

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,

x-----x

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 Dasmariñas, Burol 1, Dasmariñas, Cavite OR Block 19 Lot 31 Road Lot Town & Country Subdivision, Phase 1, Brgy. Burol 1, City of Dasmariñas, 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 HEREBY CERTIFIED that the following is situated in Burol, P.O. OF DASMARIÑAS, PROV. OF CAVITE, IS. OF LUZON, bounded and described as follows:

A PARCEL OF LAND (LOT 31, BLK. 19 OF THE "CONDOMINIUM" PLAN, PCS-24-21-0-0314, BEING A PORTION OF THE CONS. OF LOT 31, 2nd & 4th ALR) PCS-24-21-0-0314, LRC REC. NO. 1, SITUATED IN THE BRGY. BUIROL, CITY OF DASMARIÑAS, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE SW, ALONG LINE 1-Continued on next page

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: SPS. GERARD ULYSIS P. BAHENA AND MARY ANN D. BAHENA,
BOTH FILIPINO AND OF LEGAL AGES

Address: 650 RAFAEL PALMA ST., SAN ANTONIO, CAVITE CITY

Case No. : 037-2020023158

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TECHNICAL DESCRIPTION (Continued from page 1)


BY LOT 29, BLK. 19; ON THE NW/NE., ALONG LINE 2-3-4 BY RD. LOT 221 ON THE NE., ALONG LINE 4-5-6-7 BY RD. LOT 261 & ON THE SE., ALONG LINE 7-1 BY LOT 30, BLK. 19, ALL OF THE CONS./SUBD. PLAN, BEGINNING AT A PT. MARKED "1" ON PLAN BEING N. 18 DEG. 24'E., 739.69 M. FROM MON. 159, IMUS ESTATE; THENCE N. 30 DEG. 00'W., 19.00 M. TO PT. 2; THENCE N. 60 DEG. 00'E., 10.00 M. TO PT. 3; THENCE S. 74 DEG. 47'E., 4.00 M. TO PT. 4; THENCE S. 29 DEG. 25'E., 6.20 M. TO PT. 5; THENCE S. 24 DEG. 04'E., 4.00 M. TO PT. 6; THENCE S. 18 DEG. 26'E., 6.11 M. TO PT. 7; THENCE S. 60 DEG. 00'W., 13.13 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF TWO HUNDRED THIRTY-TWO (232) SQ. METERS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS CYL. CONC. MONS. 15X60 CM., BEARINGS TRUE; DATE OF ORIG. SURVEY, JULY 27, 1994-JUNE 11, 1998; & THAT OF THE CONS./SUBD. SURVEY, MAY 3-JUNE 22, 1993 AND WAS APPROVED ON FEB. 2, 1994.

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 C. BARCELON
Sheriff IV


ATTY. MARCELA L. BAYBAY
Clerk of Court VI & Ex-Officio Sheriff

 3-14-25
PUBLICATION: Cavite Ngayon

DATES: MAR. 17, 14 + 31, 2025

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 Dasmariñas, Burol 1, Dasmariñas, Cavite OR Block 19 Lot 31 Road Lot Town & Country Subdivision, Phase 1, Brgy. Burol 1, City of Dasmariñas, 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