

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

BANK OF THE PHILIPPINE ISLANDS
(SUCCESSOR-IN-INTEREST OF BPI FAMILY
SAVINGS BANK, INC.),
Petitioner-Mortgagee,

-versus-

FORECLOSURE CASE NO. F-1510-24

MICHAEL TUBA TALLA,
Respondent/s-Mortgagor/s-Borrower/s
x -----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Petitioner-Mortgagee, **BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF BPI FAMILY SAVINGS BANK, INC.)** with business address at 27th Flr., BPI Buendia Center Bldg. 372 Sen. Gil Puyat Ave., Brgy. Bel-Air, Makati 1209, against the Respondent/s-Mortgagor/s-Borrower/s, **MICHAEL TUBA TALLA**, with residence and postal address at 3807 Daffodil Street, San Valley (Sunvalley), Paranaque, and Block 2, Lot 32, Phase 1, Amaia Scapes Trese Martires, Brgy. Conchu, Trece Martirez, Cavite to satisfy the mortgage indebtedness which as of **October 30, 2024** amounts to **ONE MILLION FIVE HUNDRED NINETY FIVE THOUSAND SIX HUNDRED SEVENTY SIX PESOS & 47/100 ONLY (P 1,595,676.47)** including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025** 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. 077-2022005378

LOT NO: 32 BLOCK NO: 2 PLAN NO: PSD-04-231572
PORTION OF: LOT 2946, SAN FRANCISCO DE MALABON
ESTATE

LOCATION: BARANGAY OF CONCHU, CITY OF TRECE
MARTIRES, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 33, BLOCK 2, PSD-04-231572
2-3	NW	LOT 9, BLOCK 2, PSD-04-231572
3-4-5	NW	LOT 10, BLOCK 2, PSD-04-231572
5-6	NE	LOT 31, BLOCK 2, PSD-04-231572
6-7-1	SE	ROAD LOT 2, PSD-04-231572

AREA: SIXTY FIVE SQUARE METERS (65), 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 **March 13, 2025** 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, January 30, 2025.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

BANK OF THE PHILIPPINE ISLANDS
(SUCCESSOR-IN-INTEREST OF BPI FAMILY
SAVINGS BANK, INC.)

27th Flr., BPI Buendia Center Bldg.
372 Sen. Gil Puyat Ave., Brgy. Bel-Air, Makati 1209

MICHAEL TUBA TALLA

3807 Daffodil Street, San Valley (Sunvalley), Paranaque,
and Block 2, Lot 32, Phase 1, Amaia Scapes Trese

Martires, Brgy. Conchu, Trece Martirez, 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 February 10, 17 & 24, 2025