

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-223-25

-versus-

MARY GRACE E. PURA,  
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, **MARY GRACE E. PURA** with residence and postal address at (1) Block 3 Lot 4 Phase 3 Westwood, Brgy. Tapia, General Trias, Cavite (occupied by the relative of mortgagor); and (2) Block 4A Lot 21 Kingstown 1B, Brgy. 171 Zone 15 District 1, Bagumbong, Caloocan City (occupied by the mortgagor), to satisfy the mortgage indebtedness as of **17 February 2025** amounts to **ONE MILLION FIVE HUNDRED TWENTY-TWO THOUSAND THREE HUNDRED SIXTY-TWO PESOS and 25/100 (Php1,522,362.25)** 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. 057-2021017578

**LOT NO: 4, BLOCK NO: 3, PLAN NO:** PCS-04-031444  
**PORTION OF:** BLOCK 17, PCS-04-029302; LOT 1930, FRS-04-005921; LOT 1931, FRS-04-005433; LOT 3049, SFDM ESTATE, DECREE NO. 4270, LRC RECORD NO. 5964

**LOCATION:** BARANGAY OF TAPIA, CITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 3, BLOCK 3, PCS-04-031444
2-3	NE	LOT 183, BLOCK 9, PCS-04-029302
3-4	SE	LOT 5, BLOCK 3, PCS-04-031444
4-1	SW	ROAD LOT 5, PCS-04-031444

**AREA: FIFTY (50) 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

**RICARDO A. TOLEDO**  
Sheriff IV

Copy Furnished:

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

**MARY GRACE E. PURA**  
(1) Block 3 Lot 4 Phase 3 Westwood, Brgy. Tapia, General Trias, Cavite; and

(2) Block 4A Lot 21 Kingstown 1B, Brgy. 171 Zone 15 District 1, Bagumbong, Caloocan City

**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**