

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

ASIA UNITED BANK CORPORATION,  
Mortgagee,

-versus-

FORECLOSURE CASE NO. F-465-25

SPOUSES LOWELLA DIJAN ESPINOSA  
AND JORGE CABALO ESPINOSA,  
Mortgagors.

X----- X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **ASIA UNITED BANK CORPORATION**, with business address at Joy-Nostalg Center, 17 ADB Avenue, Ortigas Center, Pasig City, against the Mortgagors, **SPOUSES LOWELLA DIJAN ESPINOSA AND JORGE CABALO ESPINOSA**, of legal age, Filipino and with postal address at (1) Block 22 Lot 7 Lime Street, Phase 3, Saint Joseph Village 10, Langgam, San Pedro 4023, Laguna and at (2) Block 7 Lot 12 Grand Parklane, Brgy. Bacao II, General Trias, Cavite, to satisfy the mortgage indebtedness as of **June 11, 2025** amounts to **THREE MILLION THREE HUNDRED NINETY SEVEN THOUSAND FIVE HUNDRED SEVENTY NINE AND 95/100 (Php 3,397,579.95)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **October 7, 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. 057-2021030352**

A PARCEL OF LAND (LOT 12 BLK 7 OF THE CONSOLIDATION & SUBDIVISION PLAN PCS-04-017881, BEING A PORTION OF LOTS 1561 (RS-04-003700), 1564 (RS-04-003052), 1565 (RS-04-003697), 1566 ((RS-04-003052), 1589 (RS-04-003698), 1590 (RS-04-003052), 1593, 1594 (RS-04--003696), 1596, 1598 (RS-04-003695) 1599 (RS-04-003695), 3038 (RS-04-003699), ALL OF SAN FRANCISCO DE MALABON ESTATE, 1557-D, (LRC) PSD-117597, 1592-C, (LRC) PSD-30794, 1597-B & 1597-C, PSD-26890, 1623-A, (LRC) PSD-306769 & 1624-B, PSD-04-022097, (L.R.C.) RECORD NO. 4270), SITUATED IN BARANGAY OF BACAO, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON.

BOUNDED, ON THE NE, ALONG LINE 1-2 BY ROAD LOT 1, ON THE SE, ALONG LINE 2-3 BY LOT 13 BLK 7, ON THE SW, ALONG LINE 3-4 BY LOT 28, BLK. 7, ON THE NW, ALONG LINE 4-1 BY LOT 11 BLK 7, ALL OF THE CONSOLIDATION & SUBDIVISION PLAN. BEGINNING AT A POINT MARKED, "1" ON PLAN, **X X X CONTAINING AN AREA OF ONE HUNDRED EIGHTY EIGHT (188) SQUARE METERS X X X**

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 **October 21, 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, September 9, 2025

**JOSELITO L. ARANDA**  
Sheriff IV

COPY FURNISHED:

**ASIA UNITED BANK CORPORATION**  
Joy-Nostalg Center, 17 ADB Avenue, Ortigas Center,  
Pasig City

**SPOUSES LOWELLA DIJAN ESPINOSA  
AND JORGE CABALO ESPINOSA**  
(1) Block 22 Lot 7 Lime Street, Phase 3, Saint Joseph  
Village 10, Langgam, San Pedro 4023, Laguna and at  
(2) Block 7 Lot 12 Grand Parklane, Brgy. Bacao II, General  
Trias, 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 September 15, 22 & 29, 2025