

### Title:

Heirs of Francisca Medrano vs. Estanislao De Vera

### Facts:

This case revolves around a 463-square meter parcel of land in Pangasinan, originally owned by Flaviana De Gracia who died intestate in 1980. Her heirs, Hilaria Martin-Paguyo and Elena Martin-Alvarado, waived their hereditary rights in favor of Francisca Medrano in 1982, in gratitude for the expenses Medrano covered for Flaviana's medical and burial needs. Medrano, having taken possession since then, faced opposition from other children of Hilaria and Elena, leading her to file a complaint for quieting of title, reconveyance, reformation of instrument, and/or partition with damages against several defendants in 2001. This led to Estanislao De Vera, who had acquired rights from some defendants in 2002, to file an Answer with Counterclaim. The Regional Trial Court (RTC) initially dismissed Medrano's motion to expunge De Vera's answer and declared the defendants in default, later ruling in favor of Medrano. De Vera's subsequent motion for reconsideration was denied due to failure to file a pleading-in-intervention. The judgment was executed in favor of Medrano's heirs, securing the title under their names.

### Issues:

1. Whether De Vera could participate in Civil Case No. U-7316 without filing a motion to intervene.
2. Whether De Vera is bound by the judgment against his transferors.
3. Whether it was proper for the CA to take cognizance of respondent's Petition for Certiorari and Mandamus.

### Court's Decision:

The Supreme Court upheld the decision of the Court of Appeals to remand the case for further trial. It ruled that De Vera, as a transferee pendente lite, should have been allowed to participate in the case without filing a motion to intervene. The Court found that the RTC committed grave abuse of discretion in allowing Medrano to present her evidence ex parte while De Vera's standing was unresolved. Consequently, the Supreme Court determined that De Vera was not bound by the judgment against his transferors as his right to due process was violated. Furthermore, it was deemed proper for the CA to entertain De Vera's petition as ordinary appeal was not an adequate remedy under the circumstances.

### Doctrine:

The Supreme Court reiterates the doctrine that the interest of a transferee pendente lite

cannot be considered independent of the interest of his transferors. If the transferee files an answer while the transferor is declared in default, the case should proceed based on the transferee's answer and with the participation of the transferee. This ensures that judgments are made with due regard to due process rights, particularly where a transferee pendente lite's ability to protect his interests is concerned.

### Class Notes:

- Concept of transferee pendente lite and their rights in litigation.
- Distinction between filing a motion to intervene and direct participation for transferees pendente lite.
- Rule 3, Section 19 of the Rules of Court on the transfer of interest and the discretion of courts to allow substitution or joinder.
- Grave abuse of discretion by a trial court can be a ground for a certiorari petition.
- The importance of due process in the conduct of trials, especially regarding judgments by default and ex parte presentations of evidence.

### Historical Background:

The case highlights intricate dynamics of property rights, inheritance, and litigation in the Philippines. It showcases the procedural and substantive aspects of dealing with property rights post-mortem, especially when conflicting claims arise over the rights transferred or waived among heirs and third-party transferees. This decision echoes the judiciary's commitment to ensuring that all parties' rights are adequately represented and protected in legal proceedings.