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-806-25

-versus-

JOANNA MARIE E. CALVO,
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, JOANNA MARIE E. CALVO, with residence and postal addresses at (1) 45 Cebu St., Pael Estate, Brgy. Culiat, Quezon City and (2) Lot 11, Blk. 15, Woodcress Phase 1, Lancaster New City, Brgy. Tapia, Gen. Trias City, Cavite to satisfy the mortgage indebtedness which as of October 30, 2025 amounts to ONE MILLION NINE HUNDRED FIFTY EIGHT THOUSAND NINE HUNDRED SEVENTY EIGHT PESOS and 68/100 (PhP1,958,978.68), 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 04 MAR 2026 at 10:00 o'clock in the morning until 12:00 o'clock 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 057-2022022753

Lot No. 11 **Block No.** 15 **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	SE	Lot 9, Block 15, Pcs-04-032466
2-3	SW	Road Lot 14, Pcs-04-032466
3-4	NW	Lot 13, Block 15, Pcs-04-032466
4-1	NE	Lot 12, Block 15, Pcs-04-032466

Area: FIFTY TWO (52) 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 18 MAR 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, 04 FEB 2026.

RICARDO A. TOLEDO
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, Makti City

JOANNA MARIE E. CALVO
(1) 45 Cebu St., Pael Estate, Brgy. Culiat, Quezon City
(2) Lot 11, Blk. 15, Woodcress Phase 1, Lancaster New City, Brgy. Tapia, Gen. Trias City, Cavite

PUBLICATION: CAVITE WEEKLY CHRONICLE
DATES: ~~FEB. 10~~, 18 & 25, 2026

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