

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

BDO UNIBANK, INC.,
Mortgagee,

FORECLOSURE CASE NO. F-814-24

-versus-

**Julie Ann V. Emagen, signing as
Attorney-in-fact of MARIBEL V. EMAGEN,**
Debtors/Mortgagors.

x ----- x

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, 8741 Paseo de Roxas Makati City, against the Debtors/Mortgagors, **Julie Ann V. Emagen, signing as Attorney-in-fact of MARIBEL V. EMAGEN**, with residence and postal address at (1) Block 1 Gasangan #782 Baseco Port Area (South) Manila 1018; and (2) Lot 36 Block 17 Brgy. of Bagtas Tanza, Cavite to satisfy the mortgage indebtedness which as of **May 20, 2024** amounts to **ONE MILLION FOUR HUNDRED SEVENTY THREE THOUSAND NINE HUNDRED FIFTY TWO AND 25/100 (Php1,473,952.25)**, including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **September 20, 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. 057-2020024402

LOT NO: 36 **PLAN NO:** PCS-04-029511
PORTION OF: LOTS 1 TO 45, BLOCK 17, PSD-04-225971;
LRC REC. NO. 8832

LOCATION: BARANGAY OF BAGTAS, MUNICIPALITY OF
TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2-3	SW	ROAD LOT 16, PCS-04-225971
3-4	NW	LOT 37, PCS-04-029511
4-5	NE	LOT 22, PCS-04-029511
5-6	NE	LOT 23, PCS-04-029511
6-1	SE	LOT 35, PCS-04-029511

AREA: THIRTY SIX SQUARE METERS (36), 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 **October 4, 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, August 16, 2024.

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

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

11th Floor BDO Towers Valero, 8741 Paseo de Roxas
Makati City

**Julie Ann V. Emagen, signing as
Attorney-in-fact of MARIBEL V. EMAGEN**

(1)Block 1 Gasangan #782 Baseco Port Area (South) Manila
1018; and

(2)Lot 36 Block 17 Brgy. of Bagtas Tanza, 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 August 26, Sept. 2 & 9, 2024