

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

METROPOLITAN BANK & TRUST COMPANY,
Mortgagee,

-versus-

FORECLOSURE CASE NO. F-875-24

SPOUSES ERWIN S. CASERA and LUZ C. CASERA;
Luz C. Casera, for herself and in-behalf of
her husband, Erwin S. Casera,
Mortgagor/s.

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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, **METROPOLITAN BANK & TRUST COMPANY**, with business address at The Shops at Grand Central Park, 7th Avenue corner 36th and 38th Streets, North Bonifacio District, Taguig, 1637 Metro Manila against the Mortgagor/s, **SPOUSES ERWIN S. CASERA and LUZ C. CASERA; Luz C. Casera, for herself and in-behalf of her husband, Erwin S. Casera**, with residence and postal address at (1) Lot 13, Block 10A, Memphis Street, Kensington 17, Brgy. Navarro, General Trias City, Cavite, and (2) No. 221 Mesina Street, Sto Cristo, San Isidro, Nueva Ecija to satisfy the mortgage indebtedness as of **17 June 2024** amounts to **SIX HUNDRED SEVENTY SEVEN THOUSAND FIVE HUNDRED TWENTY EIGHT PESOS AND 74/100 (PHP 677,528.74)**, exclusive of interest, penalties and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 SEP 2024** 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. 057-2018008433

LOT NO: 13 **BLOCK NO:** 10A **PLAN NO:** PSD-04-231268
PORTION OF: LOT 1725, SAN FRANCISCO DE MALABON ESTATE (FRS-04-005312) 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	SW	LOT 15, BLOCK 10A, PSD-04-231268
2-3	NW	ROAD LOT 10, PSD-04-231268
3-4	NE	LOT 11, BLOCK 10A, PSD-04-231268
4-1	SE	LOT 14, BLOCK 10A, PSD-04-231268

AREA: FIFTY SQUARE METERS (50), 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 **04 OCT 2024** 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, **16 AUG 2024**.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

METROPOLITAN BANK & TRUST COMPANY
The Shops at Grand Central Park, 7th Avenue corner 36th and 38th Streets, North Bonifacio District, Taguig, 1637 Metro Manila

SPOUSES ERWIN S. CASERA and LUZ C. CASERA
(1) Lot 13, Block 10A, Memphis Street, Kensington 17, Brgy. Navarro, General Trias City, Cavite, and
(2) No. 221 Mesina Street, Sto Cristo, San Isidro, Nueva Ecija

Publication: **CAVITE NGAYON**
Dates: **AUG 26, SEPT 2 & 9, 2024**

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