

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-858-26

-versus-

MERVIN G. SANDING,
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, **MERVIN G. SANDING**, with known addresses at (1) 29 Michael Campos Apartment, Coastal Green, Panapaan 1, Bacoar, Cavite and (2) Block 8, Lot 31 Phirst Park Homes Tanza Ph3, Batch 1, Brgy. Tanauan, Tanza, Cavite to satisfy the mortgage indebtedness which as of **August 28, 2026** amounts to **ONE MILLION SIX HUNDRED TEN THOUSAND SEVEN HUNDRED ELEVEN PESOS and 18/100 (Php1,610,711.18)**, 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 **November 17, 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. 057-2024009102

LOT NO: 31, **BLOCK NO:** 8, **PLAN NO:** PSD-04-248017
PORTION OF: LOT 38 BLOCK 70, PCS-04-030746
LOCATION: BARANGAY OF TANAUAN, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	EAST	LOT 33, BLOCK 8, PSD-04-248017
2-3	SOUTH	ROAD LOT 23, PSD-04-248017
3-4	WEST	LOT 29, BLOCK 8, PSD-04-248017
4-1	NORTH	LOT 34, BLOCK 8, PSD-04-248017

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 date and time, it shall be held on **November 24, 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, October 20, 2026.

(Sgd)
ANDRES B. ESPINA
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

MERVIN G. SANDING
(1) 29 Michael Campos Apartment, Coastal Green, Panapaan 1, Bacoar, Cavite
(2) Block 8, Lot 31 Phirst Park Homes Tanza Ph3, Batch 1, 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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