

Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
Branch 109, Carmona, Cavite
2ndFlr., Hall of Justice Bldg.,
Brgy. Maduya, Carmona, Cavite
Email add: rtc2cac109@judiciary.gov.ph;
Tel. No. (046) 4828527

PLANTERS DEVELOPMENT BANK
(NOW CHINA BANK SAVINGS, INC.),
Mortgagee,

EJF-2023-42

-versus- For: EXTRA JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE UNDER
ACT 3135, AS AMENDED BY ACT 4118

SPS. FERNANDO D. AGUILAR and
CHERRY M. AGUILAR

Mortgagors/Borrowers.

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NOTICE OF SHERIFF'S SALE

Upon Extra-Judicial petition for sale under Act No. 3135, as amended by Act 4118 filed by the mortgagee, **PLANTERS DEVELOPMENT BANK (now CHINA BANK SAVINGS, INC.)**, with postal address at CBS Building, No. 314, Sen. Gil J. Puyat Avenue, Makati City, against the mortgagors/borrowers, **SPS. FERNANDO D. AGUILAR and CHERRY M. AGUILAR**, with postal address/es at 1.) Block 10 Lot 17, Brgy. Granados, Gen. Mariano Alvarez (GMA), Cavite; 2.) Block 13 Lot 11, Alta Tierra Homes, Gen. Mariano Alvarez (GMA), Cavite; and 3.) Block 13 Lot 11 Phase 1, Alta Tierra Homes, Brgy. Olaes, Gen. Mariano Alvarez (GMA), Cavite, and for the satisfaction of the mortgaged debt which as of 30 March 2023 amounts to **EIGHT HUNDRED SIXTY-NINE THOUSAND FIVE HUNDRED EIGHTY-FOUR PESOS AND 24/100 (Php869,584.24)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned or his duly authorized representative will SELL at public auction on **June 22, 2023** at 1:00 o'clock in the afternoon at the Court Room of Branch 109, Regional Trial Court, Hall of Justice Building, Carmona, Cavite to the highest bidder for CASH or MANAGER'S CHECK, in Philippine currency, the mortgaged property/ies with all the improvements thereon to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2012030346

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF KABILANG-BAYBAY (NOW OLAES), MUN. OF CARMONA (GEN. MARIANO ALVAREZ), PROVINCE OF CAVITE, IS. OF LUZON, bounded and described as follows:

"A PARCEL OF LAND (LOT 11 BLK. 13 OF THE SUBD. PLAN, PSD-04-185184, BEING A PORTION OF LOT 2-A, (LRC), PSD-37995, L.R.C. REC. NO. 2166 & 55349), SITUATED IN BRGY. OF KABILANG-BAYBAY (NOW OLAES), MUN. OF CARMONA (NOW GEN. MARIANO ALVAREZ), PROVINCE OF CAVITE, IS. OF LUZON. BOUNDED ON THE NW. ALONG LINE 1-2 BY LOT 9; ON THE NE, ALONG LINE 2-3 BY LOT 8; ALONG LINE 3-4 BY LOT 10; ON THE SE, ALONG LINE 4-5 BY LOT 13, ALL OF BLK. 13; AND ON THE SW, ALONG LINE 5-1 BY ROAD LOT 8-A, (8.00 M. WIDE), ALL OF THE SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, BEING N. 75-39'W., 2000.89 M. FROM BLLM NO. 14, CARMONA CADASTRE; THENCE N. 36-15'E., 11.00 M. TO PT. 2; THENCE S. 53-45'E., 1.62 M. TO PT. 3; THENCE S 53-45'E., 3.88 M. TO PT. 4; THENCE S. 36-15'W., 11.00 M. TO PT. 5; THENCE N. 53-45'W., 5.50 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF SIXTY (60) SQ. METERS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S., CYL. CONC. MONS. 15X40 CM; BEARINGS TRUE; DATE OF ORIGINAL SURVEY, AUG. 16, 1940-JULY 31, 1941 AND THAT OF THE SUBD. SURVEY, FEB. 12-MARCH 11, 2006 & WAS APPROVED ON AUG. 14, 2006."

xxxNOTHING FOLLOWSxxx

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

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 **June 29, 2023**, at the same time and place without further notice.

08 May 2023 at Carmona, Cavite.

BON GERARD D. ASCAÑO
Clerk of Court VI
& Ex-Officio Sheriff

Prepared by:

JOSEPH R. DIOKNO
Sheriff In-Charge

Copy furnished:

PLANTERS DEVELOPMENT BANK
(now CHINA BANK SAVINGS INC.)
CBS Building, No. 314, Sen. Gil J. Puyat Avenue, Makati City

BUENAVENTURA DANTING PAGTAKHAN CONSTANTINO MANGROBANG AND ASSOCIATES
By: **JONAS CESAR C. MANGROBANG III**
12th Floor, China Bank Savings, Inc. Building,
No. 314 Sen. Gil J. Puyat Avenue, Makati City

FERNANDO D. AGUILAR and CHERRY M. AGUILAR

- 1.) Block 10 Lot 17, Brgy. Granados, Gen. Mariano Alvarez, Cavite.
- 2.) Block 13 Lot 11, Alta Tierra Homes, Gen. Mariano Alvarez, Cavite
- 3.) Block 13 Lot 11 Phase 1, Alta Tierra Homes, Brgy. Olaes, Gen. Mariano Alvarez, Cavite

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