

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-220-25

-versus-

KAREL MORATA CUSTODIO,
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 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtor/Mortgagor, **KAREL MORATA CUSTODIO**, with residence and postal address at (1) Block 4 Lot 28, Tokyo St., Camella Lessandra, Bucandala IV, Imus, Cavite (OCCUPIED BY THIRD PARTY); and (2) Block 19 Lot 7 Phase 7 Woodcress, Brgy. Tapia, Gen. Trias, Cavite (ABANDONED PROPERTY), to satisfy the mortgage indebtedness as of **17 February 2025** amounts to **ONE MILLION SEVEN HUNDRED FORTY-SEVEN THOUSAND EIGHT HUNDRED THIRTY-ONE and 91/100 (Php1,747,831.91)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **May 21, 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. 057-2022007669

LOT NO: 7, BLOCK NO: 19, PLAN NO: PCS-04-032361
PORTION OF: LOTS 1912 (FRS-04-005438); 1918 (RS-04-004387); 1913, 1914, 1985 (FRS-04-006221); 3263 (FRS-04-006218) & 1915, SFDM ESTATE, LRC RECORD NO. 5964, DECREE NO. 4270

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

BOUNDARIES:

| LINE | DIRECTION | ADJOINING LOT(S) |
|------|-----------|--------------------------------|
| 1-2 | NW | LOT 5, BLOCK 19, PCS-04-032361 |
| 2-3 | NE | ROAD LOT 22, PCS-04-032361 |
| 3-4 | SE | LOT 9, BLOCK 19, PCS-04-032361 |
| 4-1 | SW | LOT 6, BLOCK 19, PCS-04-032361 |

AREA: FORTY (40) 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 **June 4, 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, April 24, 2025

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.,
CONSUMER BANKING GROUP – CONSUMER
REMEDIAL MANAGEMENT
33/F BDO Corporate Center Ortigas,
#12 ADB Avenue, Mandaluyong City

KAREL MORATA CUSTODIO
(1) Block 4 Lot 28, Tokyo St., Camella Lessandra, Bucandala IV,
Imus, Cavite; and
(2) Block 19 Lot 7 Phase 7 Woodcress, Brgy. Tapia, Gen. Trias, Cavite

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 May 5, 12 & 19, 2025