

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

CHINA BANK SAVINGS INC.,
Mortgagee,

-versus-

FORECLOSURE CASE NO. F-549-25

GUILMAR F. CATAAG,
Mortgagor/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, **CHINA BANK SAVINGS INC.**, with business address at CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City against the Mortgagor/Borrower, **GUILMAR F. CATAAG**, with residence and postal address at 187-A Amapioco Balut, Brgy. 138, Tondo, Manila; and at Block 12, Lot 4, Woodcress Ph7, Lancaster New City, Brgy. Tapia, Gen. Trias, Cavite, to satisfy the mortgage indebtedness as of **July 31, 2025** amounts to **ONE MILLION FOUR HUNDRED TWENTY SIX THOUSAND THREE HUNDRED SEVENTY-NINE PESOS and 98/100(P1,426,379.98)** inclusive of interest, penalties and other charges of foreclosure, the undersigned Sheriff will set at public auction on **07 OCT 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. 057-2022024221

LOT NO: 4, BLOCK NO: 12, PLAN NO: PCS-04-032361
PORTION OF: LOTS 1912 (FRS-04-005438); 1918 (RS-04-004387); 1913, 1914, 1985 (FRS-04-006221); 3263
(FRS-04-006218) & 1915, SFDM ESTATE, LRC RECORD NO. 5964, DECREE NO. 4270
LOCATION: BARANGAY OF TAPIA, MUNICIPALITY OF GENED TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 6, BLOCK 12, PCS-04-032361
2-3	SW	ROAD LOT 16, PCS-04-032361
3-4	NW	LOT 2, BLOCK 12, PCS-04-032361
4-1	NE	LOT 3, BLOCK 12, PCS-04-032361

AREA: FIFTY (50) 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 date and time, it shall be held on **21 OCT 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, **09 SEP 2025**


JOANNA HAVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

CHINA BANK SAVINGS INC.,
CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City

BUENAVENTURA DANTING PAGTAKHAN
CONSTANTINO MANGROBANG AND ASSOCIATES
Counsel for the Mortgagee
12th Floor, CBS Building, 314 Sen. Gil Puyat Avenue, Makati City

GUILMAR F. CATAAG
187-A Amapioco Balut, Brgy. 138, Tondo, Manila; and at
Block 12, Lot 4, Woodcress Ph7, Lancaster New City, Brgy. Tapia, Gen. Trias, Cavite

CAVITE NGAYON
Publication: **SEP. 5, 2 & 3**
Dates: **2025**

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