

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

PHILIPPINE NATIONAL BANK,
Mortgagee,
-versus-

FORECLOSURE CASE NO. F-1294-24

ZYRA ANN E. ERO,
Mortgagor.
ANNA KATRINA E. ERO,
Co-Borrower.

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 Macapagal Blvd., Pasay City, Metro Manila, against the Mortgagor, **ZYRA ANN E. ERO and ANNA KATRINA E. ERO Co-Borrower**, with residence and postal address at (a) 1309 FRUTO SANTOS AVE., ZAPOTE, LAS PIÑAS CITY; and (b) BLOCK 2 LOT 6, SOMERSET 16, BRGY. NAVARRO, GENERAL TRIAS, CAVITE, to satisfy the mortgage indebtedness as of **August 31, 2024**, amounts to **EIGHT MILLION ONE HUNDRED FOURTEEN THOUSAND ONE HUNDRED SEVENTY AND 65/100 PESOS (PHP8,114,170.65)**, including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **19 DEC 2024** 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. 057-2018035783

LOT NO: 6 BLOCK NO: 2 PLAN NO: PCS-04-030150
PORTION OF: THE CONS/SUBD OF BLOCK 8, BLOCK 9, PCS-04-028206 & LOT 1711-A, (LRC) PSD-61615, DECREE 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	ROAD LOT 4, PCS-04-030150
2-3	SW	LOT 4, BLOCK 2, PCS-04-030150
3-4	NW	LOT 20, BLOCK 2, PCS-04-030150
4-1	NE	LOT 8, BLOCK 2, PCS-04-030150

AREA: ONE HUNDRED FIFTEEN SQUARE METERS (115), 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 09 JAN 2025 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, 20 NOV 2024

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

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

ATTY. MICHAEL YANCY P. YNGSON
RECEIVERS AND LIQUIDATORS INC.
Unit C, 10th Floor, Strata 2000 Bldg., F. Ortigas Jr. Rd., Ortigas Center, Pasig City

ZYRA ANN E. ERO and ANNA KATRINA E. ERO
(a) 1309 FRUTO SANTOS AVE., ZAPOTE, LAS PIÑAS CITY; and
(b) BLOCK 2 LOT 6, SOMERSET 16, BRGY. NAVARRO, GENERAL TRIAS, CAVITE

Publication: CAVITE NGAYON
NOV. 25, DEC. 28 9,
Dates: 2024

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