

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

RIZAL COMMERCIAL BANKING CORPORATION  
(In its capacity as successor-  
In-interest of RCBC Savings Bank, Inc.),  
Petitioner/Mortgagee,

-versus-

FORECLOSURE CASE NO. F-644-25

CLARIELYN DELA PEÑA VILLANUEVA,  
Respondent/Mortgagor.

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**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **RIZAL COMMERCIAL BANKING CORPORATION** (in its capacity as successor-in-interest of RCBC Savings Bank, Inc.) with business address at A.T. Yuchengco Centre, 25<sup>th</sup> & 26<sup>th</sup> Streets, Taguig City, M.M. against the Respondent/Mortgagor, **CLARIELYN DELA PEÑA VILLANUEVA**, with postal address at No. 14, San Jose Norte, Agoo, La Union and collateral address at Block 11, Lot 28 Camella Vita, San Francisco 4107, Gen. Trias, Cavite, to satisfy the mortgage indebtedness which as of October 1, 2025 amounts to **ONE MILLION ONE HUNDRED FORTY TWO THOUSAND SIX HUNDRED SIXTY FIVE PESOS and 16/100 (P1,142,665.16)**, Philippine Currency, inclusive of interest and penalty charges but without prejudice to costs, expenses of litigation, notarial fees and all other charges incidental to this foreclosure sale, the undersigned Sheriff will sell at public auction on DEC 22 2025 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 NO. 057-2021010459**

**Lot No. 28**

**Block: 11**

**Plan No. Psd-04-251577**

**Portion of:** Lot 2615, San Francisco de Malabon Estate (FRS-04-005776) LRC Record No. 5964

**Location:** Barangay of Santiago, Municipality of General Trias, Province of Cavite, Island of Luzon

**Boundaries:**

**LINE**

**DIRECTION**

**ADJOINING LOT(S)**

1-2

NW

Road Lot 15, Psd-04-251577

2-3

NE

Lot 29, Block 11, Psd-04-25157

3-4

SE

Lot 7, Block 11, Psd-04-25157

4-5

SE

Lot 8, Block 11, Psd-04-25157

5-1

SW

Lot 27, Block 11, Psd-04-25157


**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, it shall be held on JAN 05 2026 without further notice.

Prospective bidders/buyers are enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.

Trece Martires City, NOV 25 2025

  
**ANDRES B. ESPINA**  
Sheriff IV

Copy furnished:

RIZAL COMMERCIAL BANKING CORPORATION  
Legal Services and Documentation Department  
A.T. Yuchengco Centre, 25<sup>th</sup> & 26<sup>th</sup> Streets, Taguig City, M.M.

MS. CLARIELYN DELA PEÑAS VILLANUEVA  
(1) No. 14, San Jose Norte, Agoo, La Union  
Block 11, Lot 28 Camella Vita, San Francisco 4107, Gen. Trias, Cavite

Publication: CWC  
Dates: NOV 26 DEC 3 & 10, 2025

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