

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

CHINA BANK SAVINGS INC.,
Mortgagee,

-versus-

FORECLOSURE CASE NO. F-995-25

NICOLE CAITLIN R. MASON,
Mortgagor/Borrower.

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, **NICOLE CAITLIN R. MASON**, with residence and postal address at (1) Lot 5, Blk. 22, Woodcress, Phase 7, Brgy. Tapia, Gen.Trias City, Cavite and (2) 1340 Interior O, Burgos St., Brgy. 826, Paco, Manila to satisfy the mortgage indebtedness which as of **November 30, 2025** amounts to **NINE HUNDRED NINETY FOUR THOUSAND TWO HUNDRED SIXTY FIVE PESOS and 97/100 (Php994,265.97)**, 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 **March 4, 2026** 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. 057-2021060681

LOT NO: 5, BLOCK NO: 22, PLAN NO: PCS-04-032361
PORTION OF: LOTS 1912 (FRS-04-005438); 1918
(RS-04-004387), 1913, 1914, 1985 (FRS-04-006221);
3263 (FRS-04-006218) & 1915, SFDM ESTATE, LRC
RECORD NO. 5964, DECREE NO. 4270

LOCATION: BARANGAY OF TAPIA, MUNICIPALITY OF
GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF
LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 7, BLOCK 22, PCS-04-032361
2-3	SW	ROAD LOT 26, PCS-04-032361
3-4	NW	LOT 3, BLOCK 22, PCS-04-032361
4-1	NE	LOT 6, BLOCK 22, PCS-04-032361

AREA: FORTY (40) 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 date and time, it shall be held on **March 18, 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, February 04, 2026.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

COPY FURNISHED:

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

MS. NICOLE CAITLIN R. MASON

1) Lot 5, Blk. 22, Woodcress, Phase 7, Brgy. Tapia, Gen.Trias City, Cavite
2) 1340 Interior O, Burgos St., Brgy. 826, Paco, Manila

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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