

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-198-25

AVA GREY G. CASABAR represented by her
Attorney-in-Fact, LUZVIMINDA GUCILATAR CASABAR,
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 GT Tower International, 6813 Ayala Avenue corner H. V. Dela Costa Street, Barangay Bel-Air, Makati City, against the Mortgagor/Debtor, **AVA GREY G. CASABAR represented by her Attorney-in-Fact, LUZVIMINDA GUCILATAR CASABAR**, with residence and postal address at (1) No. 1119-B Dos Castillas St., Brgy. 481, Zone 47, Sampaloc, Manila; (2) Lot 47, Block 10 Somerset Ph. 9, Brgy. Navarro, City of General Trias, Cavite to satisfy the mortgage indebtedness as of **31 January 2025** amounts to **ONE MILLION FOUR HUNDRED NINETY-SEVEN THOUSAND EIGHT HUNDRED NINETY-TWO AND 86/100 (Php1,497,892.86)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **APR 11 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. 057-2019038073

LOT NO: 47 **BLOCK NO:** 10 **PLAN NO:** PCS-04-028600
PORTION OF: LOT 3423, FLS-1133-D (RS-04-005160) & BLOCK 12, PCS-04-028446, DECREED NO. 4270; LRC REC. NO. 5964
LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 45, BLOCK 10, PCS-04-028600
2-3	SW	ROAD LOT 11, PCS-04-028600
3-4	NW	LOT 49, BLOCK 10, PCS-04-028600
4-1	NE	LOT 52, BLOCK 10, PCS-04-028600

AREA: EIGHTY EIGHT SQUARE METERS (88), 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 **APR 25 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, **MAR 11 2025**

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

METROPOLITAN BANK & TRUST COMPANY
GT Tower International, 6813 Ayala Avenue corner H. V. Dela Costa Street, Barangay Bel-Air, Makati City

AVA GREY G. CASABAR represented by her Attorney-in-Fact, LUZVIMINDA GUCILATAR CASABAR
(1) No. 1119-B Dos Castillas St., Brgy. 481, Zone 47, Sampaloc, Manila;
(2) Lot 47, Block 10 Somerset Ph. 9, Brgy. Navarro, City of General Trias, Cavite

Publication: **OWITE MABAYON**
Dates: **MARCH 17, 24 & 31 2025**

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