

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

PHILIPPINE NATIONAL BANK,
Mortgagee,

FORECLOSURE CASE NO. F-178-26

-versus-

SPS. JORDAN B. BUAG and
MYLENE DELA CRUZ BUAG,
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 **PHILIPPINE NATIONAL BANK**, with business address at PNB Financial Center, Pres. Diosdado P. Macapagal Blvd., Pasay City against the Debtors/Mortgagors, **SPS. JORDAN B. BUAG and MYLENE DELA CRUZ BUAG**, with residence and postal addresses at (1) 353 Apitong St., Brgy. Comembo, Makati City and (2) Blk. 1, Lot 48, Brighton Phase 4, Brgy. Pasong Camachile, Gen. Trias City, Cavite, to satisfy the mortgage indebtedness which as of **February 28, 2026** amounts to **FOUR MILLION THREE HUNDRED NINETY ONE THOUSAND EIGHT HUNDRED ONE PESOS and 86/100 (Php4,391,801.86)**, Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on 29 MAY 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 057-2021022501

Lot No. 48 **Block No. 1** **Plan No. Pcs-04-032024**
Portion of: Lot 1830, 1831, 1840, 1841, FRS-04-005699; Lot 1839 FRS-04-006068, all pf SFDM Estate, Lot 1843-S, BSD-04-002119 (OLT) & Block 25, Pcs-04-031781, LRC Record No. 5964, Decree No. 4270
Location: Barangay of Pasong Camachile 1, , Municipality of Gen. Trias, Province of Cavite, Island of Luzon
Boundaries:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	Lot 76, Block 1, Pcs-04-032024
2-3	SE	Lot 1, Block 1, Pcs-04-032024
3-4	SW	Lot 49, Block 1, Pcs-04-032024
4-5	SW	Road Lot 10, Pcs-04-032024
5-1	NW	Lot 77, Block 1, Pcs-04-032024

Area: ONE HUNDRED FORTY EIGHT (148) SQUARE METERS, 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 05 JUN 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, April 21, 2026

JOSELITO C. 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. JORDAN B. BUAG and MYLENE DELA CRUZ BUAG
(1) 353 Apitong St., Brgy. Comembo, Makati City
(2) Blk. 1, Lot 48, Brighton Phase 4, Brgy. Pasong Camachile, Gen. Trias City, Cavite

Publication: Amile Uson
Dates: April 29, May 4 & 11, 2026

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