

**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-193-25

-versus-

MA. HANNA BELCHEZ GARCIA,
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 33rd Floor BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, **MA. HANNA BELCHEZ GARCIA**, with residence and postal address at (1) 532 B Vizcara Street, Brgy. 169 Zone 17, Pasay City (occupied) and (2) Lot 4 Block 22 Kensington Phase 16 Brgy. Navarro, Gen. Trias, Cavite (occupied) to satisfy the mortgage indebtedness which as of **February 17, 2025** amounts to **TWO MILLION NINE HUNDRED EIGHTY-THREE THOUSAND TWO HUNDRED NINETY-SEVEN PESOS AND 62/100 (Php2,983,297.62)** including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **April 11, 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. 057-2017063714

LOT NO: 5 BLOCK NO: 22 PLAN NO: PCS-04-029826

**PORTION OF: THE CONS/SUBD OF LOTS 78 & 80
BLOCK 2, PCS-04-028598; BLOCK 11, PCS-04-028596
& LOT 1716 & 1717, SAN FRANCISCO DE MALABON
ESTATE, DECREED NO. 4270; LRC REC. NO. 5964**

**LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY
OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF
LUZON**

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 6, BLOCK 22, PCS-04-029826
2-3	SW	LOT 1719, SFDM ESTATE
3-4	NW	LOT 4, BLOCK 22, PCS-04-029826
4-1	NE	ROAD LOT 26, PCS-04-029826

AREA: FIFTY SIX SQUARE METERS (56), 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 **April 25, 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, March 14, 2025

JOSELITO L. ARANDA
Sheriff IV

COPY FURNISHED:

**BDO UNIBANK, INC.,
CONSUMER BANKING-GROUP – CONSUMER REMEDIAL
MANAGEMENT**
33rd Floor BDO Corporate Center Ortigas
No.12 ADB Avenue, Mandaluyong City

MA. HANNA BELCHEZ GARCIA

(1) 532 B Vizcara Street, Brgy. 169 Zone 17, Pasay City (occupied) and
(2) Lot 4 Block 22 Kensington Phase 16 Brgy. Navarro, Gen. Trias, Cavite (occupied)

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 March 24, 31 & April 7, 2025