

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

CHINA BANK SAVINGS, INC.  
Mortgagee,  
-versus-

**FORECLOSURE CASE NO. F-679-23**

**SPS. CHERRIE LOU B. MANDAL  
AND DIONE ANDREI A. MANDAL**  
Mortgagors/Borrowers.

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**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **CHINA BANK SAVINGS, INC.**, with business address at CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City against the Mortgagors, **SPS. CHERRIE LOU B. MANDAL AND DIONE ANDREI A. MANDAL** with residence and postal address at 042 Banaba Cerca, Indang, Cavite at Block 46 Lot 84, Phase 2, batch 4, 5th Avenue, Phirst Park Homes, Tanza, Governor's Drive, Brgy. Tanauan, Tanza, Cavite to satisfy the mortgage indebtedness which as of 30 June 2023 amounts to **TWO MILLION SIX HUNDRED SEVENTY THREE THOUSAND THREE HUNDRED FIFTY NINE PESOS AND 03/100 (P2,673,359.03)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **October 26, 2023** 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. 057-2021040356**

**LOT NO. 84 BLOCK NO. 46 PLAN NO. PSD-04-247444**  
**PORTION OF: LOT 37 BLOCK 70, PCS-04-030746**  
**LOCATION: BARANGAY OF TANAUAN, MUN. OF TANZA,**  
**PROVINCE OF CAVITE, ISLAND OF LUZON**

**BOUNDARIES:**

| LINE | DIRECTION | ADJOINING LOT(S)                |
|------|-----------|---------------------------------|
| 1-2  | SOUTH     | LOT 81, BLOCK 46, PSD-04-247444 |
| 2-3  | WEST      | LOT 82, BLOCK 46, PSD-04-247444 |
| 3-4  | NORTH     | ROAD LOT 56, PSD-04-247444      |
| 4-1  | EAST      | LOT 86, BLOCK 46, PSD-04-247444 |

**AREA: SEVENTY TWO (72) SQUARE METERS, MORE OR LESS**

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 **November 9, 2023** 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, September 22, 2023.

**JOANNAH AVIGAIL C. TIMKANG**  
Sheriff IV

Copy Furnished:  
**CHINA BANK SAVINGS, INC.**  
CBS Building, No. 314 Sen. Gil J. Puyat Avenue,  
Makati City

**BUENAVENTURA DANTING PAGTAKHAN**  
**CONSTANTINO MANGROBANG AND ASSOCIATES**  
12th Floor CBS Building, No. 314 Sen. Gil J. Puyat Avenue,  
Makati City

**SPS. CHERRIE LOU B. MANDAL**  
**AND DIONE ANDREI A. MANDAL**  
042 Banaba Cerca, Indang, Cavite  
Block 46 Lot 84, Phase 2, batch 4, 5th Avenue, Phirst Park

Homes, Tanza, Governor's Drive, Brgy. Tanauan, Tanza, Cavite

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

**Publication: HANEP** October 2, 9 & 16, 2023