

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
Branch 90
DASMARIÑAS CITY, CAVITE

PHILIPPINE NATIONAL BANK
In its capacity as assignee-mortgagee of
PNB Savings Bank,
Mortgagee,

File No. FC-DC-1999-25
EXTRAJUDICIAL FORECLOSURE
-versus- OF REAL ESTATE MORTGAGE
UNDER ACT 3135, AS AMENDED
BY ACT 4118

SPS. VICTOR S. BASI AND JULIETA L. BASI
Represented herein by VICTOR S. BASI,
Debtor/Mortgagor.

X ----- X

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, **PHILIPPINE NATIONAL BANK** In its capacity as assignee-mortgagee of PNB Savings Bank with postal address at PNB Financial Center, Pres. Diosdado P. Macapagal Boulevard, Pasay City, Metro Manila against the debtor/mortgagor **SPS. VICTOR S. BASI AND JULIETA L. BASI** Represented herein by VICTOR S. BASI with postal address at (1) 134 Hidalgo St., Pasay City; (2) Block 2 Lot 12, Phase 1, Amaris Homes Dasmariñas, Brgy. Salitran II, Dasmariñas, City, Cavite; and for the satisfaction of the mortgaged debt which as of **November 30, 2025** amounts to **ONE MILLION FIVE HUNDRED FORTY THOUSAND NINE HUNDRED EIGHTY PESOS AND 90/100 (Php 1,540,980.90)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned sheriff will sell at public auction on **March 04, 2026** at 10:00 o'clock in the morning or soon thereafter in the lobby of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Burol II, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
No. 057-2021042933

IT IS HEREBY CERTIFIED that certain land situated in SALITRAN II (FORMERLY BUROL), DASMARIÑAS, CAVITE, bounded and described as follows:
LOT NO: 12 BLOCK NO: 2 PLAN NO: PSD-04-244222
PORTION OF: LOT 3500-A, PSD-042106-058675 ;
LRC RECORD NO. 8843
LOCATION: SALITRAN II, (FORMERLY BUROL), DASMARIÑAS, CAVITE (Continued on next page)
is registered in accordance with the provision of the Property Registration Decree in the name of
Owner: SPS. VICTOR S. BASI AND JULIETA L. BASI, BOTH FILIPINO CITIZENS, BOTH OF LEGAL AGE
Address: 134 A. HIDALGO ST., PASAY CITY

TCT NO. : 057-2021042933
Page No. : 2

TECHNICAL DESCRIPTION (Continued from page 1)
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	ROAD LOT 10, PSD-04-244222
2-3	NE	LOT 13, BLOCK 2, PSD-04-244222
3-4	SE	LOT 3500-B, PSD-042106-058675
4-1	SW	LOT 11, BLOCK 2, PSD-04-244222

TIE POINT: MON NO. 168, IMUS ESTATE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 07° 33' E	666.65 M.
1-2	N. 81° 26' E	4.00 M.

2-3	S. 08° 34' E	12.50 M.
3-4	S. 81° 26' W	4.00 M.
4-1	N. 08° 34' W	12.50 M.

AREA: FIFTY SQUARE METERS (50), MORE OR LESS

Prospective buyers and/or bidders are hereby enjoined to investigate for themselves the title of the said real property and the encumbrance thereon, if there be any.

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

In the event the publication auction should not take place on the said date and time, it shall be held on **March 18, 2026**, at the same time and place without further notice.

Dasmariñas City, Cavite, January 8, 2026

ARLYN P. BARCELON
Sheriff IV

ATTY. MARCELA L. BAYBAY
Clerk of Court VI & Ex-Officio Sheriff

Copy Furnished:

PHILIPPINE NATIONAL BANK

PNB Financial Center, Pres. Diosdado P. Macapagal Boulevard, Pasay City, Metro Manila

ATTY. POMPEYO P. MAYNIGO

Vision Credit & Collection Services Inc.,
JRDC Bldg. 117 Sen Gil J. Puyat Ave., Pasay City

SPS. VICTOR S. BASI AND JULIETA L. BASI

Represented herein by VICTOR S. BASI

(1) 134 Hidalgo St., Pasay City;
(2) Block 2 Lot 12, Phase 1, Amaris Homes Dasmariñas, Brgy. Salitran II, Dasmariñas, City, Cavite

Notice posted at:

1. The Bulletin Board of Regional Trial Court, Dasmariñas City, Cavite
2. The Bulletin Board of Dasmariñas City Hall
3. The Bulletin Board of Dasmariñas City Post Office
4. The Bulletin Board of Dasmariñas City Public Market

Publication: HANEP January 12, 19 & 26, 2026