

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

PHILIPPINE NATIONAL BANK,
In its capacity as Assignee-Mortgagee
of PNB Savings Bank,

Mortgagee,

-versus-

FORECLOSURE CASE NO. F-843-25

SPS. BRIAN S. REGODON AND LORNA A.
REGODON,

Debtors/Mortgagors,

JON JON S. REGODON, represented
Herein by his Attorney-in-Fact BRIAN
S. REGODON,

Co-Borrower/Mortgagor.

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NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by PHILIPPINE NATIONAL BANK in its capacity as Assignee-Mortgagee of PNB Savings Bank with business address at PNB Financial Center, Pres. Diosdado P. Macapagal Blvd., Pasay City against the Debtors/Mortgagors, SPS. BRIAN S. REGODON and LORNA A. REGODON and JON JON S. REGODON, represented herein by BRIAN S. REGODON as Attorney-in-Fact, with residence and postal addresses at (1) 318-B Cristobal St., Brgy. 446, Sampaloc, Manila (2) Lot 50, Block 1, Kensington 16, Brgy. Navarro, General Tris Cavite (3) Segarra-318-B, Cristobal St., Sampaloc, Manila City and (4) 117 Dr. Felix Alpay St., Brgy. 3, Alabat, Quezon, to satisfy the mortgage indebtedness which as of September 30, 2025 amounts to ONE MILLION SEVEN HUNDRED FIFTY SIX THOUSAND TWO HUNDRED THREE PESOS and 50/100 (P1,756,203.50), Philippine Currency, inclusive of interest but exclusive of foreclosure expenses, the undersigned Sheriff will sell at public auction on **March 4, 2026** at 10:00 o'clock in the morning until 12:00 o'clock 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 057-2019011222

Lot No. 50	Block No. 1	Plan No. Pcs-04-029826
Portion of: The cons/subd. of Lots 78 & 80, Block 2, Pcs-04-028598; Block 11, Pcs-04-028596 & Lot 1716 & 1717, San Francisco de Malabon Estate. Decreed No. 4270, LRC Rec No. 5964		
Location: Barangay of Navarro, Municipality of Gen. Trias, Province of Cavite, Island of Luzon		
Boundaries:		
LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	Road Lot 9, Pcs-04-029826
2-3	Nw	Lot 51, Block 1, Pcs-04-029826
3-4	NE	Lot 113, Block 1, Pcs-04-029826
4-1	SE	Lot 49, Block 1, Pcs-04-029826

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 **March 18, 2026** 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, **February 4, 2026.**

JOSELITO L. ARANDA
Sheriff IV

Copy Furnished:

S.P. MADRID & ASSOCIATES
Counsel for the Mortgagee
17th Floor Chatham House Condominium
Valero St. cor. V.A. Rufino Street, Makati City, M.M.

SPS. BRIAN S. REGODON & LORNA A. REGODON
Mr. JON JON S. REGODON
(1) 318-B Cristobal St., Brgy. 446, Sampaloc, Manila
(2) Lot 50, Blk. 1, Kensington 16, Brgy. Navarro, Gen. Tris Cavite
(3) Segarra-318-B, Cristobal St., Sampaloc, Manila
(4) 117 Dr. Felix Alpay St., Brgy. 3, Alabat, Quezon

PUBLICATION: CN **CAYITE NGAYON**
DATES: FEB. 9, 16 & 23, 2026

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