

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. 2023-84**  
For: Extra-Judicial Foreclosure  
of Real Estate Mortgage

**SPS. MARIANO P. PEDROSO and  
JULIE D. PEDROSO,**  
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 President Diosdado Macapagal Boulevard, Pasay City, and against the mortgagors **SPS. MARIANO P. PEDROSO and JULIE D. PEDROSO** at Adela Bermudez Village, Brgy. Apokon, Tagum City, Davao Del Norte and Block 2 Lot 2 Lessandra Bacoor 5, Brgy. Salinas II, Bacoor, Cavite, to satisfy the mortgage indebtedness which as of March 31, 2023, amounts to **TWO MILLION EIGHT HUNDRED FIFTY FIVE THOUSAND SEVEN HUNDRED FORTY THREE PESOS & 09/100 (P2,855,743.09)**, Philippine Currency, inclusive of interest, and penalty charges but exclusive of other legal fees incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on **May 31, 2023** at 10:00 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.  
(057-201401859815814) 167-2016021036**

'A PARCEL OF LAND (LOT 2 BLOCK 2 OF THE CONS.-SUBD. PLAN, PCS-04-027088, BEING A PORTION OF THE CONS. OF LOT 63,BLOCK 15 AND LOT 4, BLOCK 16, PCS-04-025873, PSU-180901 AND 11-855, LRC RECORD NO. 11396 & N-1998), SITUATED IN THE BARANGAY OF SALINAS, MUNICIPALITY OF BACoor, PROVINCE OF CAVITE, ISLAND OF LUZON. X X X, CONTAINING AN AREA OF FORTY ONE (41) SQ. M.'

"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 **June 7, 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, May 4, 2023.

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

By: **ELIAS E. ESCALA**  
Sheriff IV

Copy Furnished:

**PHILIPPINE NATIONAL BANK**  
PNB Financial Center President Diosdado Macapagal Boulevard, Pasay City, Metro Manila

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

**SPS. MARIANO P. PEDROSO and JULIE D. PEDROSO**  
-Adela Bermudez Village, Brgy. Apokon, Tagum City, Davao  
Del Norte

-Block 2 Lot 2 Lessandra Bacoor 5, Brgy. Salinas II,  
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** May 15, 22 & 29, 2023