

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

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

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

**FC CASE No. 19811-26**

**SPS. EDWIN D. BAGACINA AND  
MARILOU M. BAGACINA AND  
JHON MARWIN M. BAGACINA,**  
Debtors-Mortgagors

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**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial petition for sale under Act No. 3135 as amended by Act 4118 filed by **PHILIPPINE NATIONAL BANK**, mortgagee, with principal office address at **PNB Financial Center, Pres. Diosdado P. Macapagal Boulevard, Pasay City**, against **SPS. EDWIN D. BAGACINA AND MARILOU M. BAGACINA and by MARILOU M. BAGACINA as the Attorney-in-fact of JHON MARWIN M. BAGACINA**, debtors/mortgagors, with residential and postal address at Lot 21 Block 04, Along Road Lot 4 (Jasmine Street) Monte Royale Residences, Brgy. Alapan II-A, Imus, Cavite and/or No. 11 Silangan St. Masville BF Homes, Parañaque City to satisfy the mortgage indebtedness which as of **April 30, 2026** amounts to **THREE MILLION SEVEN HUNDRED THIRTY-ONE THOUSAND SIX HUNDRED SEVENTEEN PESOS & 75/100 (P3,731,617.75)**, 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 **August 4, 2026**, 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 properties with all the improvements therein, to wit:

**Registry of Deeds for the Province of Cavite  
TRANSFER CERTIFICATE OF TITLE  
No. 057-2022030968**

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF ALAPAN II-A, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

**LOT NO: 21, BLOCK NO: 4, PLAN NO: PCS-030992**  
**PORTION OF: LOT 6044, IMUS ESTATE (FRS-04-005811),**  
**LOT 6045, IMUS ESTATE, LOT 1652-A, PSD-227723, &**  
**LOT 1653-A, (LRA) PSD-425879 (Continued on next page)**  
*is registered in accordance with the provision of the Property Registration Decree in the name of*

**Owner: SPOUSES EDWIN D. BAGACINA AND MARILOU M. BAGACINA, BOTH OF LEGAL AGE, FILIPINO CITIZENS**

**Address: 11 SILANGAN SITE MASVILLE BRGY. OF HOMES PARAÑAQUE CITY (Continued on next page)**

*as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.*

**TCT No.:** 057-2022030968

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**OWNER INFORMATION (Continued from page 1)**

**Owner:** JHON MARWIN M. BAGACINA, FILIPINO, SINGLE, OF LEGAL AGE

**Address:** 11 SILANGAN MASVILLE BRGY. OF HOMES PARAÑAQUE CITY

**TECHNICAL DESCRIPTION (Continued from page 1)**

**LOCATION:** BARANGAY OF ALAPAN II-A, MUNICIPALITY OF IMUS CITY, PROVINCE OF CAVITE, ISLAND OF LUZON

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT (S)
1-2	SE	LOT 22, BLOCK 4, PCS-04-030992
2-3	SW	LOT 19, BLOCK 4, PCS-04-030992
3-4	NW	ROAD LOT 4, (8.00 M. WIDE), PCS-04-030992
4-1	NE	LOT 23, BLOCK 4, PCS-04-030992

**TIE POINT: MON. NO. 1, IMUS ESTATE**

	LINE	BEARING	DISTANCE
TO CORNER	1	N. 57 ° 14' E	401.92 M.
	1-2	S. 44 ° 17' W	6.00 M.
	2-3	N. 45 ° 43' W	11.00 M.
	3-4	N. 44 ° 17' E	6.00 M.
	4-1	S. 45 ° 43' E	1.00 M.

**AREA: SIXTY SIX SQUARE METERS (66), MORE OR LESS**  
**DESCRIPTION OF CORNERS: ALL POINTS ARE REFERRED ON THE PLAN BY P.S. CYL. CONC. MONS 15X40 CMS**

All sealed bid 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 **August 11, 2026** 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 therein if any there be.

Imus City, Cavite, Philippines, June 1, 2026.

(Sgd)  
**AVREIL JOHN L. DAVID**  
Sheriff IV

APPROVED:

(Sgd)  
**ARMIE A. FRANCISCO**  
Clerk of Court VI

COPY FURNISHED:

**PHILIPPINE NATIONAL BANK**

Foreclosure Division – Remedial Accounts Management Group  
PNB Financial Center, Pres. Diosdado P. Macapagal Boulevard,  
Pasay City

**SPS. EDWIN D. BAGACINA AND MARILOU M. BAGACINA and by MARILOU M. BAGACINA as the Attorney-in-fact of JHON MARWIN M. BAGACINA**

Lot 21 Block 04, Along Road Lot 4 (Jasmine Street) Monte Royale Residences, Brgy. Alapan II-A, Imus, Cavite and/or No. 11 Silangan St. Masville BF Homes, Parañaque City

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