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JAN 23 2024

Third Judicial Region
REGIONAL TRIAL COURT
Branch 96
Dinalupihan, Bataan

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JAN 23 2024
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VIRGILIO H. GANTE

Mortgagee,

REM - 24-477

-VERSUS -

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

SPOUSES JUAN S. DE JESUS AND
ANGELINA G. DE JESUS,

Mortgagor,

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 **VIRGILIO H. GANTE**, Mortgagee with residence and postal address at Sta. Barbara, San Antonio, Nueva Ecija against mortgagor **Sps. Juan S. de Jesus and Angelina G. de Jesus** with residence and postal address at #1972 Dart St. Malate, Manila to satisfy the mortgage indebtedness which, as of December 20, 2023, amounts to **TWO MILLION SIXTEEN THOUSAND PESOS (P2,016,000.00) Only**, 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 16th day of Feb., 2024 at 10:00 o'clock in the morning at the Ground Lobby of the Municipal Building of the Municipal Hall of Dinalupihan, Bataan to 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. T-82425

Beginning at a point marked "1" on plan, H-205890, N. 45-18'W., 982.42 m. more or less. From B.L.L.M. No. 65; thence S. 34-47'W., 230.85 m. to point 2; S. 77-42'W., 58.16 m. to point 3; N. 48-06'W., 153.78 m. to point 4; N. 22-34'W., 157.36 m. to point 5; N. 52-03'W., 57.05 m. to point 6; N. 6-49'W., 101.19 m. to point 7; thence S. 78-23'E., 102.41 m. to point 8; S. 78-02'E., 179.74 m. to point 9, S. 45-22'E., 105.07 m. to point 10; S. 54-20'E., 85.45 m. to point 1; point of beginning; containing an area of **8.8430 HECTARES**, Points 1, 2 and 3 by Old B.L Conc. Mons.; 4, 5 and 10, G.I.S. on 'X' on Trans; points 6 to 7 by B.L Conc. Mons.; and the rest are stakes. Bounded on the Northeast, by Basco Creek; on the Southeast, by Lot No. 2070; on the Southwest, by Public Land and on the West by Public Land.

Beginning at a point marked "1" on plan, being H-205890, N. 51-27'W., 1410.13 m. more or less. From B.L.L.M. No. 65; thence N. 45-07'E., 170.66 m. to point 2; S. 71-25'E., 273.96 m. to point 3; S. 13-10'E., 98.02 m. to point 4; S. 38-44'W., 78.79 m. to point 5; N. 52-44'W., 104.16 m. to point 6; N. 74-02'W., 97.73 m. to point 1; point of beginning; containing an area of **4.8131 HECTARES**, Points 1,2,3,4 and 5 B.L Conc. Mons; and the rests are stakes. Bounded on the Northeast by Basco Creek; and on the Northwest by Public Land; bearings true. Declaration 0-45'E., Points referred to are marked on plan, H-205890. Survey under Authority of Chapter IV, Commonwealth Act No. 141, and in accordance with existing regulation of the Bureau of Lands by Feliciano R. Sanchez, Public Land Surveyor on September 10-13, 1937.

Note:

Lot No. 1 - Lot No. 2032

Lot No. 2 - Lot No. 2033 are portion of Lot No. 2066 Of Floridablanca Cadastre; No. 266, Case No. 5, No decision received for Lot No. 2066.

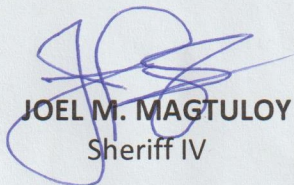
Is registered in accordance with the provision of the Property Registration Decree in the name of **JUAN S. DE JESUS, MARRIED TO ANGELINA GANZON**, both of legal age, Filipinos and residents of 1971 DART ST. MALATE, MANILA, Philippines. As owner thereof in fee simple. Subject to such of the encumbrances mentioned in section 44 of said Decree as may be subsisting.

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.

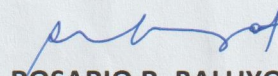
All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event the public auction should not take place on the said date, it shall be held on Feb. 23, 2024, also at 10:00 o'clock in the morning at the same time and place without further notice.

Dinalupihan, Bataan, January 23, 2024.

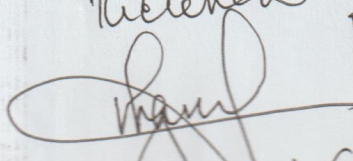

JOEL M. MAGTULOY
Sheriff IV

Noted by:


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

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Mindlyn 2-8-24
MAREL DE JESUS

Ruenez Feb. 12, 2024

VIRALLO H. GANTE