

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-476-25

JOSALYN V. DEDEL,
Respondent/Mortgagor.

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, **JOSALYN V. DEDEL**, with residence and postal address at Lot 14 Block 05 Kensington 5, Brgy. Navarro, General Trias, Cavite and/or Block 7 Lot 21 Emerald Crest Village, San Jose, Dasmariñas, Cavite and/or 2316 Waling Waling Arellano Avenue, Singalong, Manila to satisfy the mortgage indebtedness as of **June 30, 2025** amounts to **TWO MILLION NINETY FOUR THOUSAND TWO HUNDRED THIRTY FOUR PESOS & 38/100 (PhP2,094,234.38)** including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **07 OCT 2025** 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. 057-2018020135

LOT NO: 14 **BLOCK NO: 5** **PLAN NO: PSD-04-227720**
PORTION OF: BLOCK 9, PCS-04-027725, 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	NW	LOT 13 BLOCK 5, PSD-04-227720
2-3	NE	LOT 12, BLOCK 5, PSD-04-227720
3-4	SE	ROAD LOT 9, PSD-04-227720
4-1	SW	LOT 16, BLOCK 5, PSD-04-227720

AREA: FIFTY SQUARE METERS (50), MORE OR LESS

All sealed bids must be submitted to the undersigned on the above-stated time and date.

21 OCT 2025 In the event the public auction should not take place on the said date and time, it shall be held on 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, 09 SEP 2025


ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

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

ONA PAMFILO BUBAN RAMOS & DE PERALTA LAW OFFICES
Counsel for the Mortgagee
6/F, EastWest Corporate Center 5th Ave., cor. 23rd St. Bonifacio Global City Taguig City 1634

JOSALYN V. DEDEL
Lot 14 Block 05 Kensington 5, Brgy. Navarro, General Trias, Cavite and/or
Block 7 Lot 21 Emerald Crest Village, San Jose, Dasmariñas, Cavite and/or
2316 Waling Waling Arellano Avenue, Singalong, Manila

CAVITE NGAYON
Publication: SEP 15, 2025
Dates: 202

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