

## SECOND DIVISION

**[ A.M. No. RTJ-97-1395, December 22, 1997 ]**

**PEDRO SAN JUAN, COMPLAINANT, VS. JUDGE LORE V.  
BAGALACSA, REGIONAL TRIAL COURT, BRANCH 23, NAGA CITY,  
RESPONDENT.  
D E C I S I O N**

**MENDOZA, J.:**

This is a complaint alleging a conduct by respondent judge of the Regional Trial Court, Branch 23, at Naga City in violation of the Code of Judicial Conduct. Complainant is one of the oppositors in Special Proceedings No. R-22 (1144), then pending before respondent Judge Lore V. Bagalacsa's court. It appears that one of the properties involved in the intestate proceedings was a parcel of land, consisting of 15,141 square meters, which was tenanted by Sergia Pontillas; that on November 27, 1995, the administrator of the intestate estate sold the property under an emancipation patent to Pontillas for P75,705.00, over the objection of the oppositors; and that, on April 10, 1996, Pontillas in turn sold the land to the Newreach Corporation for P1,514,000.00.

Complainant alleges that on June 6, 1996, respondent judge presented for registration to the register of deeds of Camarines Sur the deed of sale executed by Sergia Pontillas in favor of the Newreach Corp.. On the same day, respondent judge wrote the following note to the register of deeds:

6 June 96

Makikiolay sina Mr. And Mrs. Salvador Motos kung puede tabi makua ngonian na aga ang title. Kaipuhan daa nindang maray sa hapon. Sana naman matapos na ngonian na aga.

I'll be in Libmanan kaya kung puede irelease na nindo sainda. midbid mo man sinda.

Thanks so much and God Bless.

[Translation: Mr. and Mrs. Salvador Motos are requesting that if it is possible, they would like to get the title this morning, as they need it in the afternoon. I hope the title will be finished this morning.]

[I'll be in Libmanan, so please release it to them. You know them anyway.]

[Thanks so much and God Bless.]