

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

CHINA BANK SAVINGS, INC.
Mortgagee,

FORECLOSURE CASE NO. F-622-25

-versus-

ROBERT JAESON V. CADIENTE
and JOEMELYN C. VILLANUEVA,
Mortgagors/Borrowers,
X -----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Petitioner/Mortgagee, **CHINA BANK SAVINGS, INC.**, with business address at CBS Building, No. 314 Sen. Gil Puyat Avenue, Makati City against the Mortgagor/Borrower, **ROBERT JAESON V. CADIENTE and JOEMELYN C. VILLANUEVA**, with residence and postal addresses at (1) Blk. 38, Lot 17 Violeta St., Brgy. Pembo, Makati City and (2) Blk. 15, Lot 20, Phirst Park Homes Tanza Phase 3, Batch 4, Brgy. Tanauan, Tanza, Cavite to satisfy the mortgage indebtedness which as of **August 29, 2025**, amounts to **ONE MILLION EIGHT HUNDRED NINETY SEVEN THOUSAND NINE HUNDRED SIX PESOS and 75/100 (P1,897,906.75)**, Philippine Currency, inclusive of interest, penalties and other charges as of said date but exclusive of all other charges incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **December 22, 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: 057-2023063486

LOT NO: 20, BLOCK NO: 15, PLAN NO: PSD-04-248018
PORTION OF: BLOCK 20, PCS-04-030746
LOCATION: BARANGAY OF TANAUAN, MUN. OF TANZA,
PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 19, BLOCK 15, PSD-04-248018
2-3	NW	-, BLOCK 84, PSD-04-248018
3-4	NE	LOT 21, BLOCK 15, PSD-04-248018
4-1	SE	ROAD LOT 6, PSD-04-248018

AREA: FORTY FOUR (44) SQUARE METERS, 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 time and date, it shall be held on **January 5, 2026** 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, November 25, 2025.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

BUENAVENTURA DANTING PAGTAKHAN
CONSTANTINO MANGROBANG AND ASSOCIATES
Counsel for the Mortgagee
12th Floor, China Bank Savings Inc. Building
314 Sen Gil Puyat Avenue, Makati City

ROBERT JAESON V. CADIENTE & JOEMELYN C. VILLANUEVA
(1) Blk. 38, Lot 17 Violeta St., Brgy. Pembo, Makati City
(2) Blk. 15, Lot 20, Phirst Park Homes Tanza Phase 3, Batch 4, Brgy. Tanauan, Tanza, Cavite

WARNING: It is absolutely prohibited to remove deface or destroy this Notice of Extra Judicial Sale on or before the date of sale.

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