

07 JUL 2005

under Act 496.

64068
entry book

NOTICE OF LIS PENDENS

I, GREGORIO SANTIAGO JR., of legal age, Filipino, married, with residence and postal address at No. 11 Amporo St., Meralco Village, Marilao, Bulacan, after having been duly sworn on oath in accordance with law, hereby depose and say:

1. That I have a legitimate claim adverse to Josefina C. Mizuse of a parcel of land covered by TCT NO: T-397129 (M) and TCTNO. T-431402 (M) of the Registry of Deeds of Meycauayan, Bulacan; is more particularly described as follows:

TRANSFER CERTIFICATE OF TITLE
NO. T-397129 (M)

A parcel of land (lot 9 of the subd. plan Psd-342048 approved as a non-subd. proj. being a portion of a parcel of land described on plan Psu-175162 LRC Rec. N-19032, situated in the Do. of Lambakin, Mp. of Marilao, Prov. of Bul. Bounded on the NE., pts. 69 to 72 by prop. of Segundo Raymundo; containing an area of THIRTY EIGHT THOUSAND TWO HUNDRED THIRTY (38, 230) more or less.

TRANSFER CERTIFICATE OF TITLE
NO. T-431402 (M)

A parcel of land (Lot 3-B-5 of the subd. plan (LRC) Psd-320379 approved as a non-subd. project being a portion of lot 3-B (LRC) Psd-315472 LRC Rec. No. N-270800 situated in the Do. of Lambakin, Mun. of Marilao, Province of Bul. Is. of Luzon. Bounded on the NE., pts. 1 to 2 by property of Heirs of Melencio Santiago; containing an area of TWO HUNDRED THIRTY NINE (239) SQ. METERS, more or less.

2. That the matter pertains to the illegal sale (double sale) made by Josefina Mizuse relative to the two (2) above described parcels of land which we purchased from her on a installment basis and wherein we already paid a downpayment of SIX HUNDRED THIRTY NINE THOUSAND PESOS (P639,000.00) Philippine Currency. Definitely, without our consent and approval and without our sale agreement having been cancelled or revoked, she again sold the subject property to the D' GRAND BUILDERS & CONTRACTORS INC., represented by TEODORA S. DALISAY.

Copy of the Memorandum of Agreement between Josefina Mizuse and Gregorio Santiago Jr. representing the JOSEFINA VILLE HOMEOWNERS ASSOCIATION, INC. PHASE I is hereto integrally attached and marked as Annex "A".

That this matter of double sale was brought to the attention of Josefina C. Mizuse but she ignored it and did do anything to settle this matter. Hence this Lis Pendens.

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That this Lis Pendens is being registered in the Register of Deeds of Jurisdiction for the vindication of our rights and interest in the premises.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my signature this 7th day of July, 2005 at Valenzuela City.
CITY OF MALULUS

[Signature]
GREGORIO SANTIAGO JR.
Doclarant
CTC No. 22259806/1-8-05
at Marilao, Bulacan

SUBSCRIBED AND SWORN TO BEFORE ME this 7th day of July 2005 at Valenzuela City
CITY OF MALULUS

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[Signature]
ATTY. SEBASTIAN BERNABE
CITY OF MALULUS
CITY OF MALULUS

I HEREBY CERTIFIED THAT THIS INSTRUMENT HAS BEEN REGISTERED PROPER MEMORANDUM THEREOF MADE ON 4/11/07 (with)
CERTIFICATE OF TITLE NO. _____
AND ON ITS OWNER'S DUPLICATE 11/11/07 FILE NO. 22259806
REG. BOOK NO. _____

FERDINAND ANTHONY C. SEVILLEJA,
ACTING BRANCH REGISTER OF DEEDS