

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

METROPOLITAN BANK & TRUST COMPANY
Mortgagee,

-versus-

Foreclosure Case No. F-376-25

SONJA C. LIM married to JAEHEON LIM
as represented herein by her attorney-in-
fact VANESSA C. LIM,
Mortgagors-Debtors,

x -----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **METROPOLITAN BANK & TRUST COMPANY** with business address at GT Tower International 6813 Ayala Avenue, HV dela Costa Street, Brgy. Bel-Air, Makati City against the Mortgagor-Debtor, **SONJA C. LIM married to JAEHEON LIM as represented herein by her attorney-in-fact VANESSA C. LIM** with residence and postal addresses 936 Oroquieta Street, Sta. Cruz, Manila and/or Lot 34, Block 2, Road Lot 6 cor. Road Lot 7, Manchester 4, Brgy. Navarro General Trias City, Cavite and/or 821 Camba Street, Binondo, Manila to satisfy the mortgage indebtedness as of 31 March 2025 amounts to **TWO MILLION SIX HUNDRED FIFTY-FIVE THOUSAND SIX HUNDRED FIVE AND SEVENTY CENTAVOS (P2,655,605.70)** inclusive of interest and penalty but exclusive of attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **August 12, 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: 057-2019048254

LOT NO: 34 BLOCK NO: 2 PLAN NO: PSD-04-225691
PORTION OF: LOT 1702, SAN FRANCISCO DE
MALABON ESTATE (RS-04-002273), DECREED NO.
4270.; LRC REC. NO. 5964
LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY
OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF
LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 35, BLOCK 2, PSD-04-225691
2-3	NW	LOT 32, BLOCK 2, PSD-04-225691
3-4-5	NE, SE	ROAD LOT 6, PSD-04-225691
5-6-7	SE	ROAD LOT 7, PSD-04-225691
7-1	SW	LOT 33, BLOCK 2, PSD-04-225691

AREA: ONE HUNDRED EIGHTY FIVE SQUARE METERS (185), 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 **August 26, 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, July 11, 2025

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

METROPOLITAN BANK & TRUST COMPANY

2nd Floor The Shops at Grand Central Park,
7th Avenue corner 36th and 38th Streets,
North Bonifacio District, Bonifacio Global City Taguig

SONJA C. LIM married to JAEHEON LIM as
represented herein by her attorney-in-fact VANESSA C. LIM
936 Oroquieta Street, Sta. Cruz, Manila;
Lot 34, Block 2, Road Lot 6 cor. Road Lot 7, Manchester 4,
Brgy. Navarro General Trias City, Cavite
821 Camba Street, Binondo, Manila

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 July 21, 28 & August 4, 2025