

*belonging to B seized and sold by auction in execution of a judgment. C buys the immovable. C is the owner of the immovable. But he cannot mortgage or sell it to another person before he has had his right of ownership registered. Supposing that, before any such registration, B sells the immovable to N, who is not aware of the seizure and sale by auction of the immovable, C cannot set up his right against N if N has had his right registered.*

22. — As regards immovables which are acquired by usucapion, the right of ownership devolves upon the possessor as soon as he has completed usucapion, and such possessor is then entitled to claim his registration as owner. But he cannot dispose of his right until registration has been made.

No transfer of immovables made by the original owner can be set up against the possessor after he has completed usucapion even when such possessor has not yet registered his right of ownership.

S. 662.

*Illustration. — A has possessed a piece of land belonging to B openly and without interruption, for more than ten years. A is entitled to claim his registration as owner of the piece of land, but, as long as such registration has not been made, he cannot sell or mortgage the land. If, during the eleventh year, B sells the land to C and C claims the ownership of the land, A can oppose against B the transferor his right of acquisition by way of usucapion and against C the transferee the defence of the present section*

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