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-805-25

-versus-

MARY ANN S. TANBIO,
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 Petitioner/Mortgagee, CHINA BANK SAVINGS, INC., with business address at CBS Building, No. 314 Sen. Gil Puyat Avenue, Makati City against the Mortgagor/Borrower, MARY ANN S. TANBIO, with residence and postal addresses at (1) Blk. 21, Lot 18 Westwood Phase 3, Lancaster New City, Brgy. Tapia, Gen. Trias City, Cavite and (2) Blk. 74, Unit 5, Colonel Cuenco Ave., Pagrai Hills, Brgy. Mayamot, Antipolo, Rizal, to satisfy the mortgage indebtedness which as of November 15, 2025 amounts to ONE MILLION ONE HUNDRED SEVENTY THREE THOUSAND FOUR HUNDRED PESOS and 31/100 (PhP1,173,400.31), 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 04 MAR 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 057-2021019890

Lot No. 18 **Block No.** 21 **Plan No.** Pcs-04-031444
Portion of: Block 17, Pcs-04-029302; Lot 1930, FRS-04-005921; Lot 1931, FRS-04-005433; Lot 3049, SFDM Estate, Decree No. 4270, LRC Record No. 5964
Location: Barangay of Tapia, City of Gen. Trias, Province of Cavite, Island of Luzon
Boundaries:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	Lot 17, Block 21, Pcs-04-031444
2-3	NE	Lot 16, Block 21, Pcs-04-031444
3-4	SE	Road Lot 14, Pcs-04-031444
4-1	SW	Lot 20, Block 21, Pcs-04-031444

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 time and date, it shall be held on 18 MAR 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, 04 FEB 2026.

ANDRES B. ESPINA

Sheriff IV

Copy furnished:

BUENAVENTURA PAGTAKHAN CONSTANTINO MANGROBANG
ROSELL AND ASSOCIATES
Counsel for the Mortgagee
12th Floor, China Bank Savings Inc. Building
314 Sen Gil Puyat Avenue, Makti City

MARY ANN S. TANBIO
(1) Blk. 21, Lot 18 Westwood Phase 3, Lancaster New City, Brgy. Tapia, Gen. Trias City, Cavite
(2) Blk. 74, Unit 5 Colonel Cuenco Ave., Pagrai Hills, Brgy. Mayamot, Antipolo, Rizal

PUBLICATION: CAVITE NGAYON
DATES: FEB. 9, 16 & 23 2026

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