REPUBLIC OF THE PHILIPPINES FOURTH JUDICIAL REGION REGIONAL TRIAL COURT OFFICE OF THE CLERK OF COURT DASMARIÑAS CITY, CAVITE

PHILIPPINE SAVINGS BANK, Mortgagee,

-versus-

File No. FC-DC-1662-25 EXTRA JUDICIAL FORECLOSURE OF REAL ESTATE MORTGAGE UNDER ACT 3135, AS AMENDED BY ACT 4118

SPS. GERARD ULYSIS P. BAHENA AND MARY ANN D. BAHENA,

Debtor/Mortgagor,

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, PHILIPPINE SAVINGS BANK with postal address at PSBank Center, 777 Paseo De Roxas corner Sedeño Street, Makati City against the debtor/mortgagors SPS. GERARD ULYSIS P. BAHENA AND MARY ANN D. BAHENA with postal address at (1) No. 650, Rafael Palma St., San Antonio Cavite City, Cavite (2) No. 650, Rafael Palma St., San Antonio Barangay 53, Cavite City, Cavite; (3) Globe Telecom, Inc., 2nd Flr SM Rosario Tejero Cyber Zone Area, Tejero Rosario, Cavite and (4) Block 19 Lot 31 Road Lot Town & Country Dasmarinas, Burol 1, Dasmarinas, Cavite OR Block 19 Lot 31 Road Lot Town & Country Subdivision, Phase 1, Brgy. Burol 1, City of Dasmarinas, Cavite and for the satisfaction of the mortgaged debt which as of FEBRUARY 10, 2025 amounts to TWO MILLION SEVEN HUNDRED SEVENTY FIVE THOUSAND EIGHT HUNDRED SIX PESOS AND 95/100 (Php 2,775,806.95), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned sheriff will sell at public auction on APRIL 29, 2025 at 10:00 o'clock in the morning or soon thereafter in the lobby of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Burol II, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

Transfer Certificate of Title

No. 057-2020023158

IT IS BEREBY CERTIFIED that Perting in Intervent's PLOW, PORCE, P. M. OF PASKARINAS, PROV. OF CAVITE, IN. OF LUZOU, PROJECT IN I PARTIEW, AS FORIORS:

A PARCEL OF LAND (LOT II, BLE. 19 OF THE CRIS. OF LOTT.)

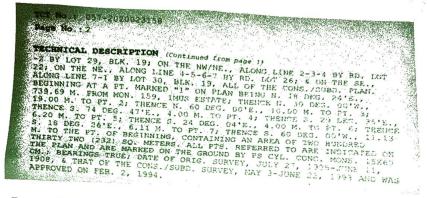
LERC FUS-74-21-6-00 1314, BRING A PORTION OF THE CRIS. OF LOTT.

LERC FUS-7413, LBC REC. NG. J. SITUATES IN THE BEDY. SUPER, MY. OF DASMASINAS, PROV. OF CAVITE, IS. OF LUZON. ROUNDED ON THE SW., ALDED LINE 1-10 allowed as next page.

IS registered in accordance with the prevision of the Property Registration Correct in the name of Conservation of the Property Owner: SPS. GERARD ULYSIS P. BAHENA AND MARY ANN D. BAHENA,

BOTH FILIPINO AND OF LEGAL AGES

BOTH FILIPING AND OF LINE AND ANTONIO, CAVITE CITY



Prospective buyers and/or bidders are hereby enjoined to investigate for themselves the title of the said real property and the encumbrance thereon, if there be any.

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

In the event that the public auction should not take place on the said date and time, it shall be held on MAY 13, 2025, at the same time and place without further notice.

Dasmariñas City, Cavite, March 13, 2025.

ARLYN BARCELON Sheriff IV

ATTY. MARCEL AT BAYBAY
Clerk of Court VI & Ex-Officio Sheriff

PUBLICATION: Cavite Ngayon
DATES: MAR. 17, 14 + 31, 10015

Raffle Date of Judicial Notices: March 7,2025

Copy furnished:

PHILIPPINE SAVINGS BANK

PSBank Center, 777 Paseo De Roxas corner Sedeño Street, Makati City

SPS. GERARD ULYSIS P. BAHENA AND

- MARY ANN D. BAHENA
- (1) No. 650, Rafael Palma St., San Antonio Cavite City, Cavite
- (2) No. 650, Rafael Palma St., San Antonio Barangay 53, Cavite City, Cavite;
- (3) Globe Telecom, Inc., 2nd Flr SM Rosario Tejero Cyber Zone Area, Tejero Rosario, Cavite
- (4) Block 19 Lot 31 Road Lot Town & Country Dasmarinas, Burol 1, Dasmarinas, Cavite OR Block 19 Lot
- 31 Road Lot Town & Country Subdivision, Phase 1, Brgy. Burol 1, City of Dasmarinas, Cavite

Notice posted at:

- 1. The Bulletin Board of Regional Trial Court, Dasmariñas City, Cavite
- 2. The Bulletin Board of Dasmariñas City Hall
- 3. The Bulletin Board of Dasmariñas City Post Office
- 4.The Bulletin Board of Dasmariñas City Public Market