

**REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
BRANCH 4-FC
CITY OF IMUS, CAVITE**

BDO UNIBANK, INC.,
Mortgagee,

-versus-

EXTRA-JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER
ACT 3135 AS AMENDED BY ACT 4118

FC CASE No. 18776-23

MICHAEL DAUAG VELASCO,
Mortgagors.

X ----- x

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **BDO UNIBANK, INC.**, mortgagee, with principal place of business at 11th Floor, BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City, against **MICHAEL DAUAG VELASCO**, mortgagor, with residence and postal address at 3635 Magistrado Arellano, Bacood, Sta. Mesa Manila and/or Block 6 Lot 37 Camella Pristina Expansion, Barangay Tanzang Luma, Imus, Cavite, to satisfy the mortgage indebtedness which as of November 15, 2023 amounts to **THREE MILLION FIVE HUNDRED SEVENTY THREE THOUSAND THREE HUNDRED FORTY FOUR PESOS AND 23/100 (Php3,573,344.23)**, Philippine Currency, excluding interest, penalties, attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **January 23, 2024** at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all the improvements therein, to wit:

**TRANSFER CERTIFICATE OF
TITLE No. 057-2015052250**

"X X X
LOT NO: 37 BLOCK NO: 6 PLAN NO: PCS-04-027672
PORTION OF: LOT 5469, IMUS ESTATE AND LOT 8,
BLOCK 5, ALL OF PSD-04-209229 AND LOT 13,
BLOCK 6, ALL OF PSD-04-209229; LRC REC.
NO. 8843
LOCATION: BARANGAY OF TANZANG LUMA,
MUNICIPALITY OF IMUS, PROVINCE OF CAVITE
X X X

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	ROAD LOT 4, PCS-04-027672
2-3	NE	LOT 38, BLOCK 6, PCS-04-027672
3-4-5	SW, SE	LOT 64 (EASEMENT), BLOCK 6, PCS-04-027672
5-1	SW	LOT 36, BLOCK 6, PCS-04-027672

X X X
**AREA: NINETY NINE SQUARE METERS (99), MORE OR
LESS**
X X X"

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, it shall be held on **January 30, 2024** at 10:00 o'clock in the morning without prior notice.

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

City of Imus, Cavite, Philippines, November 24, 2023.

ROSVIDA C. NOCUM
Sheriff IV
Branch 22

APPROVED:

ARMIE A. FRANCISCO
Clerk of Court VI

COPY FURNISHED:
JACEL DL. FLORENCIO
**RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT
UNIT**
BDO UNIBANK, INC.,
3635 Magistrado Arellano, Bacood, Sta. Mesa Manila and/or
11th Floor, BDO Towers Valero (formerly Citibank Tower),
8741 Paseo de Roxas, Makati City

MICHAEL DAUAG VELASCO
3635 Magistrado Arellano, Bacood, Sta. Mesa Manila and/or
Block 6 Lot 37 Camella Pristina Expansion, Barangay Tanzang
Luma, Imus, Cavite

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