

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-1495-24**

**MYCEL D. DIOLESTE,**  
Debtor/Mortgagor.

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 Debtor/Mortgagor, **MYCEL D. DIOLESTE**, with residence and postal address at (1) Block 10 Lot 7 Phase 4 Parklane Country Homes Gen Trias Cavite 4107 and (2) Block 11 Lot 9 Camella Brgy. Quintana Trece Martires Cavite 4109, to satisfy the mortgage indebtedness which as of **October 30, 2024** amounts to **ONE MILLION SIX HUNDRED SIXTY-EIGHT THOUSAND TWO HUNDRED SIXTY-ONE PESOS AND 82/100 (Php1,668,261.82)**, inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025** 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. 077-2021000434**

**LOT NO: 9 BLOCK NO: 11 PLAN NO: PCS-04-029126**  
**PORTION OF: THE CONSOLIDATION OF LOT NOS. 1-16, BLK 2; 1-28, BLK 3; 1-23, BLK 4; 1-8, BLK 5; 1-13, BLK 6; 3-32, BLK 7; 1-28, BLK 8; 1-8, BLK 9; 1-25, BLK 10; 1-5, 7 & 9, BLK 34; 1-3, 5-11, BLK 35, 18-22, BLK 36; 27-31, BLK 37; ROAD LOT 9, 10, 11, 12, 13, 23, & 34; (LRC) PSD-45360; BLOCK 34, PCS-04-011061**

**LOCATION: BARANGAY OF QUINTANA, CITY OF TRECE MARTIRES, PROVINCE OF CAVITE, ISLAND OF LUZON**

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	ROAD LOT 12, PCS-04-029126
2-3	NW	LOT 10, BLOCK 11, PCS-04-029126
3-4	NE	LOT 17, BLOCK 11, PCS-04-029126
4-5	NE	LOT 18, BLOCK 11, PCS-04-029126
5-1	SE	LOT 8, BLOCK 11, PCS-04-029126

**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 **March 13, 2025** 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, January 30, 2025

**JOSELITO L. ARANDA**  
Sheriff IV

COPY FURNISHED:  
BDO UNIBANK, INC.,

**RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT**

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

**MYCEL D. DIOLESTE**

(1) Block 10 Lot 7 Phase 4 Parklane Country Homes Gen Trias Cavite 4107 and

(2) Block 11 Lot 9 Camella Brgy. Quintana Trece Martires Cavite 4109

**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 10, 17 & 24, 2025**