

**REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
BRANCH 90
DASMARIÑAS CITY, CAVITE**

**TRBank, Inc., (A Rural Bank),
Mortgagee**

-versus-

**FILE NO. FC-DC-1161-23
EXTRA JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
UNDER ACT NO. 3135, AS
AMENDED BY ACT NO. 4118**

**ARSENIO DE LA TORRE,
(A.K.A. ARSENIO P. DELA TORRE JR.)
MARRIED TO AMELIA DE LA TORRE,
(A.K.A. AMELIA S. DE LA TORRE),
Mortgagors.**

X ----- X

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act No. 3135, as amended by Act No. 4118 filed by the mortgagee, **TRBank, Inc., (A Rural Bank)**, a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with postal address at 31st Floor, Unit 3101-3108, Raffles Corporate Center, F. Ortigas Jr. Road Ortigas Center, Pasig City against mortgagors **ARSENIO DE LA TORRE, (A.K.A. ARSENIO P. DELA TORRE JR.) MARRIED TO AMELIA DE LA TORRE, (A.K.A. AMELIA S. DE LA TORRE)**, with postal address at (1) B29 L13, Sta. Maria, Dasmariñas City, Cavite; and (2) B29 L13, Sta. Maria, (Barangay 20) City of Dasmariñas and for the satisfaction of the mortgaged debt which as of October 17, 2023 amounts to **TWO MILLION THREE HUNDRED NINETEEN THOUSAND ONE HUNDRED THIRTY FIVE PESOS & 87/100 (Php 2,319,135.87)**, exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **December 12, 2023** at 10:00 o'clock in the morning or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro 2, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

29, 1982, AND WAS APPROVED ON MAR. 30, 1983.

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

All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event that the public auction should not take place on the said date and time, it shall be held on **December 27, 2023** at the same time and place without further notice.

Dasmariñas City, Cavite, November 14, 2023

ARLYN P. BARCELON
Sheriff IV

ATTY. MARCELA L. BAYBAY
Clerk of Court VI & Ex-Officio Sheriff

Copy Furnished:

TRBank, Inc., (A Rural Bank),
31st Floor, Unit 3101-3108, Raffles Corporate Center,
F. Ortigas Jr. Road Ortigas Center, Pasig City

**ARSENIO DE LA TORRE,
(A.K.A. ARSENIO P. DELA TORRE JR.)
MARRIED TO AMELIA DE LA TORRE,
(A.K.A. AMELIA S. DE LA TORRE),**
(1) B29 L13, Sta. Maria, Dasmariñas City, Cavite
(2) B29 L13, Sta. Maria, (Barangay 20) City of Dasmariñas

Notice posted at:

1. The Bulletin Board Regional Trial Court, Dasmariñas City, Cavite
2. The Bulletin Board Dasmariñas City Hall
3. The Bulletin Board Dasmariñas City Post Office
4. The Bulletin Board Dasmariñas City Public Market

Publication: HANEP November 20, 27 & December 4, 2023

TRANSFER CERTIFICATE OF TITLE
OWNERS DUPLICATE OWNER'S DUPLICATE OWNER'S DUPLICATE OWNER'S DUPLICATE
No. (T-860347) 057-2022028837

IT IS HEREBY CERTIFIED *that certain land situated in PASONG BAYOG, MUN. OF DASMARIÑAS, PROV. OF CAVITE, bounded and described as follows:*

A PARCEL OF LAND (LOT 13 BLK. 29, OF THE CONS/SUBD. PLAN, BCS-04-001135 BEING A PORTION OF CONS/LOTS 3813-A, 3813-B, 3813-C & 3811, IMUS ESTATE (LRC) PSD-161291, LRC (GLRO) REC. NO.), SITUATED IN THE PASONG BAYOG, MUN. OF DASMARIÑAS, PROV. OF CAVITE. BOUNDED ON THE NE, ALONG (*Continued on next page*)

is registered in accordance with the provision of the Property Registration Decree in the name of

**Owner: ARSENIO DE LA TORRE, OF LEGAL AGE,
FILIPINO, MARRIED TO AMELIA DE LA TORRE
Address: LOT 13 BLK. 29, AREA J, DBB GMA
TCT No.: (T-860347) 057-2022028837**

Page No.: 2

TECHNICAL DESCRIPTION (*Continued from page 1*)
LINE 1-2 LOT 14 blk. 29 ON THE SE, ALONG LINE 2-3 LOT 8 BLK. 29 ON THE SW, ALONG LINE 3-4 LOT 12 BLK. 29 ON THE NW, ALONG LINE 4-1 ALLEY 35 ALL OF THE SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN BEING N. 68 DEG. 50'E., 1677.75 M FROM LM # 147, IMUS ESTATE; THENCE S. 5 DEG. 36E., 12.50 M TO PT. 2, THENCE S. 84 DEG. 24W., 7.20 M. TO PT. 3; THENCE N. 5 DEG. 36W. 12.50 M. TO PT. 4; THENCE N. 84 DEG. 24E., 7.20 M. TO PT. OF BEGINNING, CONTAINING AN AREA OF NINETY (90) SQ. METERS. ALL PTS. REFERRED TO ARE INDICATED ON PLAN AND MARKED ON THE GROUND BY PS CYL. CONC. MONS. 15X60 CM, BEARINGS TRUE DATE OF ORIG. SURVEY JULY 27, 1905 TO JUNE 01, 1908 AND THAT OF CONS/SUBD. SURVEY JULY 27 TO AUG.