

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

PHILIPPINE NATIONAL BANK
Mortgagee,

FORECLOSURE CASE NO. F-741-23

-versus-

ELIZABETH U. VINLUAN
Mortgagor/s.
X----- X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **PHILIPPINE NATIONAL BANK**, with business address at PNB Financial Center, Pres. Diosdado P. Macapagal Boulevard, Pasay City, Metro Manila, against the Mortgagor/s, **ELIZABETH U. VINLUAN REPRESENTED BY MA. CECILIA S. BENITEZ AS HER ATTORNEY-IN-FACT** with residence and postal address at 7B Alley 2 corner 2nd West Crame St., Brgy. West Crame, San Juan City and 386 F. Santos St., Sumilang, Pasig City and Block 10 Lot 13 Somerset 3, Lancaster Estates, Brgy. Navarro, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of **30 June 2023** amounts to **THREE MILLION THREE HUNDRED TWENTY THOUSAND ONE HUNDRED THIRTY PESOS AND 25/100 (P3,320,130.25)**, excluding penalties, charges, attorney’s fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **OCTOBER 26, 2023** 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. 057-2016005733

| | | |
|--|--------------|---------------------------------|
| LOT NO. 13 | BLOCK.NO. 10 | PLAN NO: PCS-04-028038 |
| PORTION OF: LOT 1708, SAN FRANCISCO DE MALABON ESTATE; LOT 1706-K, BSD-04-002033 (OLT); BLOCK 10, PCS-04-028018 & BLOCK 13, PCS-04-027806, 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 | SE | LOT 11, BLOCK 10, PCS-04-028038 |
| 2-3-4 | SW | LOT 36, BLOCK 10, PCS-04-028038 |
| 4-5 | NW | LOT 15, BLOCK 10, PCS-04-028038 |
| 5-6-1 | NE | ROAD LOT 12, PCS-04-028038 |
| AREA: EIGHTY FIVE SQUARE METERS (85), 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 **NOVEMBER 9, 2023** 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, SEPTEMBER 19, 2023.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

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

ATTY. EDGARDO M. BANAAG
Unit 2304, 23rd Flr. AIC Burgundy Empire Tower
ADB Ave. Cor., Sapphire and Garnet Roads
Ortigas Center, Pasig City

ELIZABETH U. VINLUAN REPRESENTED BY MA. CECILIA S. BENITEZ AS HER ATTORNEY-IN-FACT
7B Alley 2 corner 2nd West Crame St., Brgy. West Crame, San Juan City
386 F. Santos St., Sumilang, Pasig City
Block 10 Lot 13 Somerset 3, Lancaster Estates, Brgy. Navarro, Gen. Trias, Cavite

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

Publication: CAVITE NGAYON
Dates: September 25, Oct. 2 & 9, 2023

