

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

CHINA BANKING CORPORATION,
Petitioner/Mortgagee,

FORECLOSURE CASE NO. F-660-25

-versus-

LORRAINE DOCTOLERO CASIPLE,
Mortgagor,

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 BANKING CORPORATION** with business address at 8745 Paseo de Roxas cor Villar St., Makati City against the Mortgagor, **LORRAINE DOCTOLERO CASIPLE**, with residence and postal addresses at (1) Block 20, Lot 03, Tambora St., Kensington Phase 17, Brgy. Navarro, General Trias, Cavite, (2) Blk. 6, Lot 41, Imperial St., Woodcress Phase 1, Lancaster City, Brgy. Tapia 4107, Gen. Trias, Cavite and (3) 4 Arevalo St., Martinville Subd., Pulanglupa Dos, 1742 Las Piñas City, M.M. to satisfy the mortgage indebtedness which as of **September 19, 2025**, amounts to **TWO MILLION SEVEN HUNDRED TWENTY THREE THOUSAND SEVEN HUNDRED EIGHTY SIX PESOS and 82/100 (P2,723,786.82)**, Philippine Currency, inclusive of accrued interest and penalties 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: 057-2022059891

LOT NO: 41, **BLOCK NO:** 6, **PLAN NO:** PCS-04-032466
PORTION OF: BLK. 34, PCS-04-032361; LOTS 1896-A, 1896-C & 1896-D, PSD-04-045819; LOTS 1886 (FRS-04-006238) 1894 (FRS-04-005694) SAN FRANCISCO DE MALABON ESTATE LRC RECORD NO. 5964 DECREE NO. 4270
LOCATION: BARANGAY OF TAPIA, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	ROAD LOT 6, PCS-04-032466
2-3	NW	LOT 42, BLOCK 6, PCS-04-032466
3-4	NE	LOT 1905, SFDM ESTATE
4-1	SE	LOT 40, BLOCK 6, PCS-04-032466

AREA: SIXTY (60) 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.

REYNALDO L. SALOMA
Sheriff IV

Copy Furnished:

ALCALA ALMEDA TAN ALANO MANINGDING ANASTACIO
QUINTANILLA HOLGADO and BRIONES
Counsel for the Mortgagee
2nd Floor, VGP Center, Ayala Avenue, Makati City

LORRAINE D. CASIPLE

- (1) Block 20, Lot 03, Tambora St., Kensington Phase 17, Brgy. Navarro, General Trias, Cavite
- (2) Blk. 6, Lot 41, Imperial St., Woodcress Phase 1, Lancaster City, Brgy. Tapia 4107, Gen. Trias, Cavite
- (3) 4 Arevalo St., Martinville Subd., Pulanglupa Dos, 1742 Las Piñas City, M.M.

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 December 1, 8 & 15, 2025