

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

BDO UNIBANK, INC.,
Mortgagee,

-versus-

FORECLOSURE CASE NO. F-1427-23

**SPS. MIL JOY MINA JUAN
AND RICHARD RASOS JUAN,**
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, Salcedo Village, Makati City against the Debtors/Mortgagors, **DIOSDADO BAYYA MINA, as Attorney-In-Fact of SPS. MIL JOY MINA JUAN AND RICHARD RASOS JUAN**, of legal age, with residence and postal address at Blk 2 Lot 46 Woodcross, Phase 8, Brgy. Tapia, General Trias, Cavite and #7 Brunei St., Upper Baniat, Tandang Sora, Quezon City to satisfy the mortgage indebtedness which as of **27 October 2023** amounts to **ONE MILLION SIX HUNDRED EIGHTY TWO THOUSAND TWO HUNDRED NINETY THREE PESOS and 35/100 (P1,682,293.35)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **March 7, 2024** at 10:00 o'clock in the morning at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF
TITLE No. 057-2022024304**

**LOT NO: 46 BLOCK NO: 2 PLAN NO: PSD-04-259790
PORTION OF: BLK - 26, PCS-04-032361, LRC REC. NO.
5964, DECREED NO. 427**

**LOCATION: BARANGAY OF TAPIA, MUNICIPALITY OF
GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF
LUZON**

BOUNDARIES:

| LINE | DIRECTION | ADJOINING LOT(S) |
|------|-----------|--------------------------------|
| 1-2 | NW | ROAD LOT 3, PSD-04-259790 |
| 2-3 | NE | LOT 45, BLOCK 2 PSD-04-259790 |
| 3-4 | SE | LOT 1919, SFDM ESTATE |
| 4-1 | SW | LOT 47, BLOCK 2, PSD-04-259790 |

**AREA: FORTY EIGHT (48) 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 **March 21, 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, February 6, 2024

ANDRES B. ESPINA
Sheriff IV

AND RICHARD RASOS JUAN

Blk 2 Lot 46 Woodcross, Phase 8, Brgy. Tapia, General Trias,
Cavite
#7 Brunei St., Upper Baniat, Tandang Sora, Quezon City

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, 1226
**DIOSDADO BAYYA MINA, as Attorney-In-Fact of
SPS. MIL JOY MINA JUAN**

**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 February 12, 19 & 26, 2024