

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

BANK OF THE PHILIPPINE ISLANDS,
(Successor-in-interest of BPI Family
Savings Bank, Inc.)

Petitioner/Mortgagee

-versus-

File No. FC-DC-0998-23
For: Extra-Judicial Foreclosure
of Real Estate Mortgage under
Act No. 3135, as amended by
Act No. 4118

SPOUSES SHERLYN P. PANGANIBAN a.k.a.
SHERLYN POSADAS PANGANIBAN and
WILFREDO V. PANGANIBAN a.k.a.
WILFREDO VISAYA PANGANIBAN,
Respondents/Mortgagors.

X ----- X

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act No. 3135, as amended by Act No. 4118 filed by the petitioner/mortgagee, **BANK OF THE PHILIPPINE ISLANDS**, with postal address BPI Buendia Center, 27th Floor BPI Buendia Center Building, 372 Sen. Gil Puyat Avenue, Brgy. Bel-Air, Makati City 1209 against the respondents/mortgagors **SPOUSES SHERLYN P. PANGANIBAN a.k.a. SHERLYN POSADAS PANGANIBAN and WILFREDO V. PANGANIBAN a.k.a. WILFREDO VISAYA PANGANIBAN**, with postal address at Blk. 16 Lot 98, Seamans Village, Dasmariñas, Cavite; Blk. 16 Lot 9B, Capt. Oca St., Seaman's Village, Dasmariñas, Cavite; Lot 17 Blk. 16, Phase 1, Avida Village Sta. Cecilia, Paliparan, Dasmariñas, Cavite and 461 Brgy. Cale, Tanauan City, Batangas, and for the satisfaction of the mortgaged debt which as of 31 July 2023 amounts to **FOUR HUNDRED EIGHTY EIGHT THOUSAND EIGHT HUNDRED FIFTY EIGHT PESOS & 07/100 (Php 488,858.07)**, exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **October 13, 2023** at 10:00 o'clock in the morning or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro 2, 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. 057-2012001323

IT IS HEREBY CERTIFIED that certain land situated in Barrio of Paliparan, Municipality of Dasmariñas, Province of Cavite, bounded and described as follows:

A parcel of land (Lot 17 Blk 16 of the subd. plan PSD-34-170627, being a portion of Lot 1, PCS-04-004528 LRC Rec. No. 8843), situated in the Bo. of Paliparan, Municipality of Dasmariñas, Province of Cavite, Island of Luzon. Bounded on the NW., along line 1-2 by Road Lot 6; on the NE., along line 2-3 by Lot 16 Blk. 16; on the SE., along line 3-4 by Road Lot 16; on the SW., along line 4-1 by Lot 18 Blk. 16 all of the subd. plan. Beginning at a point marked "1" on plan being N. 32 Deg. 35'E., 1096.83 m. from MON. No. 164, Imus Estate; Thence N. 60 Deg. 14'E., 10.50 m to point 2; Thence S. 29 Deg. 46'E., 10.00 m. to point 3; thence S. 60 Deg. 14'W., 10.50 m. to point 4; thence N. 29 Deg. 46'W., 10.00 m. to the point of beginning, containing an area of **ONE HUNDRED FIVE (105) Sq. Meters**.

All points referred to are indicated on the plan and are marked on the ground by P.S., CYL. CONC. MONS. 15x40 cm; Bearings True; Date of original survey July 27, 1905 to June 11, 1908 and that of the subd. survey: May 25-July 4, 2023 and was approved on Aug. 12, 2004.

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

All sealed bids must be submitted to the undersigned on the

above-stated time and date.

In the event the publication auction should not take place on the said date and time, it shall be held on **October 27, 2023** at the same time and place without further notice.

Dasmariñas City, Province of Cavite, September 1, 2023.

GERALD A. FARGAS
Sheriff IV

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

Copy Furnished:

Bank of the Philippine Islands
BPI Buendia Center, 27th Floor BPI Buendia Center Bldg.,
372 Sen. Gil Puyat Avenue, Brgy. Bel-Air, Makati City 1209

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Cavite
Lot 17 Blk. 16, Phase 1, Avida Village Sta. Cecilia, Paliparan,
Dasmariñas, Cavite
461 Brgy. Cale, Tanauan City, Batangas

Notice posted at:

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

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