

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

EAST WEST BANKING CORPORATION,  
Petitioner/Mortgagee,

-versus-

FORECLOSURE CASE NO. F-409-25

SPOUSES ELTON D. BICOY AND PHOEBE LOU A. BICOY,  
Respondents/Mortgagors.

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, **EAST WEST BANKING CORPORATION**, with business address at EastWest Corporate Center, The Beaufort, 5th Ave. cor. 23rd St., Bonifacio Global City, Taguig City, against the Respondent/Mortgagor, **SPOUSES ELTON D. BICOY AND PHOEBE LOU A. BICOY**, with residence and postal address at Block 02 Lot 31 Manchester 11, Brgy. Pasong Tamo Camachile, General Trias, Cavite and/or Poblacion, Mutia Zamboanga Del Norte, Zamboanga Norte, to satisfy the mortgage indebtedness as of April 15, 2025 amounts to **THREE MILLION NINE HUNDRED THIRTY THREE THOUSAND THREE HUNDRED EIGHTY SIX PESOS & 06/100 (PhP3,933,386.06)** including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **AUG 12 2025** 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. 057-2017045208**

**LOT NO: 31                      BLOCK NO: 2                      PLAN NO: PCS-04-028985**  
**PORTION OF: THE CONS/SUBD OF LOTS 29, BLK. 2 & BLOCK 14, PCS-04-028616 & LOTS 1978, 1993, 1994 & 3054 ALL OF SAN FRANCISCO DE MALABON ESTATE (DECREE NO. 4270); LRC REC. NO. 5964**  
**LOCATION: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON**  
**BOUNDARIES:**

| LINE  | DIRECTION | ADJOINING LOT(S)               |
|-------|-----------|--------------------------------|
| 1-2   | SW        | LOT 30, BLOCK 2, PCS-04-028985 |
| 2-3   | NW        | LOT 49, BLOCK 8, PCS-04-028616 |
| 3-4   | NW        | LOT 50, BLOCK 8, PCS-04-028616 |
| 4-5   | NE        | ROAD LOT 2, PCS-04-028985      |
| 5-6-1 | SE        | ROAD LOT 8, PCS-04-028985      |

**AREA: ONE HUNDRED SIXTY TWO SQUARE METERS (162), 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 **AUG 26 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, **JUL 11 2025**

**JOSELITO L. ARANDA**  
Sheriff IV

Copy Furnished:

**EAST WEST CORPORATION, BANKING**  
EastWest Corporate Center, The Beaufort, 5th Ave. cor. 23rd St., Bonifacio Global City, Taguig City

**SPOUSES ELTON D. BICOY AND PHOEBE LOU A. BICOY**  
Block 02 Lot 31 Manchester 11, Brgy. Pasong Tamo Camachile, General Trias, Cavite and/or  
Poblacion, Mutia Zamboanga Del Norte, Zamboanga Norte

Publication: **Canik Nayan**  
Dates: **JUL 14, 21 & 28, 2025**

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