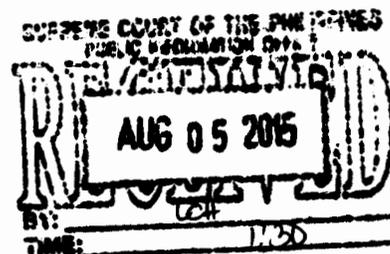




Republic of the Philippines
Supreme Court
Manila

FIRST DIVISION

NOTICE



Sirs/Mesdames:

Please take notice that the Court, First Division, issued a Resolution dated July 1, 2015 which reads as follows:

“G.R. No. 217043 (Rolando O. Tulan v. Spouses Rommel Punzal and Minerva Punzal, and Christopher Valencia and Maricris Valencia, represented by Spouses Rommel Punzal and Minerva Punzal). – The petitioner’s motion for an extension of thirty (30) days within which to file a petition for review on certiorari is GRANTED, counted from the expiration of the reglementary period.

After a judicious perusal of the records, the Court resolves to **DENY** the instant petition and **AFFIRM** the September 12, 2014 Decision¹ and February 17, 2015 Resolution² of the Court of Appeals (CA) in CA-G.R. SP No. 135050 for failure of petitioner Rolando O. Tulan (petitioner) to sufficiently show that the CA committed any reversible error in upholding that respondents Spouses Rommel and Minerva Punzal, and Christopher and Maricris Valencia (respondents) have a better right of possession over the subject property.

As correctly ruled by the CA, respondents were able to establish that petitioner’s possession of the subject property was by mere tolerance and, consequently, they are entitled to the physical possession thereof. On this score, fundamental is the rule that a certificate of title serves as evidence of an indefeasible and incontrovertible title and has a superior probative value as against an unregistered deed of sale in ejectment cases,³ as in this case.

- over - two (2) pages

¹ Rollo, pp. 137-146. Penned by Associate Justice Normandie B. Pizarro with Associate Justices Manuel M. Barrios and Pedro B. Corales concurring.

² Id. at 157-158.

³ See *Manila Electric Company v. Heirs of Spouses Dionisio Deloy and Praxedes Martonito*, G.R. No. 192893, June 5, 2013, 697 SCRA 486, 504; citation omitted.

SO ORDERED.”

Very truly yours,


EDGAR O. ARICHETA
Division Clerk of Court
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(CA-G.R. SP No. 135050)

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The Hon. Presiding Judge
Regional Trial Court, Br. 29
Cabanatuan City 3100 Nueva Ecija
(Civil Case No. 6705)

The Hon. Presiding Judge
Municipal Trial Court
Sta. Rosa 3101 Nueva Ecija
(Civil Case No. 2071)

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