

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

CHINA BANK SAVINGS, INC.  
Mortgagee,

-versus-

Foreclosure Case No. F-106-23

MARC DAISON P. SAPGIAN  
Mortgagor/s.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **CHINA BANK SAVINGS, INC.**, with business address at CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City against the Mortgagors, **MARC DAISON P. SAPGIAN** with residence and postal address at Block 02, Lot 06, Phase 02, 5<sup>th</sup> P. Gomez St., Citihomes, Brgy. Molino V, Bacoor Cavite and Lot 40 Block 12, Woodcress Ph7, Lancaster New City Zone, Brgy. Tapia, Gen. Trias Cavite and Block 02, Lot 06, Phase 02, 5<sup>th</sup> P. Gomez St., Citihomes, Brgy. Molino 4, Bacoor Cavite to satisfy the mortgage indebtedness which as of **15 March 2023** amounts to **ONE MILLION FOUR HUNDRED NINETY ONE THOUSAND SEVENTY FOUR PESOS AND 33/100 (P1,491,074.33)**, excluding penalties, charges and attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **JUN 14 2023** 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. 057-2022016503

LOT NO. 40	BLOCK NO. 12	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 42, BLOCK 12, PCS-04-032361
2-3	SW	ROAD LOT 16, PCS-04-032361
3-4	NW	LOT 38, BLOCK 12, PCS-04-032361
4-1	NE	LOT 39, BLOCK 12, PCS-04-032361


**AREA: FIFTY (50) 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 **JUN 28 2023** 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, **12 MAY 2023**

  
**ANDRES B. ESPINA**  
Sheriff IV

Copy Furnished:

CHINA BANK SAVINGS, INC.  
BUENAVENTURA DANTING PAGTAKHAN CONSTANTINO  
MANGROBANG AND ASSOCIATES  
CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City

MARC DAISON P. SAPGIAN  
Block 02, Lot 06, Phase 02, 5<sup>th</sup> P. Gomez St., Citihomes, Brgy. Molino V, Bacoor Cavite  
Lot 40 Block 12, Woodcress Ph7, Lancaster New City Zone, Brgy. Tapia, Gen. Trias Cavite  
Block 02, Lot 06, Phase 02, 5<sup>th</sup> P. Gomez St., Citihomes, Brgy. Molino 4, Bacoor Cavite

Publication: **CWC**  
Dates: **CAVITE WEEKLY CHRONICLE**  
**'AY 17, 24 & 31 2023**

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

*Dead By: For CWC*