

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

MAYBANK PHILIPPINES, INC.,
Petitioner/Mortgagee,

FORECLOSURE CASE NO. F-396-26

-versus-

SPS. FREDELITO CASASOLA ARCA and
MA. JEANETTE NAZARENO ARCA,
Respondents/Mortgagors.

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, **MAYBANK PHILIPPINES, INC.** with business address at Maybank Corporate Center, 7th Avenue corner 28th Street, Bonifacio Global City, Taguig City, against the Respondents/Mortgagors, **SPS. FREDELITO CASASOLA ARCA and MA. JEANETTE NAZARENO ARCA**, with given address at Block 4, Lot 21 Hauskon Homes, Julugan VI, Tanza, Cavite and collateral address at Lots 22 and 24, Block 18A Phase 2, Il Giardano Residences, Brgy. Buenavista, Gen. Trias, Cavite, to satisfy the mortgage indebtedness which as of **May 19, 2026** amounts to **ONE MILLION SEVEN HUNDRED SIXTEEN THOUSAND EIGHT HUNDRED FIFTY ONE PESOS and 39/100 (PhP1,716,851.39)**, Philippine Currency, inclusive of interests and penalties, service charge, attorney's fees 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 07 AUG 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 properties with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE 057-2022033256

A parcel of land (Lot 22, Blk. 18A of the consolidation-subdivision plan, Pcs-04-026510, being a portion of the consolidation of Lots 19, 20, 39-83, 99, 102-106, Block 8; Lots 2 & 4, Block 11; Lots 1-44, Block 16; Lots 13-44, Block 17; Lots 1-18, Block 18; Lots 1-16, Block 19; Lots 1-7, Block 20; Lots 116, Block 21; Lots 1 & 2, Block 25; Blocks 30, Block 31; Road Lots 8, 21, 22, 23, 28, 29, 30, & 31, all Pcs-04-024513, L.R.C. Rec. No. 5964)) situated in the Brgy. of Buenavista, Mun. of Gen. Trias, Province of Cavite, Island of Luzon. Bounded on the N.E., along line 1-2 by Lot 21; on the S.E., along line 2-3 by Lot 20, both Block 18A; on the S.W., along line 3-4 by Road Lot 22A (8.00 meters wide); on the N.W., along line 4-1 by Lot 24, Block 8A, all of the consolidation-subdivision plan. Beginning at a point marked "1" on plan **x x x containing an area of FORTY (40) SQUARE METERS, x x x**

TRANSFER CERTIFICATE OF TITLE 057-2022033256

A parcel of land (Lot 24, Blk. 18A of the consolidation-subdivision plan, Pcs-04-026510, being a portion of the consolidation of Lots 19, 20, 39-83, 99, 102-106, Block 8; Lots 2 & 4, Block 11; Lots 1-44, Block 16; Lots 13-44, Block 17; Lots 1-18, Block 18; Lots 1-16, Block 19; Lots 1-7, Block 20; Lots 116, Block 21; Lots 1 & 2, Block 25; Blocks 30, Block 31; Road Lots 8, 21, 22, 23, 28, 29, 30, & 31, all Pcs-04-024513, L.R.C. Rec. No. 5964)) situated in the Brgy. of Buenavista, Mun. of Gen. Trias, Province of Cavite, Island of Luzon. Bounded on the S.E., along line 1-2 by Lot 22, Block 18A; on the S.W., along line 2-3 by Road Lot 22A (8.00 meters wide); on the N.W., along line 3-4 by Lot 26; and on the N.E., along line 4-1 by Lot 23, both Block 8A, all of the consolidation-subdivision plan. Beginning at a point marked "1" on plan **x x x containing an area of SIXTY (60) SQUARE METERS, x x x**

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 20 AUG 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, 03 JUL 2026


Andres B. Espina
Sheriff

Sheriff IV