

**[ ADMINISTRATIVE ORDER NO. 165, May 03, 1990 ]**

**DISMISSING VICENTE C. RENOMERON FROM OFFICE AS  
REGISTER OF DEEDS OF TACLOBAN CITY.**

This is an administrative case against Register of Deeds Vicente C. Renomeron of Tacloban City filed by Atty. Fernando T. Collantes, counsel for V & G Better Homes Subdivision, Inc., (hereinafter referred to as V & G) for –

- "1. Neglecting or refusing inspite repeated requests and without sufficient justification, to act within reasonable time the registration of 163 Deeds of Absolute Sale With Assignment and the eventual issuance and transfer of the corresponding 163 transfer certificates of titles to the GSIS, for the purpose of obtaining some pecuniary or material benefit from the person or persons interested therein.
- "2. Conduct unbecoming of a public official
- "3. Dishonesty
- "4. Extortion
- "5. Directly receiving pecuniary or material benefit for himself in connection with pending official transaction before him.
- "6. Causing undue injury to a party, the GSIS/Government through manifest partiality, evident bad faith or gross inexcusable negligence.
- "7. Gross ignorance of the law and procedure."

This case came about as a result of the alleged irregular actuations of respondent relative to the applications of V & G for registration of 163 pro forma Deeds of Absolute Sale with Assignment.

In his affidavit, dated May 29, 1987, in support of his sworn letter-complaint of the same date, Atty. Collantes detailed the circumstances surrounding the registration aforementioned. Some highlights: (a) that as early as January 15, 1987, V & G requested respondent to act on certain registrable sales documents, followed by another request on February 16, 1987 for the latter to approve or deny registration of the uniform deeds of absolute sale with assignment; (b) that no action was taken by respondent on said requests, except, among others, to require V & G to submit proof of real estate tax payment and to clarify certain details surrounding the transaction; (c) that despite compliance with the desired requirements, respondent caused the stoppage of registration, pending fulfillment by V & G of a certain "special arrangement" imposed by respondent whereby V & G shall provide

respondent with a weekly round trip ticket accommodation from Tacloban to Manila and P2,000.00 pocket money per trip, or in lieu thereof, the sale of respondent's Quezon City house and lot by V & G or GSIS representatives; (d) that on May 19, 1987, respondent intimated to Atty. Collantes that he will favorably act on the 163 registrable documents provided he (Atty. Collantes) execute clarificatory affidavits and send the money to pay the round trip plane ticket; (e) that the plane fare amounting to P800.00 was in fact sent to respondent thru respondent's niece but without the pocket money of P2,000.00; and (f) that because of V & G's failure to deliver the P2,000.00 for pocket money in addition to the plane fare, respondent exacted additional registration requirements, prompting Atty. Collantes in his letter of May 20, 1987, to challenge respondent to act on all pending applications for registration within twenty-four (24) hours.

As records show, respondent formally denied, on May 22, 1987, registration of the transfer of 163 certificates of titles from V & G to GSIS on the uniform ground that the deeds of absolute sale with assignment are ambiguous as to the parties involved and subject matter thereof. Dissatisfied, Atty. Collantes moved to reconsider said denial on May 26, 1987, stressing that:

"Moreover, since the year 1973 continuously up to December 1986 for a period of nearly fifteen (15) years or for a sum total of more than 2,000 same set of documents which have been repeatedly and uniformly registered in the Office of the Register of Deeds of Tacloban City under Attys. Modesto Garcia and Pablo Amascual, Jr. it is only during the incumbency of Atty. Vicente C. Renomeron, that the very same documents of the same tenor have been refused or denied registration . . ."

On the following day (May 27, 1987), respondent elevated the matter en consulta to the Administrator, National Land Titles and Deeds Registration Administration (NLTDRA), who in a Resolution (Consulta No. 1579) of July 27, 1987, ruled that the questioned documents are registrable.

Meanwhile, or on June 4, 1987, Atty. Collantes, evidently exasperated by respondent's conduct, filed before the NLTDRA the instant administrative complaint supported by his aforementioned affidavit of May 29, 1987, charging respondent with the offenses specified and quoted at the outset hereof.

Informed of the charges, NLTDRA Administrator Teodoro G. Bonifacio, through a letter of June 29, 1987, directed respondent to explain in writing why no administrative disciplinary action should be taken against him on account thereof. Respondent was further asked whether he elects to submit his case on the basis of his answer or be heard in a formal investigation should one be deemed necessary.

In his Answer, dated July 9, 1987, respondent denied the charges levelled against him and claimed that, as a rule, he acted first on documents received earlier by the Registry. According to respondent, the Registry received 82 of the 163 Deeds of Absolute Sale with Assignment on January 15, 1987, and he acted on them on February 16, 1987, by suspending or temporarily denying the registration thereof, subject to the submission of documentary requirements. The Registry received the second batch of 81 documents on May 4, 1987, and he acted on them on the same day by likewise suspending the registration thereof. Respondent further denied the