



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-18-426**

- versus -

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

**SPOUSES ANGELITO and**  
**FLOSERFINA C. MENDOZA,**  
**Respondents-Mortgagors.**

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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 **BANGKO SENTRAL NG PILIPINAS**, petitioner-mortgagee with office address at BSP Building, A Mabini cor P. Ocampo Streets, Malate, Manila against respondents-mortgagors **SPS. ANGELITO and FLOSERFINA C. MENDOZA** with residence and postal address at Phase 2, Pentor, Dinalupihan, Bataan, to satisfy the mortgage indebtedness which, as of **September 30, 2018**, amounts to **FOUR HUNDRED NINETY THOUSAND ( Php490,000.00 )** 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 Paullette 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-003**

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 **FLOSERFINA C. MENDOZA** a parcel of land situated in Barangay **Pentor**, Municipality of **Dinalupihan**, Province of **Bataan**, Island of **Luzon**, Philippines, containing an area of **ONE HUNDRED NINETY NINE,( 199 )** 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 aforesaid laws.

NOW, THEREFORE, KNOW YE, That by authority of Republic Act No. 6657, there is hereby granted unto the said **Floserfina C. Mendoza, of legal age, married to Angelito Mendoza 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 7, Block 08**

A PARCEL OF LAND (Lot 7, 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 SW., along line 1-2 by Lot 5.



Blk 8; on the NW., along line 2-3 by Lot 7 (road lot); on the NE., along line 3-4 by Lot 9 and on the SE., along line 4-1 by Lot 8, Blk 8; all of the consolidation subdivision plan. Beginning at a point marked "1" on the plan being, S. 84 deg. 23'E., 846.27 m. from BLIM No. 1, Municipality of Dinalupihan.

thence N. 89 deg. 36'W., 18.52 m. to point 2;

thence N. 8 deg. 30'E., 11.56 m. to point 3;

thence 8. 85 deg. 35'E., 18.21 m. to point 4;

thence S.7 deg. 33'W., 10.25 m. to the point of

beginning, containing an area of **ONE HUNDRED NINETY NINE** ( 199 ) Square Meters. All points referred to are indicated on the plan and are marked on the ground by P.S. Cyl. conc. mons. 15 x 60 cms. Bearings true; Date of the Original Survey August 26-September 24, 1912 and that of the consolidation subdivision survey October 10-30, 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

SPS. ANGELITO and FLOSERFINA C. MENDOZA  
Phase 2, Pentor, Dinalupihan, Bataan