

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

PHILIPPINE NATIONAL BANK,
Petitioner-Mortgagee,
-versus-

EXTRA-JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER
ACT 3135 AS AMENDED BY ACT 4118

FC CASE No. 18475-23

MILAGROS A. FABILLAR for herself,
And as Atty.-in-fact of her husband
FRANCISCO T. FABILLAR,
Respondents-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**, mortgagee, with principal office at PNB Financial Center, Pres. Diosdado Macapagal Blvd., Pasay City, against **MILAGROS A. FABILLAR for herself, and as Atty.-in-fact of her husband FRANCISCO T. FABILLAR**, mortgagors, with residence and postal address at Blk. 4 Lot 3, Villarica Compound, Real I, Bacoor, Cavite and/or Block 2 Lot 47 Vallejo Place 4, Brgy. Pasong Buaya, Imus, Cavite, to satisfy the mortgage indebtedness which as of July 31, 2023 amounts to **ONE MILLION THREE HUNDRED FORTY FIVE THOUSAND FOUR HUNDRED SEVENTY TWO PESOS and 22/100 (Php1,345,472.22)**, Philippine Currency, including interest and penalty charges but excluding attorney's fees, sheriff's fees, and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at public auction on **October 24, 2023** at 10:00 a.m. or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Bulwagan ng Katarungan, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2018014863

"A PARCEL OF LAND (LOT 47 OF THE CONSOLIDATION-SUBDIVISION PLAN PCS-04-027127, BEING A PORTION OF THE CONSOLIDATION OF LOTS 1 TO 48, BLOCK 2, PCS-04-25811, LRC REC. NO. 8843), SITUATED IN BARANGAY OF PASONG BUAYA II, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 48; ON THE NE., ALONG LINE 2-3 BY LOT 49 BOTH OF THE CONSO-SUBD. PLAN; ON THE SE., ALONG LINES 3-4-5 BY ROAD LOT 1 (10.00 M. WIDE), PCS-04-025811; ON THE SW., ALONG LINE 5-1 BY LOT 45 OF THE CONSO-SUBD. PLAN. **X X X CONTAINING AN AREA OF FIFTY FIVE (55) SQUARE METERS. X X X**"

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 **October 31, 2023** at 10:00 a.m. without prior notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said properties and encumbrances thereon if any there be.

Imus, Cavite, Philippines, August 17, 2023.

KATREENA MARIE L. POBLETE
Sheriff IV

APPROVED:

ARMIE A. FRANCISCO
Clerk of Court VI

COPY FURNISHED:
ATTY. KAREN C. REALIGUE
E.M. BANAAG LAW OFFICE
Unit 2304, 23rd Flr. AIC Burgundy Empire Tower
ADB Ave. cor. Sapphire and Garnet Roads,

Ortigas Center, Pasig City

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

**SPOUSES MILAGROS A. FABILLAR and
FRANCISCO T. FABILLAR**
Blk. 4 Lot 3 Villarica Court Compound, Real 1, Bacoor, Cavite and/
or
Block 2 Lot 47 Vallejo Place 4, Brgy. Pasong Buaya, Imus, Cavite

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