

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

BANGKO MABUHAY (A RURAL BANK), INC.,
Mortgagee,

-versus-

FORECLOSURE CASE NO. F-453-24

**LADY FATIMA P. CARMEN, In-Capacity and
Atty-in-Fact of AIDA A. PEÑA,**
Mortgagor/s.

x ----- x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BANGKO MABUHAY (A RURAL BANK), INC.**, with business address at A. Soriano Highway, Daang, Amaya III, Tanza, Cavite, against the Mortgagor/s, **LADY FATIMA P. CARMEN, In-Capacity and Atty-in-Fact of AIDA A. PEÑA**, with residence and postal address at (1) Lot 1, Blk. 119, Ph. 3, Tierra Nevada, San Francisco, Gen. Trias City, Cavite; and (2) Lot 5, Blk.105, Ph. 3, Tierra Nevada San Francisco, Gen. Trias City, Cavite, to satisfy the mortgage indebtedness which as of 5 April 2024 amounts to **THREE HUNDRED THIRTY TWO THOUSAND NINE HUNDRED FORTY SEVEN PESOS & 99/100 ONLY (P332,947.99)**, including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **July 23, 2024** at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF
TITLE No. (T-1094859) 057-2022048483**

A PARCEL OF LAND (LOT 3 BLK. 105 OF THE CONS. & SUBD. PLAN. PCS-04-011037, BEING A PORTION OF THE CONS. OF LOTS 2617-A & 2617-C, PSD-042108-068339, L.R.C. REC. NO.), SITUATED IN THE BRGY. OF SAN FRANCISCO, MUN. OF GEN. TRIAS, PROV. OF CAVITE. BOUNDED ON THE SW., ALONG 1-2 BY LOT 5, BLK. 105; ON THE NW., ALONG LINE 2-3 BY ALLEY 79; ON THE NE., ALONG LINE 3-4 BY LOT 1; ON THE SE., ALONG LINE 4-5 BY LOT 4; AND ALONG LINE 5-1 BY LOT 6; ALL OF BLK. 105, ALL OF THE CONS. & SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN XXX CONTAINING AN AREA OF **FIFTY (50) SQUARE METERS. XXX**

All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event the public auction should not take place on the said date and time, it shall be held on **August 6, 2024** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.

Trece Martires City, June 18, 2024.

RICARDO A. TOLEDO
Sheriff IV

COPY FURNISHED:
BANGKO MABUHAY (A RURAL BANK), INC.,
A. Soriano Highway, Daang, Amaya III, Tanza, Cavite

**LADY FATIMA P. CARMEN, In-Capacity and
Atty-in-Fact of AIDA A. PEÑA**
(1) Lot 1, Blk. 119, Ph. 3, Tierra Nevada, San Francisco,
Gen. Trias City, Cavite; and
(2) Lot 5, Blk.105, Ph. 3, Tierra Nevada San Francisco,
Gen. Trias City, Cavite

WARNING: It is absolutely prohibited to remove, deface or destroy this Notice of Extra Judicial Sale on or before the date of sale.

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