

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

LBP LEASING AND FINANCE CORPORATION  
(formerly LBP Leasing Corporation),  
Mortgagee,  
-versus-

FORECLOSURE CASE NO. F-1491-24

SPS. ISABELO A. BRAZA AND MYRNA A. BRAZA and  
ADVANCED SECURITY & SAFETY SOLUTIONS, INC.,  
Mortgagors/Borrower.  
x----- x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **LBP LEASING AND FINANCE CORPORATION (formerly LBP Leasing Corporation)**, with business address at 15th Floor SyCip Law Center No. 105, Paseo de Roxas St., Makati City, against the Mortgagors/Borrower, **SPS. ISABELO A. BRAZA AND MYRNA A. BRAZA and ADVANCED SECURITY & SAFETY SOLUTIONS, INC.**, with residence and business address at No. 172 Lipa St., Ayala Alabang, Muntinlupa City, Suite 2915 Cityland Pasong Tamo Tower, No. 2210 Chino Roces Ave., Brgy. Pio del Pilar, Makati City and Unit 2904 29th Floor Cityland Pasong Tamo Tower No. 2210 Chino Roces Ave., Makati City to satisfy the mortgage indebtedness as of **11 September 2024** amounts to **FIFTY-FOUR MILLION FOUR HUNDRED FIFTY-TWO THOUSAND SIX HUNDRED FIFTY-SIX PESOS & 20/100 (Php54,452,656.20)** including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on ~~19 DEC 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. T-117443-**

"A parcel of land (Lot 8, Blk. 121 of the cons-subd. plan, Pcs-04-012217, being a portion of the cons. of Lot 2927, 2928, 2929, Rs-04-000978, Lot 2938, Rs-04-000969, Lot 2939, 2940, Rs-04-002438, Lot 2953, 2958 & 2959, all of San Francisco de Malabon Estate, LRC Rec. No.), situated in the Brgy. of Tractora, Javalera, Mun. of Gen. Trias, Prov. of Cavite. Bounded on the SW., along line 1-2 by Lot 7, Blk. 121; on the NW., along line 2-3 by Blk. 121, Afaldo golf course; on the NE., along line 3-4 by Lot 9, Blk. 121; on the SE., along Line 4-1 by Road Lot 114, all of the cons-subd. plan. Beginning at a pt. marked "1" on plan x x x **containing an area of SEVEN HUNDRED THIRTY FIVE (735) SQUARE METERS x x x**

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 09 JAN 2025 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, 20 NOV 2024

**RICARDO A. TOLEDO**  
Sheriff IV

Copy Furnished:

LBP LEASING AND FINANCE CORPORATION  
(formerly LBP Leasing Corporation)  
15th Floor SyCip Law Center No. 105, Paseo de Roxas St., Makati City

SPS. ISABELO A. BRAZA AND MYRNA A. BRAZA and  
ADVANCED SECURITY & SAFETY SOLUTIONS, INC.,  
No. 172 Lipa St., Ayala Alabang, Muntinlupa City,  
Suite 2915 Cityland Pasong Tamo Tower, No. 2210 Chino Roces Ave., Brgy. Pio del Pilar, Makati City and  
Unit 2904 29th Floor Cityland Pasong Tamo Tower No. 2210 Chino Roces Ave., Makati City

Publication: CAVITE NGAYON  
NOV. 25, DEC. 2 & 9,  
Dates: 2024

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