

**Republic of the Philippines  
REGIONAL TRIAL COURT  
Fourth Judicial Region  
Branch 109, Carmona, Cavite**

2ndFlr., Hall of Justice Bldg., Brgy. Maduya, Carmona, Cavite  
Email add: rtc2cac109@judiciary.gov.ph; Tel. No. (046) 4828527

**BDO UNIBANK, INC.,**  
Mortgagee,

-versus-

**EJF-2023-194**  
**For: EXTRA JUDICIAL FORECLOSURE  
OF REAL ESTATE MORTGAGE UNDER  
ACT 3135, AS AMENDED BY ACT 4118**

**REYNALD BALU-AN AME,**  
Debtor/Mortgagor.

x-----x

**NOTICE OF SHERIFF'S SALE**

Upon Extra-Judicial petition for sale under Act No. 3135, as amended by Act 4118 filed by the mortgagee, **BDO UNIBANK, INC.**, with postal address at 11F BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City, against the debtor/mortgagor, **REYNALD BALU-AN AME**, with postal address/es at 1.) #99th Lizardos Compound, Crispin Extensions Street, Sitio Rizal, Alabang, Muntinlupa City; and 2.) Block 2 Lot 16 Phase 11, Camong States, Barangay Lantic, Carmona City, Cavite, and for the satisfaction of the mortgaged debt which as of 27 November 2023 amounts to **TWO MILLION TWO HUNDRED FIFTY THOUSAND SIX HUNDRED SEVENTY SEVEN PESOS AND 49/100 (PhP2,250,677.49)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned or his duly authorized representative will SELL at public auction on **February 22, 2024** at 1:00 o'clock in the afternoon at the Court Room of Branch 109, Regional Trial Court, Hall of Justice Building, Carmona, Cavite to the highest bidder for CASH or MANAGER'S CHECK, in Philippine currency, the mortgaged property/ies with all the improvements thereon to wit:

**TRANSFER CERTIFICATE OF  
TITLE NO. 057-2020048329**

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF LANTIC, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

**LOT NO: 16, BLOCK NO: 2, PLAN NO: PCS-04-028207**  
**PORTION OF: LOT'S 869-A & 869-B, SWO-40767**  
**LOCATION: BARANGAY OF LANTIC, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE, ISLAND OF LUZON**

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT (S)
1-2	SW	LOT 15, BLOCK 2, PCS-04-028207
2-3	NW	LOT 18, BLOCK 2, PCS-04-028207
3-4	NE	ROAD LOT 6, PCS-04-028207
4-1	SE	LOT 14, BLOCK 2, PCS-04-028207

**TIE POINT:** BLLM NO. 6, CAD 285, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE

	LINE	BEARING	DISTANCE
TO CORNER 1		S. 13° 51 ' E	843.10 M.
1-2		N. 16° 50 ' W	5.00 M.
2-3		N. 73° 10 ' E	10.00 M.
3-4		S. 16° 50 ' E	5.00 M.
4-1		S. 73° 10 ' W	10.00 M.

**AREA: FIFTY SQUARE METERS (50), MORE OR LESS**  
**DESCRIPTION OF CORNERS:** ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15X40 CMS

**BEARINGS:** TRUE

**DECLINATION:**

**DATE OF ORIGINAL SURVEY:** AUG. 16, 1940 TO JULY 31, 1941

**DATE OF SUBD/CONS SURVEY:** FEBRUARY 01-10, 2013

**DATE OF APPROVED SURVEY:** MARCH 04, 2014  
**GEODETIC ENGINEER:** ROLANDO B. CORTEZ  
**NOTES:**

xxxNOTHING FOLLOWSxxx

Prospective buyers and/or bidders are hereby enjoined to investigate for themselves the title of the said 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 public auction should not take place on the said date and time, it shall be held on **February 29, 2024** at the same time and place without further notice.

January 5, 2024 at Carmona, Cavite.

**BON GERARD D. ASCAÑO**  
Clerk of Court VI  
& Ex-Officio Sheriff

Prepared by:  
**JOSEPH R. DIOKNO**  
Sheriff In-Charge

Copy furnished:  
**BDO UNIBANK, INC.,**  
**RISK MANAGEMENT GROUP-REMEDIAL  
MANAGEMENT UNIT**  
c/o JACEL DL. FLORENCIO

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

**REYNALD BALU-AN AME**

1.) #99th Lizardos Compound, Crispin Extensions Street, Sitio Rizal, Alabang, Muntinlupa City

2.) Block 2 Lot 16 Phase 11, Camong States, Barangay Lantic, Carmona City, Cavite

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