

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

BDO UNIBANK, INC.,
Mortgagee,

-versus-

FORECLOSURE CASE NO. F-572-24

**SPS. JUNALYN N. MIYAZAKI AND
KEISHI MIYAZAKI, AS REPRESENTED
BY THEIR ATTORNEY-IN-FACT,
RENELYN V. ALBAÑO,**
Debtors/Mortgagors.

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NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 11th Floor BDO Towers Valero, (formerly Citibank Tower), 8741 Paseo de Roxas Makati City, against the Debtors/Mortgagor/s, **SPS. JUNALYN N. MIYAZAKI AND KEISHI MIYAZAKI, AS REPRESENTED BY THEIR ATTORNEY-IN-FACT, RENELYN V. ALBAÑO**, with residence and postal address at (1) COEG7 Narciso Street, Springville, Barangay Luna, Surigao City, Surigao Del Norte; and (2) Lot 129, Blk. 1, Glenbrook, Phase 2, Brgy. Pasong Camachile, Gen.Trias, Cavite to satisfy the mortgage indebtedness which as of 20 May 2024 amounts to **EIGHT MILLION FIVE HUNDRED TWELVE THOUSAND FIVE HUNDRED FIFTY THREE PESOS AND 59/100 (Php8,512,553.59)**, including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **July 23, 2024** at 10:00 o'clock in the morning until 12:00 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 No. 057-2022036810**

**LOT NO: 129, BLOCK NO: 1, PLAN NO: PCS-04-030060
PORTION OF: LOT 1837-C, (LRC) PSD-105017, LOTS 1943-A & 1943-B, (LRC) PSD-155964, LOT 1836-NEW (FRS-04-005697) LOTS 1950 (FRS-04-005717) & 3421, ALL OF SAN FRANCISCO DE MALABON ESTATE DECREED NO. 4270, LRC. REC. NO. 5964
LOCATION: BARANGAY OF PASONG CAMACHILE, CITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON**

BOUNDARIES:

| LINE | DIRECTION | ADJOINING LOT(S) |
|------|-----------|---------------------------------|
| 1-2 | NW | LOT 130, BLOCK 1, PCS-04-030060 |
| 2-3 | NW | ROAD LOT 9, PCS-04-030060 |
| 3-4 | NE | LOT 128, BLOCK 1, PCS-04-030060 |
| 4-5 | SE | LOT 137, BLOCK 1, PCS-04-030060 |
| 5-6 | SE | LOT 136, BLOCK 1, PCS-04-030060 |
| 6-7 | SW | LOT 135, BLOCK 1, PCS-04-030060 |
| 7-1 | SW | LOT 134, BLOCK 1, PCS-04-030060 |

AREA: ONE HUNDRED SIXTY TWO (162) 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 date and time, it shall be held on **August 6, 2024** 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, June 18, 2024.

RICARDO A. TOLEDO
Sheriff IV

COPY FURNISHED:

**BDO UNIBANK, INC.,
RISK MANAGEMENT GROUP-REMEDIAL
MANAGEMENT UNIT**

11th Floor BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas Makati City 0726

**SPS. JUNALYN N. MIYAZAKI AND KEISHI MIYAZAKI,
AS REPRESENTED BY THEIR ATTORNEY-IN-FACT,
RENELYN V. ALBAÑO**

1.) COEG7 Narciso Street, Springville, Barangay Luna, Surigao City, Surigao Del Norte; and
2.) Lot 129, Blk. 1, Glenbrook, Phase 2, Brgy. Pasong Camachile, Gen.Trias, Cavite

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

Publication: HANEP June 24, July 1 & 8, 2024