

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

BDO UNIBANK, INC.,
Petitioner/Mortgagee,

File No. FC-DC-1311-24
EXTRA JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
UNDER ACT 3135, AS AMENDED
BY ACT 4118

-versus-

**Spouses ALLAN CELESTIAL TORIO and
MA. LUISA JAUDIAN TORIO,**
Respondents/Mortgagors.

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, BDO UNIBANK, INC., with postal address at 11F, BDO Towers Valero, (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City against the respondents/mortgagors **Spouses ALLAN CELESTIAL TORIO and MA. LUISA JAUDIAN TORIO**, with postal addresses at Blk. 29 Lot 5, Camellot St., Chester Place Subd., Burol Main, Dasmariñas City, Cavite and Lot 5, Blk. 16, Chester Place Subd., Burol, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of 29 February 2024 amounts to **THREE MILLION EIGHT HUNDRED ELEVEN THOUSAND SEVEN HUNDRED SIXTY NINE PESOS & 16/100 (Php3,811,769.16)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned sheriff will sell at public auction on **June 06, 2024** at 10:00 o'clock in the morning or soon thereafter in the Court Room 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. 057-2023000906**

IT IS HEREBY CERTIFIED *that certain land situated in BARRIO OF BUROL, MUN. OF DASMARINAS, PROV. OF CAVITE, bounded and described as follows:*

A PARCEL OF LAND (LOT 5 BLK. 16 OF THE CONS.-SUBD. PLAN, PCS-04-017530, BEING A PORTION OF LOT 3789-A, PSD-04-143242, LOT 3792-A, PSD-04-139123, LOT 3795-A, PSD-04-135516, AND LOT 3797, IMUS ESTATE, L.R.C. REC. NO.), SITUATED IN THE BARRIO OF BUROL, MUN. OF DASMARINAS, *(Continued on next page)*

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: SPS. ALLAN CELESTIAL TORIO & MA. LUISA JAUDIAN TORIO, FILIPINO, BOTH OF LEGAL AGE

TECHNICAL DESCRIPTION *(Continued from page 1)*

PROV. OF CAVITE. BOUNDED ON THE SW., ALONG LINE 1-2 BY RD. LOT 4; ON THE NW., ALONG LINE 2-3 BY LOT 4 BLK. 16, BOTH OF THE CONS. SUBD. PLAN; ON THE NE., ALONG LINE 3-4 BY LOT 3789-B-2, (LRC) PSD-289969; ON THE SE., ALONG LINE 4-1 BY LOT 6 BLK. 16, OF THE CONS. SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, BEING N. 10 DEG. 59'E., 455.38 M. FROM MON. NO. 137, IMUS ESTATE; THENCE N. 25 DEG. 01'W., 10.00 M. TO PT. 2; THENCE N. 64 DEG. 59'E., 10.00 M. TO PT. 3; THENCE S. 25 DEG. 01'E., 10.00 M. TO PT. 4; THENCE S. 64 DEG. 59'W., 10.00 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF ONE HUNDRED (100) SQUARE METERS, MORE OR LESS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15X40 CM; BEARINGS TRUE; DATE OF ORIGINAL SURVEY, JULY 21, 1906-JUNE 11, 1908 AND THAT OF THE CONS.-SUBD. SURVEY, NOV. 16-DEC. 21, 2001 AND WAS APPROVED ON JAN. 25, 2002.

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 **June 20, 2024**, at the same time and place without further notice.

25 April 2024, Dasmariñas City, Province of Cavite.

RODRIGO C. ESTOGERO, JR.
Sheriff IV

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

Copy Furnished:

BDO UNIBANK, INC.,
11th Floor, BDO Towers Valero, (formerly Citibank Tower),
8741 Paseo de Roxas, Makati City

**Spouses ALLAN CELESTIAL TORIO and
MA. LUISA JAUDIAN TORIO**

Blk. 29 Lot 5, Camellot St., Chester Place Subd., Burol Main,
Dasmariñas City, Cavite and
Lot 5, Blk. 16, Chester Place Subd., Burol, 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

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