

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-338-25

DEBORAH D. HERNANDO,
Debtors/Mortgagors.

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 Debtors/Mortgagors, **DEBORAH D. HERNANDO**, of legal age, Filipino and with postal address at (1) Block 36 Lot 7 Kentucky Street, Sampaguita Village Barangay Inocencio, Trece Martires, Cavite (occupied by the mortgagor); and (2) Block 66 Lot 10 Barrio of Tanauan, Tanza, Cavite (occupied by third party) to satisfy the mortgage indebtedness which as of **February 28, 2025** amounts to **TWO MILLION FOUR THOUSAND FIVE HUNDRED FIFTEEN PESOS and 21/100 (Php2,004,515.21)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **July 1, 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. 057-2020017950

LOT NO: 10 **BLOCK NO:** 66 **PLAN NO:** PCS-04-030746
PORTION OF: LOT 2171-B-1, PSD-04-003866, LOT 2171-N-B, FLS-1479-D STA CRUZ DE MALABON ESTATE, LOT 2171-B-2-I, PSD-04-025600 & LOT 2171-B-2-J, PSD-04-024600
LOCATION: BARRIO OF TANAUAN, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SOUTH	LOT 9, BLOCK 66, PCS-04-030746
2-3	WEST	LOT 8, BLOCK 66, PCS-04-030746
3-4	NORTH	ROAD LOT 82, PCS-04-030746
4-1	EAST	LOT 12, BLOCK 66, PCS-04-030746

AREA: SIXTY SQUARE METERS AND FIFTY SQUARE DECIMETERS (60.50), 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 **July 15, 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, June 3, 2025

JOSELITO L. ARANDA
Sheriff IV

COPY FURNISHED:

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

DEBORAH D. HERNANDO

- (1) Block 36 Lot 7 Kentucky Street, Sampaguita Village Barangay Inocencio, Trece Martires, Cavite (occupied by the mortgagor); and
- (2) Block 66 Lot 10 Barrio of Tanauan, Tanza, Cavite (occupied by third party)

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 June 9, 16 & 23, 2025