

REPUBLIC OF THE PHILIPPINES
 REGIONAL TRIAL COURT
 FOURTH JUDICIAL REGION
 NAIC, CAVITE
 OFFICE OF THE CLERK OF COURT
 AND EX-OFFICIO SHERIFF

PHILIPPINE BUSINESS BANK, INC.
 Petitioner- Mortgagee,

FNC-2025-109

-versus-

SPS. ALEX IBASCO LIM and ANNA WU,
 Respondents-Mortgagors
 x ----- x

NOTICE OF EXTRA-JUDICIAL SALE

Whereas, upon Extra-Judicial Petition for Sale under Act No. 3135, as amended by Act 4118, filed by **PHILIPPINE BUSINESS BANK, INC.** Mortgagee, with office address at 350 RIZAL AVE. COR. 8TH AVE., GRACEPARK, CALOOCAN CITY, against **SPS. ALEX IBASCO LIM and ANNA WU** with postal address at LOTS 33 AND 35 BLOCK 2, 9TH STREET, CERCA DELA PARADISA SUBDIVISION, BARANGAY SABANG, NAIC, CAVITE 4110, to satisfy the mortgage indebtedness which as of June 27, 2025 amounts to **TWO MILLION SEVEN HUNDRED FIFTEEN THOUSAND SIX HUNDRED FORTY FIVE PESOS & 02/100 (P2,715,645.02)**, Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **November 25, 2025 at 9:00 o'clock in the morning** or soon thereafter at the Regional Trial Court, Naic, Cavite, to the highest bidder in CASH or MANAGER'S CHECK and in Philippine Currency the property with all the improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF
 TITLE NO. 057-2018036149

IT IS HEREBY CERTIFIED *that certain land situated in* BARANGAY OF SABANG, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, *bounded and described as follows:*
LOT NO: 33 BLOCK NO: 2 PLAN NO: PCS-04-029373
PORTION OF: LOTS 1 TO 25 BLOCK 1, LOTS 1 TO 27 & 29 BLOCK 2,
 LOTS 1 TO 13, 15, 17 TO 23 & 25 TO 27 BLOCK 3,
 LOTS 1 TO 21, 23 TO 25 & 55 BLOCK 4, LOTS 1 TO 10 BLOCK 5,

TECHNICAL DESCRIPTION *(Continued from page 1)*
 LOTS 1 TO 10 BLOCK 6, ROAD LOT 1, 3 TO 6 PCS-04-005536,
 LOTS 1 & 6, PCS-04-027389 & LOTS 1 TO 3 & 15 TO 18 PCS-019353

LOCATION: BARANGAY OF SABANG, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 32, BLOCK 2, PCS-04-029373
2-3	NW	LOT 34, BLOCK 2, PCS-04-029373
3-4	NE	LOT 35, BLOCK 2, PCS-04-029373
4-5	SE	ROAD LOT 2, PCS-04-029373
5-1	SW	LOT 31, BLOCK 2, PCS-04-029373

TIE POINT: MON. # 20, NAIC ESTATE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 54° 01' E	2532.55 M.
1-2	N. 55° 33' E	7.75 M.
2-3	N. 55° 33' E	1.28 M.
3-4	S. 34° 42' E	19.96 M.
4-5	S. 55° 28' W	8.99 M.
5-1	N. 34° 47' W	19.97 M.

AREA: ONE HUNDRED EIGHTY SQUARE METERS (180), MORE OR LESS

TRANSFER CERTIFICATE OF
 TITLE NO. 057-2018036148

IT IS HEREBY CERTIFIED *that certain land situated in* BARANGAY OF SABANG, MUNICIPALITY OF NAIC,

PROVINCE OF CAVITE, ISLAND OF LUZON, *bounded and described as follows:*

LOT NO: 35 BLOCK NO: 2 PLAN NO: PCS-04-029373
PORTION OF: LOTS 1 TO 25 BLOCK 1, LOTS 1 TO 27 & 29 BLOCK 2,
 LOTS 1 TO 13, 15, 17 TO 23 & 25 TO 27 BLOCK 3,
 LOTS 1 TO 21, 23 TO 25 & 55 BLOCK 4, LOTS 1 TO 10 BLOCK 5, *(Continued on next page)*

TECHNICAL DESCRIPTION *(Continued from page 1)*
 LOTS 1 TO 10 BLOCK 6, ROAD LOT 1, 3 TO 6 PCS-04-005536,
 LOTS 1 & 6, PCS-04-027389 & LOTS 1 TO 3 & 15 TO 18 PCS-019353

LOCATION: BARANGAY OF SABANG, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 37, BLOCK 2, PCS-04-029373
2-3	SE	ROAD LOT 2, PCS-04-029373
3-4	SW	LOT 33, BLOCK 2, PCS-04-029373
4-5	NW	LOT 34, BLOCK 2, PCS-04-029373

TIE POINT: MON. # 20, NAIC ESTATE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 54° 21' E	2537.85 M.
1-2	S. 34° 39' E	19.97 M.
2-3	S. 55° 28' W	6.71 M.
3-4	N. 34° 42' W	19.96 M.
4-1	N. 55° 23' E	6.72 M.

AREA: ONE HUNDRED THIRTY FOUR SQUARE METERS (134), 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, it shall be held on **December 2, 2025** at the same time and at the same place mentioned above without further notice.

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

Municipality of Naic, Province of Cavite, October 1, 2025

(Sgd)
JANELLE V. LAGADON, MBA
 Sheriff IV

Copy Furnished:

PHILIPPINE BUSINESS BANK, INC.
 350 RIZAL AVE. COR. 8TH AVE., GRACEPARK, CALOOCAN CITY

SPS. ALEX IBASCO LIM and ANNA WU
 LOTS 33 AND 35 BLOCK 2, 9TH STREET, CERCA DELA PARADISA SUBDIVISION, BARANGAY SABANG, NAIC, CAVITE 4110

LEONARDO C. BOOL, Counsel for the Petitioner
 350 RIZAL AVE. COR. 8TH AVE., GRACEPARK, CALOOCAN CITY

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