

Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
Branch 109, Carmona, Cavite

2nd Flr., Hall of Justice Bldg., Brgy. Maduya, Carmona, Cavite
Email add: rtc2cac109@judiciary.gov.ph; Tel. No. (046) 4828527

METROPOLITAN BANK & TRUST COMPANY,
Mortgagee/Petitioner,

-versus-

EJF-2023-167

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

**SPOUSES DAIRLIE B. CASAS
AND JONGSEOK JEON,**
Mortgagors/Defendants.

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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, **METROPOLITAN BANK & TRUST COMPANY**, with principal address at GT Tower International, 6813 Ayala Avenue corner H.V. Dela Costa St., Barangay Bel-Air, Makati City, against the mortgagors/defendants, **SPOUSES DAIRLIE B. CASAS AND JONGSEOK JEON, through their Attorney-in-Fact, EDITH BILBAO CASAS**, with postal address/es at 1.) Lot 25 Block 3, Sweden St., Carmona Estates, Phase 11, Brgy. Lantic, Carmona, Cavite; and 2.) No. 11207 J.M. Loyola St., Brgy. Mabuhay, Carmona, Cavite, and for the satisfaction of the mortgaged debt which as of 24 November 2023 amounts to **ONE MILLION FOUR HUNDRED SEVEN THOUSAND SEVEN HUNDRED FIFTY-SIX PESOS AND 98/100 (PHP1,407,756.98)**, 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 **January 18, 2024** 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. 057-2019020177**

IT IS HEREBY CERTIFIED that certain land situated in **BARANGAY OF LANTIC, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE, ISLAND OF LUZON**, bounded and described as follows:

**LOT NO: 25, BLOCK NO: 3, PLAN NO: PCS-04-028207
PORTION OF: LOT'S 869-A & 869-B, SWO-40767
LOCATION: BARANGAY OF LANTIC, MUNICIPALITY OF
CARMONA, PROVINCE OF CAVITE, ISLAND OF LUZON**

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NE	LOT 26, BLOCK 3, PCS-04-028207
2-3	SE	LOT 871, CAD. 285, CARMONA CADASTRE
3-4	SW	LOT 23, BLOCK 3, PCS-04-028207
4-5-6	SW, NW	ROAD LOT 1, PCS-04-028207
6-1	NW	ROAD LOT 18, PCS-04-028207

**TIE POINT: BLLM NO. 6, CAD 285, MUNICIPALITY OF
CARMONA, PROVINCE OF CAVITE**

LINE	BEARING	DISTANCE
TO CORNER 1	S. 13 ° 46 ' E	940.92 M.
1-2	S. 16 ° 07 ' E	10.00 M.
2-3	S. 73 ° 36 ' W	8.28 M.
3-4	N. 16 ° 24 ' W	6.70 M.
4-5	N. 16 ° 24 ' W	0.80 M.
5-6	N. 28 ° 36 ' E	3.54 M.
6-1	N. 73 ° 36 ' E	5.83 M.

**AREA: EIGHTY SQUARE METERS (80), MORE OR LESS
DESCRIPTION OF CORNERS: ALL POINTS REFERRED
TO ARE INDICATED ON THE PLAN AND ARE MARKED
ON THE GROUND BY P.S. CYL. CONC. MONS. 15X40
CMS.**

BEARINGS: TRUE

DECLINATION:

**DATE OF ORIGINAL SURVEY: AUG. 16, 1940 TO JULY 31,
1941**

DATE OF SUBD/CONS SURVEY: FEBRUARY 01-10, 2013

DATE OF APPROVED SURVEY: MARCH 04, 2014

GEODETIC ENGINEER: ROLANDO B. CORTEZ

NOTES:

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 **January 25, 2024** at the same time and place without further notice.

December 6, 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:
METROPOLITAN BANK & TRUST COMPANY
GT Tower International
6813 Ayala Avenue corner H.V. Dela Costa St.
Brgy. Bel-Air, Makati City

SALLAN & JOCSON LAW OFFICES
Suite 1910, 19th Floor Antel Global Corporate Center
No. 3 Julia Vargas Avenue, Ortigas Center, Pasig City

**SPS. DAIRLIE B. CASAS & JONGSEOK JEON /
EDITH BILBAO CASAS**
1.) Lot 25 Block 3, Sweden St., Phase 11, Carmona Estate Brgy.
Lantic, Carmona, Cavite
2.) No. 11207 J.M. Loyola St. Brgy. Mabuhay, Carmona, Cavite

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