

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

CHINA BANK SAVINGS, INC.  
Mortgagee,

FORECLOSURE CASE NO. F-055-26

-versus-

SPS. JOHN CARLO J. TENORIO AND LOVELITA G. TENORIO  
Mortgagors/Borrowers.

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, **CHINA BANK SAVINGS, INC.**, with business address at CBS Building, No. 314 Sen. Gil Puyat Avenue, Makati City against the Mortgagors/Borrowers, **SPS. JOHN CARLO J. TENORIO AND LOVELITA G. TENORIO**, with residence and postal addresses at (1) 214A Pag-Asa Compound, Pilar Village, Las Piñas City, and (2) Blk. 31, Lot 33, Phirst Park Homes Tanza, Ph2B, Batch 5, Gov. Drive, Brgy. Tanauan, Tanza, Cavite, to satisfy the mortgage indebtedness which as of **January 15, 2026** amounts to **ONE MILLION SIX HUNDRED SIXTY FOUR THOUSAND SIX HUNDRED TWENTY ONE PESOS and 65/100 (PhP1,664,621.65)**, Philippine Currency, inclusive of interest, penalties and other charges as of said date but exclusive of all other charges incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **MARCH 25, 2026** at 10:00 o'clock in the morning until 12:00 o'clock 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 057-2024004487**

**Lot No. 33                      Block No. 31                      Plan No. PSD-04-247444**  
**Portion of:** LOT 37 BLOCK 70, PCS-04-030746  
**Location:** BARANGAY OF TANAUAN, MUN. OF TANZA, PROVINCE OF CAVITE  
**Boundaries:**

| LINE | DIRECTION | ADJOINING LOT(S)                |
|------|-----------|---------------------------------|
| 1-2  | NORTH     | LOT 36, BLOCK 31, PSD-04-247444 |
| 2-3  | EAST      | LOT 35, BLOCK 31, PSD-04-247444 |
| 3-4  | SOUTH     | ROAD LOT 26, PSD-04-247444      |
| 4-1  | WEST      | LOT 31, BLOCK 31, PSD-04-247444 |

**Area: FORTY FOUR (44) SQUARE METERS, 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 time and date, it shall be held on **APRIL 8, 2026** 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, **FEBRUARY 27, 2026.**

**JOANNAH AVIGAIL C. TIMKANG**  
Sheriff IV

Copy furnished:

BUENAVENTURA PAGTAKHAN CONSTANTINO MANGROBANG  
ROSELL AND ASSOCIATES  
Counsel for the Mortgagee  
12<sup>th</sup> Floor, China Bank Savings Building  
314 Sen Gil Puyat Avenue, Makati City

SPS. JOHN CARLO J. TENORIO AND LOVELITA G. TENORIO  
(1) 214A Pag-Asa Compound, Pilar Village, Las Piñas City  
(2) Block 31, Lot 33, Phirst Park Homes Tanza, Ph2B, Batch 5, Brgy. Tanauan, Tanza, Cavite

PUBLICATION: CAVITE NGAYON  
DATES: MARCH 2, 9 & 16, 2026

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