

[ADMINISTRATIVE ORDER NO. 45, March 19, 1993]

**IMPOSING A FINE EQUIVALENT TO TWO (2) MONTHS' SALARY
ON ATTY. VICENTE M. COLOYAN, FORMER ACTING REGISTER OF
DEEDS OF QUEZON CITY**

This refers to the administrative case (Adm. Case No. 87-11) filed by Honorio B. Brutas against Atty. Vicente N. Coloyan, former Acting Register of Deeds of Quezon City, for Grave Misconduct and Dishonesty.

The antecedent facts are stated in the letter, dated January 11, 1990, of the Administrator of the Land Registration Administration (now National Land Titles and Deeds Registration Administration), as follows:

"xxx [O]n 27 November 1980, a certain Antonio Enriquez presented for registration in the Registry of Deeds of Quezon City, under Entries Nos. 1489 and 1490, a consolidated-subdivision plan Pcs-04-000356, together with the letter dated 25 November 1980 of complainant Honorio Brutas requesting the subdivision of the two parcels of land (into 162 sub-lots) covered by TCTs Nos. 37643 and 57917, both in the name of Lorenzo T. Oña allegedly purchased by 'Hillcrest Housing Association of the Poor', payable for a period of 5 years. According to the complainant, he also enclosed in his letter a 'Contract of Sale' executed by Lorenzo Oña and 'Hillcrest Cooperative, Inc.' (represented therein by complainant) on 15 August 1979 affecting TCTs Nos. 37917 and 57642. The sale appears not absolute but merely a contract to sell as shown by the following condition stated therein:

'That upon full payment of the aforesaid balance, the party of the first party (Lorenzo T. Oña) will execute the corresponding Deed of Absolute Sale.'

Instead of merely annotating the plan and contract of sale at the back of TCTs Nos. 37642 and 57917, the Registry erroneously prepared 162 certificates of title all in the name of 'Hillcrest Housing Association, Inc.'. For unknown reason, these titles were left unsigned by the Register of Deeds at that time."

The records further show that, when respondent assumed office as Acting Register of Deeds of Quezon City in March 1981, he found the said certificates of title unsigned. Whereupon, he affixed his signature thereon, indicated the date, "July 6, 1981", and thereafter caused the release of the owner's duplicate certificates to Lorenzo Oña.

During the fact-finding investigation, respondent admitted that he gave due course to plan 04-000356 and signed the corresponding 162 certificates of title, indicating below his signatures "July 6, 1981" as the actual date of signing without reviewing