



Republic of the Philippines
 Third Judicial Region
 REGIONAL TRIAL COURT
 Dinalupihan, Bataan

OFFICE OF THE CLERK OF COURT & EX-OFFICIO SHERIFF

BANGKO SENTRAL NG PILIPINAS,
Petitioner-Mortgagee,

REM-18-425

- versus -

Extrajudicial Foreclosure of Real
 Estate Mortgage under Act. No.
 3135, as amended

ARIEL C. YAO, ZENAIDA T.
VALENCIA,
Respondents-Mortgagors.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for foreclosure of Real Estate Mortgage under Act. No. 3135 as amended by Act. No. 4118 filed by **BANGKO SENTRAL NG PILIPINAS**, petitioner-mortgagee with office address at BSP Building, A Mabini cor P. Ocampo Streets, Malate, Manila against respondents-mortgagors **ARIEL C. YAO and ZENAIDA T. VALENCIA** with residence and postal address at #26 Mabini, Dinalupihan, Bataan and Brgy. Pentor, Dinalupihan, Bataan, to satisfy the mortgage indebtedness which, as of **September 30, 2018**, amounts to **ONE MILLION NINETY SEVEN THOUSAND FOUR HUNDRED SIXTY and 96/100 (Php1,097,460.96)** Philippine currency, as principal and stipulated interest excluding penalty charges, Attorney's Fee plus the expenses of the foreclosure, the Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court, Dinalupihan, Bataan thru Sheriff Maria Poullette S. de Leon, will sell at public auction on the **14th day at December, 2018 at 10:00 o'clock in the morning** at the **Ground Lobby of the Municipal Building of the Municipal Hall of Dinalupihan, Bataan** to the highest bidder, for cash or manager's check in Philippine currency, the herein described real property with all its existing improvements, to wit:

TRANSFER CERTIFICATE OF TITLE NO. CLOA-6663

WHEREAS, pursuant to the provisions of Commonwealth Act No. 539, Republic Act Nos. 1400, 1266, 3844 and Republic Act No. 6657, INSTITUTING A COMPREHENSIVE AGRARIAN REFORM PROGRAM, there is hereby awarded unto **ZENAIDA T. VALENCIA** a parcel of land situated in Barangay **Pentor**, Municipality of **Dinalupihan**, Province of **Bataan**, Island of **Luzon**, Philippines, containing an area of **ONE HUNDRED SEVENTY FIVE,(175)** square meters, more or less, which is more particularly bounded and described at the back hereof.

WHEREAS, it has been established that the herein awardee has fully complied with the requirements of the aforecited laws.

NOW, THEREFORE, KNOW YE, That by authority of Republic Act No. 6657, there is hereby granted unto the said **Zenaida T. Valencia, widow, of legal age, Filipino and a resident of Pentor, Dinalupihan, Bataan** this Certificate of Land Ownership Award covering the parcel of land herein described.

DESCRIPTION OF THE LAND

Lot 8 Blk 8, Bcs-03-000160

A parcel of Land (Lot 8, Blk 08 of the consolidation subdivision plan, Bcs-03-000160 being a portion of consolidated Lots 2981, 2982, 2983 & 2988, Psd-78000 L.R.C. No.), situated in the Barrio of Pentor, Municipality of Dinalupihan, Province of Bataan. Bounded on the NW., along line 1-2 by Lot 7

x-----x

and along 2-3 by Lot 10, both Blk 8; and on the SE., along line 3-4 by Lot 7 (road lot) and along line 4-1 by Lot 6 Blk 8, all of the cons. subdivision plan. Beginning at a point marked "1" on the plan being, S. 84 deg. 23'E., 846.27 m. from BLLM No. 1, Mun. of Dinalupihan.

thence N. 7 deg. 33'E., 10.25 m. to point 2;

thence N. 89 deg. 56'E., 17.45 m. to point 3;

thence s. 7 deg. 46'W., 9.98 m. to point 4;

thence S. 89 deg. 03'W., 17.45 m. to the point of

beginning, containing an area of **ONE HUNDRED SEVENTY FIVE** (175) Square Meters. All points referred to are indicated on the plan and are marked on the ground by P.S. cyl. conc. mons. 15x60 cms. Bearings true; date of the original survey August 26-Sept. 24, 1912 and that of the consolidation subdivision survey Oct. 10-20, 1988 and was approved on July 28, 1989.

Prospective bidders are hereby enjoined to investigate for themselves the title of the above-described property and the encumbrances existing thereon if any there be.

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, it shall be held on **December 21, 2018, also at 10:00 o'clock in the morning** at the same time and place without further notice.

Dinalupihan, Bataan, November 6, 2018.

MARIA PAULLETTE S. DE LEON
Sheriff IV

Noted by:

ATTY. ROSARIO R. BALUYOT
Clerk of Court VI and Ex Officio Sheriff

Copy furnished:

BANGKO SENTRAL NG PILIPINAS
BSP Building, A Mabini cor P. Ocampo Streets,
Malate, Manila

ARIEL C. YAO
#26 Mabini, Dinalupihan, Bataan

ZENAIDA T. VALENCIA
Brgy. Pentor, Dinalupihan, Bataan