

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

BANK OF THE PHILIPPINE ISLANDS,
Petitioner-Mortgagee

FORECLOSURE CASE NO. F-631-26

-versus-

JEZZALYN ABO LAGMAN AND EUGENIO ANDACA ARELLANO,
Respondent/s-Mortgagor/s-Borrower/s

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-Creditor, **BANK OF THE PHILIPPINE ISLANDS**, with business address at Bank of the Philippine Islands, 28/F, Ayala Triangle Gardens Tower 2, Paseo de Roxas cor Makati Avenue, Bel-Air, Makati City, against the Respondents-Mortgagors-Borrowers, **JEZZALYN ABO LAGMAN AND EUGENIO ANDACA ARELLANO**, with residence and postal addresses at (1) Blk 14 Lot 43 Berkshire St., Avida Settings, Molino IV, Bacoor, Cavite, (2) Blk 57 Lot 11 Ph 1, Amaia Scapes General Trias, Brgy. Santiago, Geenral Trias, Cavite to satisfy the mortgage indebtedness which as of **July 9, 2026** amounts to **FIVE MILLION SIXTY THREE THOUSAND ONE HUNDRED SIX PESOS AND 28/100 (PhP5,063,106.28)**, Philippine Currency, inclusive of interest, penalties and other charges as of said date but exclusive of other charges incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **29 SEP 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 057-2024029290

Lot No. 11

Block No. 57

Plan No. PCS-04-032520

Portion of: LOT 5-A AND LOT 5-B, PSD-042108-066707

Location: BARANGAY OF SANTIAGO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

Boundaries:

LINE

DIRECTION

ADJOINING LOT(S)

1-2

NW

LOT 10, BLOCK BLK 57, PCS-04-032520

2-3

NE

LOT 2, BLOCK BLK 57, PCS-04-032520

3-4

NE

LOT 1, BLOCK BLK 57, PCS-04-032520

4-5

SE

Road Lot 21, Pcs-04-032520

5-6-7-8-9-10-1

SE, SW

Road Lot 24, Pcs-04-032520

Area: ONE HUNDRED FIFTEEN (115) 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 **06 OCT 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, **28 AUG 2026**

Joannah Avigail F. Crisologo-Timkang
JOANNAH AVIGAIL F. CRISOLOGO-TIMKANG
Sheriff IV

Copy furnished:

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JEZZALYN ABO LAGMAN AND EUGENIO ANDACA ARELLANO
(1) Blk 14 Lot 43 Berkshire St., Avida Settings, Molino IV, Bacoor, Cavite
(2) Blk 57 Lot 11 Ph 1, Amaia Scapes General Trias, Brgy. Santiago, Geenral Trias, Cavite

PUBLICATION: **AUG 31, SEPT 7 & 14**
DATES: **2026**

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