

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

PHILIPPINE NATIONAL BANK,
Petitioner-Mortgagee,

-versus-

FORECLOSURE CASE NO. F-489-25

SPS. REALPH A. BARRIOGA and MAY T. BARRIOGA
Respondents-Debtors/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, **PHILIPPINE NATIONAL BANK ("PNB")**, with business address at PNB Financial Center, Pres. Diosdado P. Macapagal Boulevard, Pasay City, Metro Manila against the Respondents-Debtors/Mortgagors, **SPS. REALPH A. BARRIOGA and MAY T. BARRIOGA**, with residence and postal addresses at (1) BALETE DRIVE, LUYAHAN, PASONANCA, ZAMBOANGA CITY; and (2) BLOCK 15 LOT 132 KENSINGTON 6, LANCASTER ESTATES, BRGY. NAVARRO, GEN. TRIAS, CAVITE CITY, to satisfy the mortgage indebtedness as of 30 June 2025 amounts to **ONE MILLION TWENTY-ONE THOUSAND FIFTY-TWO PESOS AND NINETY-EIGHT CENTAVOS (P1,021,052.98)**, inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on 07 OCT 2025 at 10:00 o'clock in the morning until 12:00 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 property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2015053351

LOT NO: 132 BLOCK NO: 15 PLAN NO: PCS-04-027966
PORTION OF: LOT 1666, SAN FRANCISCO DE MALABON ESTATE (RS-04-002133) & LOT 1667-A, PSD-04-224902;

LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 131, BLOCK 15, PCS-04-027966
2-3	NE	ROAD LOT 18, PCS-04-027966
3-4	SE	LOT 133, BLOCK 15, PCS-04-027966
4-1	SW	LOT 134, BLOCK 15, PCS-04-027966

AREA: FIFTY SQUARE METERS (50), MORE OR LESS

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 and time, it shall be held on 21 OCT 2025 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, 09 SEP 2025


ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

PHILIPPINE NATIONAL BANK ("PNB")
PNB Financial Center, Pres. Diosdado P. Macapagal Boulevard, Pasay City, Metro Manila

EDGARDO M. BANAAG
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Cor. Sapphire and Garnet Roads Ortigas Center, Pasig City
Email Address: embanaaglawoffice@gmail.com

SPS. REALPH A. BARRIOGA and MAY T. BARRIOGA
(1) BALETE DRIVE, LUYAHAN, PASONANCA, ZAMBOANGA CITY; and
(2) BLOCK 15 LOT 132 KENSINGTON 6, LANCASTER ESTATES, BRGY. NAVARRO, GEN. TRIAS, CAVITE CITY

CAVITE NGAYON

SEPT. 15, 22 & 29

Publication: 2025
Dates: _____

WARNING: It is absolutely prohibited to remove, deface or destroy this Notice of Extra Judicial Sale on or before the date of sale