

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

BANK OF THE PHILIPPINE ISLANDS
(SUCCESSOR-IN-INTEREST OF
ROBINSONS BANK CORPORATION),
Petitioner-Mortgagee,

FORECLOSURE CASE NO. F-341-26

-versus-

LOVELY JOANNA BADIOLA DIONCO
Respondent/s-Mortgagor/s-Borrower/s.

X- - - - -X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Petitioner-Mortgagee-Creditor, **BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF ROBINSONS BANK CORPORATION)**, with business address at Bank of the Philippine Islands, 28/F, Ayala Triangle Gardens Tower 2, Paseo de Roxas cor Makati Avenue, Bel-Air, Makati City, against the Respondent/s-Mortgagor/s-Borrower/s, **LOVELY JOANNA BADIOLA DIONCO**, with residence and postal addresses at (1) Cluster 3, Unit 6D, Bonny Serano Ave., Greenhills Garden Square, Brgy. West Crame, Quezon City; and (2) Lot 11, Block 10 Redfern, Phase 4, Brgy. Pasong Kawayan 1, General Trias, Cavite to satisfy the mortgage indebtedness which as of **April 10, 2026** amounts to **ONE MILLION THREE HUNDRED FIFTY EIGHT THOUSAND FOUR HUNDRED SEVENTY THREE PESOS and 19/100 (PhP1,358,473.19)**, Philippine Currency, inclusive of interest, penalties and other charges as of said date but exclusive of other charges incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **29 SEP 2026** at 10:00 o'clock in the morning until 12:00 o'clock noon, at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, 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 057-2022058642

Lot No. 11	Block No. 10	Plan No. Pcs-04-032720
Portion of: Lot 2220, FRS-04-006294; Lot 2221, FRS-04-006236; Lot 2222, FRS-04-006263, all of SFDM Estate, LRC Record No. 5964, Decree No. 4270		
Location: Barangay of Pasong Kawayan, Municipality of Gen. Trias,, Province of Cavite, Island of Luzon		
Boundaries:		
LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	Lot 9, Block 10, Pcs-04-032720
2-3	SE	Road Lot 9, Pcs-04-032720
3-4	SW	Lot 13, Block 10, Pcs-04-032720
4-1	NW	Lot 12, Block 10, Pcs-04-032720

Area: FORTY (40) SQUARE METERS, more or less

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 time and date, it shall be held on **06 OCT 2026** 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, **28 AUG 2026**
Andres B. Espino
Sheriff

Sheriff IV

Copy furnished:

BPI LEGAL DIVISION
Counsel for BPI
BPI BUENDIA CENTER
27th Floor, BPI Buendia Center Bldg.
372 Sen. Gil Puyat Ave., Brgy. Bel-Air, Makati City

MS. LOVELY JOANNA B. DIONCO
(1) Cluster 3, Unit 6D, Bonny Serano Ave., Greenhills Garden Square
Brgy. West Crame, Quezon City
(2) Lot 11, Block 10 Redfern, Phase 4, Brgy. Pasong Kawayan 1, General Trias, Cavite

PUBLICATION: **CAVITE WEEKLY CHRONICLE: SEPT. 2, 9**
DATES: **8 15, 2026**

WARNING: It is absolutely prohibited to remove, deface or destroy this Notice of Extra-Judicial Sale on or before the date of sale.