

Republic of the Philippines
Fourth Judicial Region
Regional Trial Court of Cavite
Office of the Clerk of Court & Ex-Officio Sheriff
New Justice Hall, J.P. Rizal Avenue,
Kaybagal South, Tagaytay City

BANK OF THE PHILIPPINE ISLANDS
(as successor-in-interest of **PRUDENTIAL**
BANK),

Mortgagee,

-versus-

EJF NO. TG-23-094

FOR: Extra-Judicial Foreclosure of Real
Estate Mortgage under Act No. 3135

SPS. MANUEL C. CHUA AND LILY P. CHUA,
Borrowers/Mortgagor.

x ----- x

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Petitioner/Mortgagee, **BANK OF THE PHILIPPINE ISLANDS (as successor-in-interest of PRUDENTIAL BANK)**, a banking institution duly organized and existing under and by virtue laws of the Republic of the Philippines, with principal office and place of business at 15th Floor Ayala North Exchange Tower One, 6796 Ayala Ave., corner Salcedo St. Legaspi Village, Makati City, pursuant to the terms and conditions of the Real Estate Mortgage ("MORTGAGE") executed and notarized on February 25, 1998 by Borrowers/Mortgagors, **SPS. MANUEL C. CHUA AND LILY P. CHUA**, both of legal age, Filipinos, with residences and postal addresses at (1) 573 P. Burgos Avenue, Cavite City and (2) Manly's Mansion Penthouse I, C.M. Recto Ave. corner San Sebastian St., Quiapo, Manila in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. T-27783** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Borrowers/Mortgagors in the amount of **SEVENTY SIX MILLION FOUR HUNDRED THIRTY-FOUR THOUSAND FORTY-NINE PESOS AND 17/100 (Php76,434,049.17)**, inclusive of interest, as of August 30, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Ryan M. Genova, will sell at public auction on **March 26, 2024** at 10:00 o'clock in the morning or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

CONDOMINIUM CERTIFICATE OF TITLE NO. T-27783
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in City of Tagaytay, Philippines, bounded and described as follows:

A parcel of land (Lot 9, of the consolidation/subdivision/plan Pcs-04-005479, being a portion of Lot 1, Pcs-04-004556 & Lot 1, Blk. 1, Pcs-994, LRC Record No. 8806), situated in the City of Tagaytay. Bounded on the SW., along line 1-2 by Lot 10, of the consolidation and subdivision plan, on the NW., along line 2-3 by Existing Road (15.00 m. wide), (Lot 2, Psu-103057), on the NE., along line 3-4 by Lot 8, on the SE along line 4-1 by Lot 17, both of the consolidation and subdivision plan. Beginning at a point marked "1" on plan being S. 4 deg. 16'E., 56.53 m. from BLLM 4, Tagaytay City; thence N. 48 deg. 08'W., 16.08 m. to point 2; thence N. 41 deg. 52'E., 4.00 m. to point 3; thence S. 48 deg. 08'E., 15.00 m. to point 4; thence S. 26 deg. 43'W., 4.14 m. to point of beginning, containing an area of **SIXTY TWO (62) SQUARE METERS**. All points are referred to are indicated on the plan and are marked on the ground by P.S. Cyl. Conc. Mons. 15x60 cm.; Bearings true; Date of original survey, Sept. 6, 1911; Date of survey/cons. Dec 18, 1990; Date approved, Jan. 18, 1991.

Is registered in accordance with the provisions of the property Registration Decree in the name of **MANUEL C. CHUA**, Filipino, of legal age, married to **LILY P. CHUA**"

In the event the public auction should not take place on the

said date, it shall be held on **April 5, 2024** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. T-27783**, the encumbrances thereon, if any there be.

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

Tagaytay City, Philippines, February 5, 2024.

ATTY. VARBRA ANN A. VARIAS-DIMAYUGA
Clerk of Court & Ex-Officio Sheriff

RYAN M. GENOVA
Sheriff-in-Charge

W A R N I N G :

IT IS ABSOLUTELY PROHIBITED TO REMOVE, DEFACE OR DESTROY THIS NOTICE OF SHERIFF'S SALE ON OR BEFORE THE DATE OF THE AUCTION SALE UNDER THE PENALTY OF LAW

Copy Furnished:

BANK OF THE PHILIPPINE ISLANDS
(as successor-in-interest of **PRUDENTIAL BANK**),
Mortgagee
15th Floor Ayala North Exchange Tower One,
6796 Ayala Ave., corner Salcedo St. Legaspi Village,
Makati City

SPS. MANUEL C. CHUA AND LILY P. CHUA

Borrowers/Mortgagors
(1) 573 P. Burgos Avenue, Cavite City
(2) Manly's Mansion Penthouse I, C.M. Recto Ave. corner
San Sebastian St., Quiapo, Manila

Publication: HANEP February 12, 19 & 26, 2024