

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

METROPOLITAN BANK & TRUST COMPANY,
Mortgagee,

FORECLOSURE CASE NO. F-478-26

-versus-

HERVY INOCENCIO GARMA,
Mortgagor-Debtor.

x- - - - - x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **METROPOLITAN BANK & TRUST COMPANY** with business address at G.T. Tower International, 6813 Ayala Ave. Corner H.V. dela Costa St., Brgy. Bel-Air, Makati City 1227 against the Mortgagor-Debtor, **HERVY INOCENCIO GARMA**, represented by **Lannie Mangahas Geronimo** as Attorney-in-Fact, with given addresses at (1) Namnama Cabatua, Isabela 3315 and (2) Block 1, Lot 49, Brgy. Navarro, Gen. Trias Cavite 4107; (3) 225 Don Emong St., Norzagaray, Bulacan and with collateral address at Block 11, Lot 32, Somerset 14, Gen. Trias, Cavite 4107, to satisfy the mortgage indebtedness which as of **June 1, 2026** amounts to **ONE MILLION FIVE THOUSAND EIGHT HUNDRED SIXTY TWO PESOS and 91/100 (Php1,005,862.91)** Philippine Currency, inclusive of interest and penalty charges as of said date, but exclusive of all other expenses incidental to this foreclosure sale, the undersigned Sheriff will sell at a public auction to be held on

at 10:00 o'clock in the morning until 12:00 o'clock noon at the main entrance of the Government Center Building, 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. 057-2018022431

Lot No. 32 **Block No. 11** **Plan No. Pcs-04-028981**
Portion of: the cons/subd of Lots 1, 2, & 3, Pcs-04-011336; Lot 2457-B-3, Psd-04-024243; Lot 2469-A, Psd-04-233225; Lot 2457-A, Lot 2457-C, FLS-1228-D; Lot 2458, FRS-04-005325; Lot 2468, all of San Francisco de Malabon Estate, Decreed No. 4270, LRC Rec. No. 5964
Location: Barangay of: Navarro, Municipality of: Gen. Trias, Province of: Cavite
Boundaries:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	Road Lot 14, Pcs-04-028981
2-3	SW	Lot 30, Block 11, Pcs-04-028981
3-4	NW	Lot 37, Block 11, Pcs-04-028981
4-1	NE	Lot 34, Block 11, Pcs-04-028981

Area: ONE HUNDRED SQUARE METERS (100), 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 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

REYNALDO L. SALOMA
Sheriff IV

Copy furnished:

SALGADO CABRERA & ASSOCAITES
4th Floor, PSBank Center
777 Paseo de Roxas cor. Sedeño Street, Makati City

MR. HERVY I. GARMA/ MS. LANIE M. GERONIMO
(1) Namnama Cabatua, Isabela 3315
(2) Block 1, Lot 49, Brgy. Navarro, Gen. Trias, Cavite 4107
(3) 225 Don Emong St., Norzagaray, Bulacan
(4) Block 11, Lot 32, Somerset 14, Gen. Trias, Cavite 4107

PUBLICATION: **CAVITE NGAYON**
DATES: **Aug. 31, Sept 7 & 14**
2026

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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proper Mortgagee's
mortgagor refer to
the lending