

Republic of the Philippines  
Fourth Judicial Region  
Regional Trial Court of Cavite  
Office of the Clerk of Court & Ex-Officio Sheriff  
New Justice Hall, J.P. Rizal Avenue,  
Kaybagal South, Tagaytay City

PHILIPPINE NATIONAL BANK,  
*Petitioner-Mortgagee,*

**EJF NO. TG-24-031**  
**FOR: Extra-Judicial Foreclosure of**  
**Real Estate Mortgage Under Act**  
**No. 3135, As Amended**

-versus-

**SPS. RODOLFO B. CRUZADA**  
**and JENEFE M. CRUZADA,**  
*Mortgagors,*

X ----- X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by *Petitioner/ Mortgagee*, PHILIPPINE NATIONAL BANK ("PNB"), a universal banking corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office and place of business at PNB Financial Center, Pres. Diosdado Macapagal Blvd., Pasay City, pursuant to the terms and conditions of the Loan and Mortgage Agreement (Housing Loan) ("MORTGAGE") executed and notarized on July 18, 2019 by *Mortgagors*, **SPS. JENEFE M. CRUZADA and RODOLFO B. CRUZADA**, both of legal ages, Filipinos and with residence and postal addresses at (1) Block 9 Lot 8 Sienna Villas, Habay, Bacoor, Cavite and (2) Unit 05F-0009 Pine Suits Tagaytay 2, Bonifacio Drive, Silang Junction West, Tagaytay City, Cavite, represented by JENEFE M. CRUZADA, as per Special Power of Attorney executed and notarized on July 12, 2019 in favor of the *Petitioner/Mortgagee*, over a real estate property including improvements thereon, described in and covered by **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2021001315** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors/Borrowers in the amount of **FIVE MILLION TWO HUNDRED THIRTY-EIGHT THOUSAND TWO HUNDRED FIFTY PESOS AND 83/100 (Php 5,238,250.83)**, inclusive of interest, penalties and other agreed charges, as of January 31, 2024, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Oliver N. Mendoza, will sell at public auction on **May 21, 2024 at 10:00 o'clock in the morning** or soon thereafter, at the **New Hall of Justice of Tagaytay City**, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

**CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2021001315**  
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED *that the unit identified and described as:*

PINE SUITS TAGAYTAY – BUILDING 2  
FIFTH FLOOR

UNIT 9 –A RESIDENTIAL STUDIO TYPE WITH BALCONY CONDOMINIUM UNIT LOCATED AT THE FIFTH FLOOR LEVEL OF "PINE SUITES BUILDING 2" WITH AN AREA OF 23.79 SQUARE METERS, MORE OR LESS.

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on TRANSFER CERTIFICATE OF TITLE 2013006014 which embraces and describes the land located at TAGAYTAY CITY with an area of TEN THOUSAND (10,000) Square Meter, is registered in the name of:

**Owner: SPOUSES RODOLFO BINADAY CRUZADA AND JENEFE MIRAS CRUZADA, OF LEGAL AGES, FILIPINOS**

**Address: B9 L8 SIENA VILLAS HABAY BACOR CAVITE, PHILIPPINES**

In the event the public auction should not take place on the said date, it shall be held on **May 28, 2024** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **CONDOMINIUM**

**CERTIFICATE OF TITLE NO. 076-2021001315**, the encumbrances thereon, if any there be.

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

Tagaytay City, Philippines, March 25, 2024.

**ATTY. VARBRA ANN A. VARIAS-DIMAYUGA**  
Clerk of Court & Ex-Officio Sheriff

**OLIVER N. MENDOZA**  
Sheriff-In-Charge

W A R N I N G :

**IT IS ABSOLUTELY PROHIBITED TO REMOVE, DEFACE OR DESTROY THIS NOTICE OF SHERIFF'S SALE ON OR BEFORE THE DATE OF THE AUCTION SALE UNDER THE PENALTY OF LAW**

Copy Furnished:

**PHILIPPINE NATIONAL BANK**  
*Petitioner-Mortgagee*  
PNB Financial Center, Pres. Diosdado Macapagal Blvd.,  
Pasay City

**SPS. RODOLFO BINADAY CRUZADA AND JENEFE MIRAS CRUZADA**  
*Mortgagors*

(1) Block 9 Lot 8 Sienna Villas, Habay, Bacoor, Cavite  
(2) Unit 05F-0009 Pine Suits Tagaytay 2, Bonifacio Drive,  
Silang Junction West, Tagaytay City, Cavite

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