peremptorily took the findings of just one member hook, line, and sinker, without any confirmatory verification at all. This is why the survey plan does not qualify as a competent basis for the resolution of the ever important overlapping issue between JBL and KPC. The *Heirs of Pabaus, et al. v. Heirs of Yutiamco, et al.*⁶⁰ is *apropos*:

The case of overlapping of titles necessitates the assistance of experts in the field of geodetic engineering. The very reason why commissioners were appointed by the trial court, upon agreement of the parties, was precisely to make an evaluation and analysis of the titles in conflict with each other. Given their background, expertise and experience, these commissioners are in a better position to determine which of the titles is valid. Thus, the trial court may rely on their findings and conclusions.

However, *in overlapping of titles disputes, it has always been the practice for the court to appoint a surveyor from the government land agencies – the Land Registration Authority or the DENR – to act as commissioner.* In this case, the trial court appointed a private surveyor in the person of Engr. Estaca who actually conducted the relocation survey while the two other surveyors chosen by the parties expressed their conformity with the finding of encroachment or overlapping indicated in the Relocation Plan submitted to the court by Engr. Estaca. Said plan showed that the area in conflict is on the northeastern portion wherein petitioners' OCT No. P-8649 overlapped with respondents' title (OCT No. O-104) by 15,675 square meters.

Were the respondents able to prove their claim of overlapping?

We rule in the negative.

Survey is the process by which a parcel of land is measured and its boundaries and contents ascertained; also a map, plat or statement of the result of such survey, with the courses and distances and the quantity of the land. A case of overlapping of boundaries or encroachment depends on a reliable, if not accurate, verification survey. To settle the present

⁶⁰ Id.

dispute, the parties agreed to the conduct of a relocation survey. The Manual for Land Surveys in the Philippines (MLSP) provides for the following rules in conducting relocation surveys:

Section 593 - The relocation of corners or re-establishment of boundary lines shall be made using the bearings, distances and areas approved by the Director of Lands or written in the lease or *Torrens title*.

Section 594 - The data used in monumenting or relocating corners of approved surveys shall be *submitted to the Bureau of Lands for verification and approval*. New corner marks set on the ground shall be accurately described in the field notes and indicated on the original plans on file in the Bureau of Lands.⁶¹

x x x x

*The MLSP laid down specific rules regarding tie lines, point of reference and overlapping of adjoining titled lands. In this case, records failed to disclose that the basis for relocating the missing corners was submitted to the Bureau of Lands (now Land Management Bureau) for verification and approval as required by Section 594. This is crucial considering that the court-appointed commissioner is a private surveyor and not a government surveyor from the LRA or LMB-DENR. It bears stressing that in every land dispute, the aim of the courts is to protect the integrity of and maintain inviolate the Torrens system of land registration, as well as to uphold the law; a resolution of the parties' dispute is merely a necessary consequence.*⁶² (Emphases and italics supplied. Citations omitted)

What the trial court should have done was to require another round of survey under the close supervision of the LRA or any of its duly authorized representative to ensure a fair, accurate, and reliable result. This is in consonance with our ruling in *Spouses Yu Hwa Ping and Mary Gaw v. Ayala Land, Inc.*,⁶³ a case similarly involving registered titles with overlapping claims, *viz.*:

The better approach would be for the court to order the conduct of a verification survey on the titles which have overlapping boundaries. In *Cambridge Realty and Resources Corp. v. Eridanus Development, Inc.*, it was ruled that *a case of overlapping of boundaries or encroachment depends on a reliable, if not accurate, verification survey; barring one, no overlapping or encroachment may be proved successfully, for obvious reasons.* The first step in the resolution of such cases is for the court to direct the proper government agency concerned to conduct a verification or relocation survey and submit a report to the court, or constitute a panel of commissioners for the purpose. In that case, the Court lamented that the trial court therein did not order the conduct of a verification survey and the appointment of geodetic engineers as commissioners, to wit:

⁶¹ Id. at 163–164.

⁶² Id. at 166–167.

⁶³ G.R. No. 173120, April 10, 2019.

This is precisely the reason why the trial court should have officially appointed a commissioner or panel of commissioners and not leave the initiative to secure one to the parties: so that a thorough investigation, study and analysis of the parties' titles could be made in order to provide, in a comprehensive report, the necessary information that will guide it in resolving the case completely, and not merely leave the determination of the case to a consideration of the parties' more often than not self-serving evidence.

Similarly, in *Chua, et al. v. B.E. San Diego, Inc.*, the Court ruled that in overlapping boundary disputes, the verification survey must be actually conducted on the very land itself. In that case, the verification survey conducted was merely based on the technical description of the defective titles. The opinion of the surveyor lacked authoritativeness because his verification survey was not made on the land itself.

Indeed, in case there are two registered titles with overlapping boundaries, the more prudent and technical approach would be to conduct a verification survey over the titles. After the verification survey, the court would be given all the necessary and technical analysis and data over the two titles. At that point, the court can judiciously and properly determine whether to apply (1) the general rule that in case of two certificates of title purporting to include the same land, the earlier date prevails; (2) the exception that if the inclusion of the land in the earlier registered title was a result of a mistake, then the latter registered title will prevail.⁶⁴ (Emphases and italics supplied. Citations omitted.)

So must it be.

ACCORDINGLY, the Petition is **GRANTED**. The **Decision dated July 29, 2020** and **Resolution dated January 19, 2021** of the Court of Appeals in CA-G.R. CV No. 110802 are **REVERSED**.

The case is **REMANDED** to the Regional Trial Court, Branch 76, San Mateo, Rizal, for the conduct of another round of verification/relocation survey of the lots covered by **TCT No. N-109512**, **TCT No. N-8116**, and **TCT No. 291043** for the purpose of determining whether there exists an overlap of boundaries among these lots.

The trial court is further required to ensure the presence of all the members of the Panel of Commissioners and a duly authorized representative from the Land Registration Authority during the survey to ensure a fair, accurate, and credible result thereof; direct the submission of a collegial report from the Panel of Commissioners on the issue of overlapping based on the

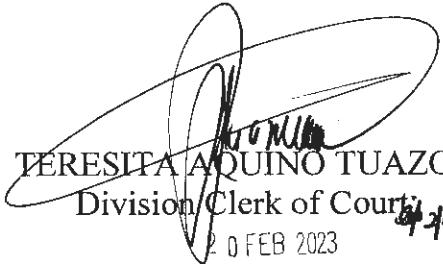
⁶⁴ Id.

result of the survey; and render a new decision in Civil Case No. 2030-06 with utmost dispatch.

The Court **NOTES** petitioner's reply with leave of Court (to private respondent's comment) dated July 26, 2021.

SO ORDERED."

By authority of the Court:


 TERESITA AQUINO TUAZON
 Division Clerk of Court
 20 FEB 2023

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HON. PRESIDING JUDGE (reg)
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 San Mateo, Rizal
 (Civil Case No. 2030-06)

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