

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

PHILIPPINE NATIONAL BANK,  
Petitioner-Mortgagee,

-versus-

**FORECLOSURE CASE NO. F-1159-23**

**SPS. JEFFREY C. CABRAL and  
MARIA AILEEN S. CABRAL,**  
Mortgagors.

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 Unit 2304, 23rd Flr. AIC Burgundy Empire Tower ADB Ave. Cor., Sapphire and Garnet Roads Ortigas Center, Pasig City against the Mortgagors, **SPS. JEFFREY C. CABRAL and MARIA AILEEN S. CABRAL** with residence and postal address at Lot 4, Block 24, Metrocor Homes, Area B, San Cornelio Street, Talon Las Pinas City, Block 7 Lot 6 Meteor St., Phase 1-D, Moonwalk Village, Las Pinas City and Lot 3 & 12 Block 105 E. Grand Cedar Crest, Antel Grand Village, Brgy. Bacao II, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 30 September 2023 amounts to **ONE MILLION FOUR HUNDRED THIRTY ONE THOUSAND FIVE HUNDRED TWENTY TWO PESOS and 51/100 (P1,431,522.51)**, 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 set at public auction on **December 14, 2023** 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: 057-2012030245**

A PARCEL OF LAND (LOT 3, BLK 105-E, OF THE CONSOLIDATION-SUBDIVISION PLAN PCS-04-026235, BEING A PORTION OF LOTS 1603, 1604, 1611, 1612 (RS-04-004860); LOT 1605 (RS-04-002083); LOT 1606 (RS-04-002109); LOT 1607 (RS-04-002068) ALL OF SAN FRANCISCO DE MALABON ESTATE), SITUATED IN THE BARANGAY OF BACAO, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 4, BLOCK 105-E; ON THE NW., ALONG LINE 2-3 BY ROAD LOT 19 (12.00 M. WIDE); ON THE NE., ALONG LINE 3-4 BY LOT 2, BLK. 105-E, AND ON THE SE., ALONG LINE 4-1 BY LOT 12, BLK. 105-E ALL OF THE CONSOLIDATION-SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN. **X X X CONTAINING AN AREA OF ONE HUNDRED FORTY (140) SQUARE METERS, MORE OR LESS X X X**

**TRANSFER CERTIFICATE OF TITLE No: 057-2012028923**

A PARCEL OF LAND (LOT 12, BLK 105-E, OF THE CONSOLIDATION-SUBDIVISION PLAN PCS-04-026235, BEING A PORTION OF LOTS 1603, 1604, 1611, 1612 (RS-04-004860); LOT 1605 (RS-04-002083); LOT 1606 (RS-04-002109); LOT 1607 (RS-04-002068) ALL OF SAN FRANCISCO DE MALABON ESTATE), SITUATED IN THE BARANGAY OF BACAO, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 3, BLOCK 105-E; ON THE NE., ALONG LINE 2-3 BY LOT 13,

BLK 105-E; ON THE SE., ALONG LINE 3-4 BY ROAD LOT 20, (8.00 M. WIDE), AND ON THE SW., ALONG LINE 4-1 BY LOT 11, BLK. 26 ALL OF THE CONSOLIDATION-SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN. **X X X CONTAINING AN AREA OF ONE HUNDRED FORTY (140) SQUARE METERS, MORE OR LESS X X X**

All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event of public auction should not take place on the said date and time, it shall be held on **December 28, 2023** 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, November 17, 2023.

**ANDRES B. ESPINA**  
Sheriff IV

Copy Furnished:  
**PHILIPPINE NATIONAL BANK**  
**EDGARDO M. BANAAG**  
Unit 2304, 23rd Flr. AIC Burgundy Empire Tower  
ADB Ave. Cor., Sapphire and Garnet Roads  
Ortigas Center, Pasig City

**SPS. JEFFREY C. CABRAL and MARIA AILEEN S. CABRAL**  
Lot 4, Block 24, Metrocor Homes, Area B, San Cornelio Street,  
Talon Las Pinas City  
Block 7 Lot 6 Meteor St., Phase 1-D, Moonwalk Village,  
Las Pinas City  
Lot 3 & 12 Block 105 E. Grand Cedar Crest, Antel Grand  
Village, Brgy. Bacao II, Gen. Trias, 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** Nov. 27, December 4 & 11, 2023