



Republic of the Philippines  
Supreme Court  
Office of the Court Administrator  
Manila

**OCA CIRCULAR NO. 202 - 2020**

**TO:** THE CONCERNED JUDGES AND CLERKS OF COURT  
OF THE FIRST AND SECOND LEVEL COURTS

**RE:** ONLINE VERIFICATION OF COURT ORDERS IN LAND  
REGISTRATION CASES

In his letter to the undersigned, Hon. Renato D. Bermejo, Administrator, Land Registration Authority (LRA), emphasized the need "to have all entered Court Orders and Certificates of Finality validated by the issuing courts so as to ensure the authenticity of the same." Apparently, Registers of Deeds have been carrying this out by "personally bringing the Court Orders and Certificates of Finality to the issuing court for the purpose of having the same stamped as validated and/or verified."

However, considering that all first and second level courts have been provided with official Philippine Judiciary Office 365 accounts, "requests for documents and services may be coursed and acted upon through the (email) addresses and accounts of the concerned court," pursuant to par. 1, A.C. 45-2020.<sup>1</sup> Accordingly, LRA requests for validation or verification of Court Orders and Certificates of Finality may be transmitted online to the official accounts of the courts. However, only the requests from the Central Office and the officials with their corresponding official email addresses, as listed in the Registry of Deeds Email Addresses of the LRA, appended herein as Annex "A," shall be considered by the courts. The concerned court shall act upon the request within five (5) calendar days from receipt. Within the said period, the concerned court may confirm the legitimacy of the request with the requesting party.

For the guidance and compliance of all concerned.

18 December 2020

  
**JOSE MIDAS P. MARQUEZ**  
Court Administrator

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<sup>1</sup> Dated 18 August 2020.

**REGISTRY OF DEEDS EMAIL ADDRESSES**  
Register of Deeds, OIC, Acting RD

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