

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
OFFICE OF THE CLERK OF COURT  
TRECE MARTIRES CITY

PHILIPPINE NATIONAL BANK,

Petitioner-Mortgagee,

-versus-

Foreclosure Case No. F-1160-23

SPS. GEMMA P. BANKS and  
FREDERICK M. BANKS,

Mortgagor/s,

X-----X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra -Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, **PHILIPPINE NATIONAL BANK** with business address at Unit 2304, 23<sup>rd</sup> Flr. AIC Burgundy Empire Tower ADB Ave. Cor., Sapphire and Garnet Roads Ortigas Center, Pasig City against the Mortgagor/s, **SPS. GEMMA P. BANKS and FREDERICK M. BANKS** with residence and postal address at San Francisco Lagonoy, Camarines Sur and Block 6 Lot 55 Kensington 12, Lancaster Estates, Brgy. Navarro, Gen. Trias, Cavite to satisfy the mortgage indebtedness as of **30 September 2023** amounts to **ONE MILLION NINE HUNDRED ONE THOUSAND EIGHT HUNDRED NINETY-EIGHT PESOS and 80/100 (P1,901,898.80)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on 14 DEC 2023 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE No. 057-2015048556**

**LOT NO : 55**

**BLOCK NO: 6**

**PLAN NO: PSD-04-227769**

**PORTION OF :** BLOCK 10, PCS-04-027725, DECREED NO. 4270; LRC REC. NO. 5964

**LOCATION :** BARANGAY OF NAVARRO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

**BOUNDARIES :**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 53, BLOCK 6, PSD-04-227769
2-3	NE	ROAD LOT 9, PSD-04-227769
3-4	SE	LOT 57, BLOCK 6, PSD-04-227769
4-1	SW	LOT 56, BLOCK 6, PSD-04-227769

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

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

28 DEC 2023 In the event the public auction should not take place on the said date and time, it shall be held on without further notice.

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

Trece Martires City 17 NOV 2023

  
**ANDRES B. ESPINA**  
Sheriff IV

Copy Furnished:

PHILIPPINE NATIONAL BANK  
EDGARDO M. BANAAG  
Unit 2304, 23<sup>rd</sup> Flr. AIC Burgundy Empire Tower  
ADB Ave. Cor., Sapphire and Garnet Roads  
Ortigas Center, Pasig City

SPS. GEMMA P. BANKS and FREDERICK M. BANKS  
San Francisco Lagonoy, Camarines Sur  
Block 6 Lot 55 Kensington 12, Lancaster Estates, Brgy. Navarro, Gen. Trias, Cavite

Publication: CAVITE WEEKLY  
Dates: CHRONICLE  
NOV 22, 29 & DEC 6, 2023

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE  
DEFACE, OR DESTROY THIS NOTICE OF EXTRA-  
JUDICIAL SALE ON OR BEFORE THE DATE OF SALE**