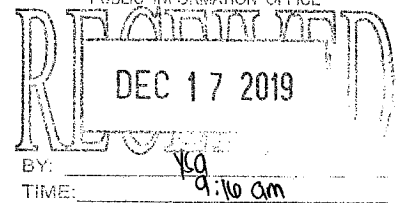




REPUBLIC OF THE PHILIPPINES
SUPREME COURT
Manila

SECOND DIVISION

SUPREME COURT OF THE PHILIPPINES
PUBLIC INFORMATION OFFICE



NOTICE

Sirs/Mesdames:

Please take notice that the Court, Second Division, issued a Resolution dated **02 October 2019** which reads as follows:

***G.R. No. 227547 — THE HEIRS OF EUGENIO R. REYES, joined by TIMOTHY JOSEPH RAYMOND M. REYES, MA. GRACIA S. REYES-SERAPIO, ROMAN GABRIEL M. REYES and MA. ANGELES S. REYES-PEREZ, petitioners, versus HON. ERRIZA DAWN B. NARCISO, in her capacity as Provincial Agrarian Reform Adjudicator of the Department of Agrarian Reform Adjudication Board (DARAB), VIRGILIO DJ. ROBLES, in his capacity as DARAB Provincial Sheriff, and LEONIDA F. MAURICIO,* respondents.**

x -----x

The material facts, as narrated by the Court of Appeals (CA), are as follows:

x x x Eugenio R. Reyes (“Eugenio”) was the owner of [a] lot with an area of 4,526 square meters situated in Turo, Bocaue, Bulacan, and covered by Transfer Certificate of Title (“TCT”) Number T-109456 (“subject property”); Godofredo Mauricio (“Godofredo”) was the tenant of Eugenio on the subject property.

Godofredo died and left [his surviving wife Librada Mauricio (Librada) and adopted daughter, Leonida Mauricio¹ (Leonida)] as heirs.

Librada and [Leonida] filed [a] Complaint for Annulment of Contract and Maintenance of Peaceful Possession with Damages (“Complaint”) against Eugenio before the [Provincial Agrarian Reform Adjudicator (PARAD)]. The Complaint sought to annul the *Kasunduan* dated [September 28, 1994] (“*Kasunduan*”) [for lack of consent].² [Under the *Kasunduan*,] x x x Librada and [Leonida agreed that they] would vacate the subject property.

The PARAD issued the Decision dated [December 20, 1996] (“PARAD Decision”) x x x [declaring] the *Kasunduan* x x x void[.]³ [Thus, the PARAD] ordered Eugenio to respect the peaceful possession of Librada and [Leonida] over the subject property] x x x.

* Also known as “Josefina Luna.” See *rollo*, pp. 15, 16, 17, 27, 82, 85, 90, 122, 133 and 134.

¹ During the course of the proceedings before the Regional Trial Court (RTC) in the subsequent ejectment case filed by Eugenio against Leonida, Leonida testified that she is “not a legitimate [child]”, but an adopted daughter of Librada. However, the RTC found that Librada failed to present proof of legal adoption. The RTC thus rejected Leonida’s assertion of filiation to Godofredo and Librada. See RTC Decision dated February 2, 2002, *rollo*, pp. 84-85.

² See DARAB Decision dated July 7, 1998, *rollo*, p. 56.

³ In declaring the *Kasunduan* void, the PARAD gave credence to Librada’s testimony to the effect that she affixed her thumbmark thereon without knowing and understanding its contents, as she was illiterate. Nevertheless, Librada testified that she had, in fact, received Fifty Thousand Pesos (Php50,000.00) from Eugenio, but expressed her willingness to return the sum should the *Kasunduan* be declared void. See PARAD Decision, *rollo*, p. 52.

In the Decision dated [July 7, 1998] x x x, the DARAB affirmed the PARAD Decision. The [CA], in the Decision dated [August 10, 2006] x x x, and the [Court] in the Decision dated [November 24, 2010], x x x also affirmed the PARAD Decision.

[Librada died during the pendency of the case, and was substituted by Leonida.]

On [May 3, 2011], the [Court's] Decision became final and executory.

x x x x

Meanwhile, Eugenio filed [an] ejectment suit against [Leonida] before the Municipal Trial Court ("MTC"). The MTC x x x granted the ejectment [complaint] and ordered [Leonida] to vacate the subject property.

[Leonida] appealed to the RTC. In [its] Decision dated [February 5, 2002] x x x, the RTC affirmed the MTC Decision.

On [July 1, 2005], the RTC Decision in the appealed ejectment suit became final and executory. The RTC issued the Writ of Execution dated [March 26, 2003 (RTC Writ)]. [Leonida] vacated the subject property pursuant to the [RTC Writ].

[It appears that Eugenio also died sometime thereafter, and was thus substituted by his heirs].

In the meantime, [Leonida] filed the Motion for Execution of the PARAD Decision.

[In its first Order dated December 28, 2011⁴ (First Order)], the PARAD ordered the issuance of a [W]rit of [E]xecution. [Eugenio's heirs] filed [a] Motion for Reconsideration[, which the PARAD denied in its second Order dated September 17, 2012⁵ (Second Order)].

On [October 1, 2012], the PARAD issued the assailed Writ of Execution [(PARAD Writ)] and directed the provincial sheriff Virgilio DJ. Robles x x x to implement [it].⁶ (Emphasis and italics supplied)

Aggrieved, the Heirs of Eugenio Reyes, joined by Timothy Joseph Raymond M. Reyes, Ma. Gracia S. Reyes-Serapio, Roman Gabriel M. Reyes, and Ma. Angeles S. Reyes-Perez (collectively, petitioners) filed a Petition for *Certiorari* and Prohibition (CA Petition) before the CA imputing grave of abuse of discretion amounting to lack or excess of jurisdiction on the part of the PARAD for issuing the First and Second Orders and PARAD Writ.

