

Republic of the Philippines  
Fourth Judicial Region  
REGIONAL TRIAL COURT  
OFFICE OF THE CLERK OF COURT  
City of Bacoor  
Email:rtc1bcrocc@judiciary.gov.ph  
Telephone No. 09273707489

PHILIPPINE NATIONAL BANK  
Mortgagee.

-versus-

**Foreclosure No. 2023-43**  
For: Extra-Judicial Foreclosure of  
Real Estate Mortgage

**SPS. ERVIN T. MANUAL and  
PINKY A. MANUAL,**  
Mortgagors  
x ----- x

**NOTICE OF EXTRA JUDICIAL FORECLOSURE**

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, **PHILIPPINE NATIONAL BANK**, at PNB Financial Center Pres., Disodado Macapagal Boulevard, Pasay City, Metro Manila, and against the mortgagors **SPS. ERVIN T. MANUAL and PINKY A. MANUAL** at P1 B22 L4 Villa Leyson Subd., Bacayan Cebu City and Block 12 Lot 10 Patricia Executive Vilage, Mabolo III, Bacoor Cavite, to satisfy the mortgage indebtedness which as of January 31, 2023, amounts to **SEVEN MILLION SEVENTY ONE THOUSAND SIX HUNDRED FIFTEEN PESOS & 44/100 (P7,071,615.44)**, Philippine Currency, inclusive of interest, penalties and other charges, the undersigned or her duly authorized representative will sell at the public auction on **April 27, 2023 at 10:00 o'clock** in the morning or soon thereafter, at the main entrance of the Hall of Justice of Bacoor City, Cavite, 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. (057-2014018598) 167-2016021336**

'A PARCEL OF LAND (LOT 10 BLOCK 12 OF THE CONSOLIDATION-SUBDIVISION PLAN, PCS-04-026844, BEING A PORTION OF THE CONSOLIDATION OF LOTS 4047-F, 4047-G, 4047-K, 4047-L & 4047-M, PSD-52954; LOTS 4, 5, 7 & 8, (LRC) PCS-14249; LOT 348, PSU-164199 AND LOT 345-C, (LRC) PSD-292696, L. R. C. RECORD NO. 8843 N-28786, ETC.), SITUATED IN THE BARANGAY OF MABOLO 3, MUNICIPALITY OF BACOR, PROVINCE OF CAVITE, ISLAND OF LUZON. X X X, CONTAINING AN AREA OF **ONE HUNDRED TWELVE (112) SQUARE METERS.**'

"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, it shall be held on **May 4, 2023**, without further notice."

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

City of Bacoor, March 20, 2023.

**MELY C. HERMOSURA-VISTA**  
OIC-Clerk of Court V

By: **DEMETRIO T. VILLANUEVA, JR.**  
Sheriff IV

Copy Furnished:  
**E.M. BANAAG LAW OFFICE**  
Counsel for the Petitioner  
Unit 2303, 23rd Floor AIC Burgundy Empire Tower ADB Ave.,  
cor Sapphire and  
Garnet Roads, Ortigas Center, Pasig City

**PHILIPPINE NATIONAL BANK**  
PNB Financial Center Pres., Disodado Macapagal Boulevard,  
Pasay City, Metro Manila

**SPS. ERVIN T. MANUAL and PINKY A. MANUAL**  
P1 B22 L4 Villa Leyson Subd., Bacayan Cebu City  
Block 12 Lot 10 Patricia Executive Vilage, Mabolo III,  
Bacoor Cavite

**WARNING:** It is absolutely prohibited to remove, deface or destroy this notice of Extra-judicial Sale on or before the date of sale.

**Publication: HANEP** March 27, April 3 & 10, 2023