

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

TRBANK, INC. (A Rural Bank),
Petitioner/Mortgagee,

-versus-

FORECLOSURE CASE NO. F-370-26

JEFFERSON D. ALBANIA and
LOUELLA F. CLAVERIA,
Respondents-Mortgagors.

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, **TRBANK, INC. (A Rural Bank)**, with business address at 31st Floor, Unit 3101-3108, Raffles Corporate Center, F. Ortigas Jr. Road, Ortigas Center, Pasig City, against the Respondents-Mortgagors, **JEFFERSON D. ALBANIA and LOUELLA F. CLAVERIA**, with address at #23 Everlasting St., Pulang Lupa Dos, Las Piñas City and collateral address at Block 38 Lot 15, Road Lot 7 (Segovia St.) corner Road Lot 9 (Gijon St.) Tierra Solana Pontevedra Phase 3, Brgy. Buenavista III, General Trias, Cavite to satisfy the mortgage indebtedness which as of **May 6, 2026** amounts to **NINE HUNDRED SEVENTY SEVEN THOUSAND NINE HUNDRED FORTY SIX PESOS and 80/100 (Php977,946.80)**, Philippine Currency, inclusive of interest and penalty charges, attorney's fees 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 **August 7, 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. 057-2022006974

A PARCEL OF LAND (LOT 15 BLK. 38 OF THE SUBD. PLAN PSD-04-184080, BEING A PORTION OF LOT 2823-A, PSD-04-116461, L.R.C. REC. NO.) SITUATED IN THE BARRIO OF BUENAVISTA III, MUN. OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 15, BLK. 38; ON THE NE., ALONG LINE 2-3 BY ROAD LOT 7; ON THE SE., ALONG LINES 3-4-5-6 BY ROAD LOT 9; ON THE SW., ALONG LINE 6-1 BY LOT 16, BLK. 38; ALL OF SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN. **X X X CONTAINING AN AREA OF EIGHTY FIVE (85) SQUARE METERS X X**

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 **August 20, 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, July 3, 2026.

(Sgd)
JOSELITO L. ARANDA
Sheriff IV

COPY FURNISHED:
TRBANK, INC. (A Rural Bank)
31st Floor, Unit 3101-3108, Raffles Corporate Center,
F. Ortigas Jr. Road, Ortigas center, Pasig City

**JEFFERSON D. ALBANIA &
LOUELLA F. CLAVERIA,**
1) #23 Everlasting St., Pulang Lupa Dos, Las Piñas City
2) Block 38 Lot 15, Road Lot 7 (Segovia St.) corner Road Lot 9 (Gijon St.) Tierra Solana Pontevedra Phase 3, Brgy. Buenavista III, General Trias, Cavite

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 July 6, 13 & 20, 2026