The CA issued a Decision⁷ on May 20, 2016 (CA Decision) denying the CA Petition for lack of merit.

⁴ *Rollo*, p. 37.

⁵ *Id.*

⁶ *Id.* at 37-39.

⁷ *Id.* at 36-43. Penned by Associate Justice Nina G. Antonio-Valenzuela, with the concurrence of Associate Justices Fernanda Lampas Peralta and Jane Aurora C. Lantion.

The CA observed that the dispute involves the execution of two conflicting final decisions — one rendered by the MTC which ordered the ejectment of Leonida from the subject property, and another rendered by the PARAD which upheld Leonida's right to occupy the same as tenant.⁸

On this basis, the CA held that the PARAD has primary and original jurisdiction over all agrarian disputes, to the exclusion of the regular courts. Considering that the case involves Leonida's tenancy rights over the subject property, the CA found that it was the PARAD, and not the MTC, which had jurisdiction over the subject matter of the action. Hence, the MTC Decision ousting Leonida from the subject property is void, since it was issued by a court which had absolutely no jurisdiction to do so.⁹

On this score, the CA ruled that no grave abuse of discretion could be imputed to the PARAD for issuing the First and Second Orders and PARAD Writ,¹⁰ considering that they merely carry out the final executory PARAD Decision.¹¹

Petitioners filed a Motion for Reconsideration, which the CA later denied in its Resolution¹² dated September 30, 2016 (CA Resolution).

Petitioners received a copy of the CA Resolution on October 13, 2016.¹³

On October 28, 2016, petitioners filed this Petition for Review on *Certiorari*¹⁴ (Petition), impleading Provincial Adjudicator Erriza Dawn B. Narciso (PA Narciso), Provincial Sheriff Virgilio DJ. Robles (Sheriff Robles), and Leonida as respondents.

On November 23, 2016, the Court directed respondents to file their respective comments on the Petition.¹⁵

Sheriff Robles filed an Explanation¹⁶ on November 15, 2018 while Leonida filed a Comment¹⁷ on November 29, 2018.

Pending resolution of the Petition, petitioners filed a Manifestation with Motion for Judgment Based on Compromise Agreement¹⁸

⁸ See id. at 41.

⁹ Id. at 41-42.

¹⁰ Id. at 43.

¹¹ See id.

¹² Id. at 44-45.

¹³ Id. at 5.

¹⁴ Id. at 3-35, excluding Annexes.

¹⁵ Id. at 147.

¹⁶ Id. at 157-162.

¹⁷ Id. at 164-167, excluding Annexes.

¹⁸ Id. at 175-184, including Annexes.

(*Manifestation with Motion*) stating that they have entered into a Compromise Agreement¹⁹ with Leonida.

Attached to the *Manifestation with Motion* is a copy of the Compromise Agreement, the pertinent provisions of which read:

This Compromise and Settlement Agreement is made by and between [Leonida] and [petitioners].

[Leonida] asserts her claim against [petitioners] as mandated in the Writ of Execution dated October 1, 2012 directing [Sheriff Robles] to implement and make effective [the PARAD Decision] x x x:

x x x x

The parties wish to reach a full and final settlement of this action and all matters arising from the dispute described above.

Therefore, in consideration of the mutual promises [set forth], the parties agree to the following:

[Petitioners] will pay [Leonida] **FIVE HUNDRED FIFTY THOUSAND PESOS** (Php 550,000.00) x x x[;]

x x x x

That [Leonida] will surrender and vacate the subject [property].

This agreement was the result of a negotiated settlement x x x. This was the result of the Pre-Execution Conference initiated by [Sheriff Robles] x x.²⁰

Annexed to the *Manifestation with Motion* is an Acknowledgment Receipt²¹ wherein Leonida signifies the receipt of the settlement agreed upon.

Hence, in the *Manifestation with Motion*, petitioners pray, as follows:

WHEREFORE, Petitioners respectfully pray that this Honorable Court **ADMIT** and **APPROVE** the attached Compromise Agreement and render judgment in accordance therewith.

Petitioners likewise pray for such further or other relief as may be deemed just or equitable.²² (Emphasis supplied; emphasis in the original omitted).

Hence, consistent with the Court's rulings in *World Wide Travel Service, Inc. v. Court of Appeals*²³ and *Tenchavez v. Atlas Consolidated*

¹⁹ Id. at 180-182.

²⁰ Id. at 180-181.

²¹ Id. at 183.

²² Id. at 176-177.

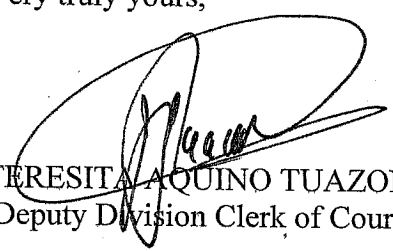
²³ 172 Phil. 118 (1978).

Mining and Development Co.,²⁴ and in deference to the parties' obvious intention of settling the dispute amicably, the Court resolves to **APPROVE** the Compromise Agreement dated May 21, 2019 and render judgment in accordance therewith. The parties are hereby **ORDERED** to comply with all the terms and stipulations contained therein. No further pleadings or motions shall be entertained in this case.

Let entry of judgment be issued immediately.

SO ORDERED."

Very truly yours,


TERESITA AQUINO TUAZON
Deputy Division Clerk of Court

10 DEC 2019

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²⁴ 126 Phil. 542 (1967).

