



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

**OFFICE OF THE CLERK OF COURT & EX-OFFICIO SHERIFF**

BATAAN DEVELOPMENT BANK,  
 Mortgagee,

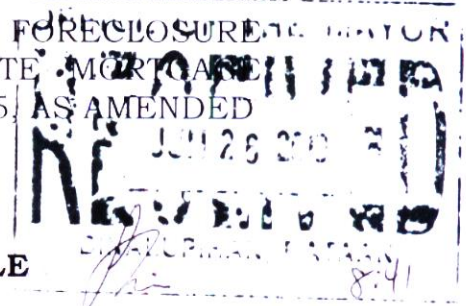
REM-19-431

*Et-1033-02-26*

- versus -

SPS. EDNA L. REMANDABAN &  
 SEVERINO S. REMANDABAN JR.,  
 Mortgagors.

EXTRAJUDICIAL FORECLOSURE ACTION  
 OF REAL ESTATE MORTGAGE  
 UNDER ACT 3135 AS AMENDED



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**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 **BATAAN DEVELOPMENT BANK**, mortgagee with office address at Balanga, City, Bataan against mortgagor **SPS. EDNA L. REMANDABAN & SEVERINO S. REMANDABAN** with residence and postal address at #226 Vispo St. Naparing, Dinalupihan, Bataan to satisfy the mortgage indebtedness which, as of **June 28, 2019**, amounts to **ONE MILLION FOUR HUNDRED THIRTY FIVE THOUSAND SEVEN HUNDRED SEVENTY FIVE PESOS and 16/100 PESOS ONLY (P1,435,775.16)** Philippine currency, as principal, stipulated interest, excluding penalty charges and 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 **JOEL M. MAGTULOY**, will sell at public auction on the **2<sup>ND</sup> day of Aug., 2019 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 -1395**

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 **EDNA G. LAGRISOLA** a parcel of land situated in Barangay Naparing, Municipality of Dinalupihan Province of Bataan, Island of Luzon, Philippines, containing an area of FOUR HUNDRED FIFTY, ( 450 ) 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 afore cited laws.

NOW, THEREFORE, KNOW YE, That by authority of Republic Act No. 6657, there is hereby granted unto the said EDNA G. LAGRISOLA of legal age, Filipino, married to Severino Remandaban, and a resident of Naparing, Dinalupihan, Bataan, this certificate of Land Ownership Award covering the parcel of land herein described.

Block 46, both of consolidation and subdivision plan; on the NW., along line 3-4 by Road Lot 2; and on the NE., along line 4-1 by Lot 15, Block 46; of the consolidation and subdivision plan., Beginning at a point marked "1" on plan being S. 67 deg. 15' W., 6257.50 m. from BLLM No. 1, Municipality of Dinalupihan, Bataan;

thence S. 76 deg. 03' W., 15.00 m. to point 2;  
thence N. 13 deg. 57' W., 30.00 m. to point 3;  
thence N. 76 deg. 03' E., 15.00 m. to point 4;  
thence S. 13 deg. 57' E., 30.00 m. to the point of

beginning; containing an area of FOUR HUNDRED FIFTY (450) Square Meters, more or less. All points referred to are indicated on the plan and are marked on the ground by P. S. cyl. Conc. Mons. bearing true; date of The CONSOLIDATION AND SUBDIVISION SURVEY; Oct. 12, 1965-June 1966 and approved on Nov. 24, 1966.

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 August 9, 2019, also at 10:00 o'clock in the morning at the same time and place without further notice.

Dinalupihan, Bataan, June 25, 2019.

  
**JOEL M. MAGTULOY**  
Sheriff IV

Noted by:

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

Copy furnished:

BATAAN DEVELOPMENT BANK  
City of Balanga, Bataan

SPS. Edna L. Remandaban and  
Severino S. Remandaban Jr.,

