

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-734-24

ISAGANI D. CALIBUGAR AND MARIA D. DE DIOS,
Mortgagors/Borrowers.

x ----- x

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 Mortgagor/s, **ISAGANI D. CALIBUGAR AND MARIA D. DE DIOS**, with residence and postal address at Block 59, Lot 37, Acacia St., cor. Ipil-Ipil St., Bel Aldea Subd., Brgy. De Fuego, General Trias, Cavite, to satisfy the mortgage indebtedness which as of **April 30, 2024** amounts to **ONE MILLION THREE HUNDRED TEN THOUSAND NINE HUNDRED EIGHTY PESOS & 68/100 (P1,310,980.68)**, inclusive of interest, penalties and other charges charges of foreclosure, the undersigned Sheriff will set at public auction on **September 20, 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. 057-2016059434

A PARCEL OF LAND (LOT 37, BLK. 59 OF THE CONS.-SUBD. PLAN, PCS-04-011869, BEING A PORTION OF THE CONS. OF LOTS 2680-G-3 TO 8, ALL OF (LRC) PSD-222174, LOT 2680-J-2, (LRC) PSD-101732, LOTS 2680-H, I & K ALL OF PSD-33619, L.R.C. REC. NO.), SITUATED IN THE BRGY. OF DE FUEGO, MUN. OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., & SE., ALONG LINES 1-2-3 BY ROAD LOT 53, (8.00 M. WIDE); ON THE SE., ALONG LINE 3-4 BY ROAD LOT 58 (10.00 M. WIDE); ON THE SW., ALONG LINE 4-5 BY LOT 24; ALONG LINE 5-6 BY LOT 23, BOTH OF BLK. 58; ON THE NW., ALONG LINE 6-7 BY LOT 36, BLK. 59; ON THE NE., ALONG LINE 7-1 BY ROAD LOT 53, (8.00 M. WIDE), ALL OF THE CONS.- SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN **X X X CONTAINING AN AREA OF ONE HUNDRED SQ. METERS AND FOURTEEN SQ. DECIMETERS (100.14). X X X**

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 **October 4, 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, August 16, 2024.

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**
Counsel for the Petitioner
12th Floor, CBS Building, 314 Sen. Gil Puyat Avenue,
Makati City

ISAGANI D. CALIBUGAR AND MARIA D. DE DIOS
Block 59, Lot 37, Acacia St., cor. Ipil-Ipil St., Bel Aldea Subd.,
Brgy. De Fuego, General Trias, 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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