



Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
21st City Council

PR21CC-472

25th Regular Session

RESOLUTION NO. SP- 8175, S-2020

A RESOLUTION REQUESTING THE CITY MAYOR, HONORABLE MA. JOSEFINA G. BELMONTE, TO DIRECT THE CITY TREASURER'S OFFICE OF QUEZON CITY TO ISSUE A CERTIFICATE OF REDEMPTION IN FAVOR OF F. CARLOS MENDEZ-PAJO HOMEOWNERS ASSOCIATION, INC., BY VIRTUE OF THE DECISION OF THE REGIONAL TRIAL COURT OF QUEZON CITY, BRANCH 224 DATED JULY 14, 2010 AND AFFIRMED BY THE COURT OF APPEALS IN ITS ENTRY OF JUDGMENT DATED JANUARY 12, 2016 AND BECAME FINAL AND EXECUTORY ON SEPTEMBER 2, 2016.

Introduced by Councilor **MARIVIC CO PILAR**.

Co-Introduced by Councilors Bernard R. Herrera, Lena Marie P. Juico, Tany Joe "TJ" L. Calalay, Nicole Ella V. Crisologo, Victor V. Ferrer, Jr., Winston "Winnie" T. Castelo, Atty. Bong Liban, Eden Delilah "Candy" A. Medina, Ramon P. Medalla, Mikey F. Belmonte, Estrella C. Valmocina, Franz S. Pumaren, Kate Galang-Coseteng, Matias John T. Defensor, Wencerom Benedict C. Lagumbay, Jorge L. Banal, Sr., Peachy V. De Leon, Imee A. Rillo, Marra C. Suntay, Irene R. Belmonte, Resty B. Malañgen, Ivy L. Lagman, Hero M. Bautista, Karl Castelo, Patrick Michael Vargas, Shaira L. Liban, Ram V. Medalla, Allan Butch T. Francisco, Melencio "Bobby" T. Castelo, Rogelio "Roger" P. Juan, Diorella Maria G. Sotto-Antonio, Donato "Donny" C. Matias, Eric Z. Medina, Freddy S. Roxas and Noe Dela Fuente.

WHEREAS, Prosperity Industrial Corporation, a registered owner of a parcel of land identified as Lot 5 of the cons. Subd., Plan (LRC) Pcs-5089 and Lot 1 of the cons. Subd., plan (LRC) Pcs-2807, located at F. Carlos, Barangay Baesa, Quezon City, covered by Transfer Certificate of Title (TCT) No. RT-12850 and RT-12851, respectively, containing an area of Thirty-Nine Thousand Seven Hundred Seventeen (39,717) Square Meters;

WHEREAS, on September 27, 2007, the Office of the City Treasurer of Quezon City conducted a public auction sale to satisfy the real estate taxes, penalties and costs against the tax delinquent properties of Prosperity Industrial Corporation amounting to Seventy-Two Thousand Eight Hundred Fifty-Three Pesos and 25/100 (Php72,853.25);

WHEREAS, the subject property was sold to Lavern Realty and Development Corporation, a domestic corporation represented by Alexander C. Catolos, for Three Hundred Thousand Pesos (Php300,000.00) per lot, as highest bidder. Accordingly, on February 19, 2008, the City Treasurer issued the corresponding Certificate of Sale of delinquent property to purchaser;

WHEREAS, on April 09, 2009 Carlos Mendez-Pajo Homeowners Association, Inc., deposited with the Treasurer's Office of Quezon City the amount of One Million Pesos (Php1,000,000.00) representing the redemption amount of the aforesaid property;

WHEREAS, on October 05, 2009, Lavern Realty and Development Corporation filed a petition for confirmation of the final bill of sale and entry of new Certificate of Title;

WHEREAS, on July 14, 2010, F. Carlos Mendez-Pajo Homeowners Association, Inc., filed an opposition to the aforesaid petition;

WHEREAS, on July 16, 2012 the Regional Trial Court of Quezon City, Branch 224, issue a decision in favor of F. Carlos Mendez-Pajo Homeowners Association, Inc., which was affirmed by the Court of Appeal in its Entry of Judgement dated January 12, 2016 and became final and executory on September 2, 2016;

WHEREAS, the subject property is in the process of acquisition through negotiated sale by the Quezon City Government for the purpose of developing into socialized housing project with its intended beneficiaries are the on-site and other ISFs in Quezon City to reduce its informal settler families;

WHEREAS, it is now necessary for the City Treasurer to issue a Certificate of Redemption to facilitate the negotiation between the City Government and Prosperity Industrial Corporation to benefit the members of F. Carlos Mendez-Pajo Homeowners Association Inc., which is the on-site occupants of the properties.



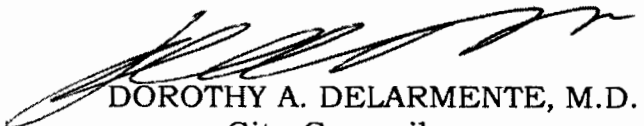
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NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED, to authorize, as it does hereby authorize, the City Mayor, Honorable Ma. Josefina G. Belmonte, to direct the City Treasurer's Office of Quezon City to issue a Certificate of Redemption in favor of F. Carlos Mendez-Pajo Homeowners Association, Inc., by virtue of the decision of the Regional Trial Court of Quezon City, Branch 224 dated July 14, 2010 and affirmed by the Court of Appeals in its Entry of Judgment dated January 12, 2016 and became final and executory on September 2, 2016.

ADOPTED: March 9, 2020.


DOROTHY A. DELARMENTE, M.D.
City Councilor
Acting Presiding Officer

ATTESTED:


Atty. JOHN THOMAS S. ALFEROS III
City Government Dept. Head III

CERTIFICATION

This is to certify that this Resolution was APPROVED by the City Council on Second Reading on March 9, 2020 and was CONFIRMED on March 16, 2020.


Atty. JOHN THOMAS S. ALFEROS III
City Government Dept. Head III

