

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
CITY OF IMUS, CAVITE

BANK OF THE PHILIPPINE ISLANDS
(SUCCESSOR-IN-INTEREST OF ROBINSONS
BANK CORPORATION),
Petitioner-Mortgagee-Creditor,

-versus-

EXTRA-JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER
ACT 3135 AS AMENDED BY ACT NO. 4118

FC No. 19454-25

IRENE PANCHE CARZON A.K.A.
IRENE P. CARZON,
Respondent/s-Mortgagor/s-Borrower/s-Debtor.
x ----- x

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **BANK OF THE PHILIPPINE ISLANDS**, *petitioner-mortgagee-creditor*, with principal office at **28/F Ayala Triangle Gardens Tower 2, Paseo de Roxas cor. Makati Avenue, Bel-Air, Makati City** against **IRENE P. CARZON A.K.A. IRENE PANCHE CARZON** represented by her *Attorney-in-fact*, **SUSAN CARZON TOLEDO**, *respondent/s-mortgagor/s-borrower/s-Debtor mortgagor*, with residence and postal addresses at **Old Blk 2 Lot 13 (New #78), Tulip St., Jeanettes Garden 2, Brgy. Pulang Lupa, Las Piñas, Metro Manila** and/or **Lot 19 Block 2 Camella Bucandala Expansion, Brgy. Bucandala, Imus, Cavite** and/or **B2 L78 Jeanettes Garden Las Piñas City** to satisfy the mortgage indebtedness which as of **May 27, 2025** amounts to **ONE MILLION NINE HUNDRED SIXTY-THREE THOUSAND SIX HUNDRED EIGHT PESOS and 36/100 (P1,963,608.36)**, Philippine Currency, including interest and penalty charges, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at public auction on **September 30, 2025** at 10:00 a.m. or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Bulwagan ng Katarungan, Aguineldo Highway, Imus City, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following properties with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2021048824

IT IS HEREBY CERTIFIED *that certain land situated in BARANGAY OF BUCANDALA IV & V, MUNICIPALITY IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:*

LOT NO: 19 BLOCK NO: 2 PLAN NO: PSD-04-227327
PORTION OF: LOT 1939-A, PSD-04-016338 : L.R.C. REC. NO. 8843

LOCATION: BARANGAY OF BUCANDALA IV & V, MUNICIPALITY IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON *(Continued on next page)*

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

Owner: IRENE PANCHE CARZON, OF LEGAL AGE, FILIPINO, SINGLE
Address: B2 L78 JEANETTES GARDEN LAS PIÑAS CITY

TCT NO. : 057-2021048824
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TECHNICAL DESCRIPTION *(Continued from page 2)*

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	ROAD LOT 6, PSD-04-227327
2-3	SW	LOT 20, BLOCK 2, PSD-04-227327
3-4	NW	LOT 22, BLOCK 2, PSD-04-227327
4-5	NW	LOT 23, BLOCK 2, PSD-04-227327
5-1	NE	LOT 18, BLOCK 2, PSD-04-227327

TIE POINT: MON. NO. 111, IMUS ESTATE

LINE BEARING DISTANCE

TO CORNER 1	S. 67 ° 20' W	366.57 M.
1-2	S. 04 ° 35' W	6.00 M.
2-3	N. 85 ° 25' W	9.00 M.
3-4	N. 04 ° 35' E	4.44 M.
4-5	N. 04 ° 35' E	1.56 M.
5-1	S. 85 ° 25' E	9.00 M.

AREA: FIFTY FOUR SQUARE METERS (54), MORE OR LESS

DESCRIPTION OF CORNERS: ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS CYL. CONC. MON 15X40 CM

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: JULY 27, 1905 TO JUNE 11, 1908

DATE OF SUBD/CONS SURVEY: OCTOBER 20-26, 2012

DATE OF APPROVED SURVEY: DECEMBER 10, 2012

GEODETIC ENGINEER: MARIETTA D. ESPIRITU

NOTES:

All sealed bid 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, it shall be held on **October 7, 2025** at 10:00 a.m. without prior notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the titles to the said properties and encumbrances thereon if any there be.

Imus City, Cavite, Philippines, August 14, 2025.

MARIA CHONA D. TANGUANCO
Sheriff IV

APPROVED:

ARMIE A. FRANCISCO
Clerk of Court VI

Copy Furnished:

BANK OF THE PHILIPPINE ISLANDS
28/F Ayala Triangle Gardens Tower 2, Paseo de Roxas cor. Makati Avenue, Bel-Air, Makati City

Atty. CESAR BERNARD R. COLOMA
Atty. JOYCE ANNE A. FRANCISCO
BPI LEGAL DIVISION
BPI Buendia Center
27th Flr. BPI Buendia Center Bldg.,
372 Sen. Gil Puyat Ave., Brgy. Bel-Air, Makati 1209

IRENE P. CARZON A.K.A. IRENE PANCHE CARZON
SUSAN CARZON TOLEDO A.K.A. SUSAN TOLEDO
Old Blk 2 Lot 13 (New #78), Tulip St., Jeanettes Garden 2, Brgy. Pulang Lupa, Las Piñas, Metro Manila and/or Lot 19 Block 2 Camella Bucandala Expansion, Brgy. Bucandala, Imus, Cavite and/or B2 L78 Jeanettes Garden Las Piñas City

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