

[ADMINISTRATIVE ORDER NO. 143, October 17, 1989]

SUSPENDING AVITO S. SACLAUSO, REGISTER OF DEEDS OF THE PROVINCE OF ILOILO

This is an administrative case for grave misconduct/dishonesty against Atty. Avito S. Saclauso, Register of Deeds of Iloilo and former Acting Register of Deeds of Iloilo City.

Records show that, in a letter of March 13, 1986, a certain Atty. Gregorio G. Tronco, for and in behalf of Ms. Romana Fernandez, sought the investigation of the alleged "anomalous and fraudulent manner" by which Original Certificate of Title (OCT) No. RO-69 was reconstituted by respondent, then the Acting Register of Deeds of Iloilo City. Atty. Tronco specifically questioned (1) the issuance of the reconstituted certificate of title in the name of Mr. Bernardo Sioson and not in the name of Ms. Teodora Sioson, the registered owner of the land, covered by OCT No. RO-69 and (2) the transcription of the reconstituted title in the Registration Book of the Iloilo City Registry of Deeds on April 23, 1984, or six (6) months before the issuance by the Regional Trial Court of Iloilo City of the order of October 19, 1984, directing the reconstitution of said title.

Consequently, on March 31 f 1987, the National Land Titles and Deeds Registration Administration (NLTDRA), through its Administrator, Teodoro G. Bonifacio, directed Atty. Grace H. Estrella of the NLTDRA Inspection and Investigation Division to conduct a factual investigation of the circumstances surrounding the irregular reconstitution of OCT No. RO-69 in the name of Bernardo Sioson.

In her Investigation Report of May 13, 1987, Atty. Estrella stated that, on November 23, 1984, Mr. Bernardo Sioson presented to respondent, then the Acting Register of Deeds of Iloilo City, the order, dated October 19, 1984, of the Regional Trial Court (RTC) of Iloilo City in Cadastral Case No. 7 directing respondent, upon receipt of the report and recommendation of the Land Registration Commission and payment of legal fees, to reconstitute the original copy of OCT No. RO-69 covering Lot No. 380 of the Cadastral Survey of Iloilo Cad. No. 24, AD-06-00622 situated in the District of Arevalo, Iloilo City, and registered in the name of Teodora Sioson, as the basis for the reconstitution of said OCT was the Plan and Technical Description duly approved by the Bureau of Lands. Said Investigation Report further disclosed that Mr. Gerardo C. Tohoy, Records Officer II in the Registry of Deeds of Iloilo City, examined the document and forwarded the same to respondent with a recommendation for its registration. On April 23, 1984, respondent caused the reconstitution of OCT No. RO-69 in the name of Mr. Bernardo Sioson, signed the same, and released it to the said Mr. Sioson.

On the basis of the aforesaid Investigation Report, NLTDRA Administrator Bonifacio formally charged respondent with grave misconduct/dishonesty on June 10, 1987.