

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, Aguinaldo 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**  
**Page No. : 2**

TECHNICAL DESCRIPTION *(Continued from page 1)*

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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