

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-345-25

NIHMA SAHDAN ILIMIN and  
DOLREICH TUTOH ILIMIN,  
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 Debtors/Mortgagors, **NIHMA SAHDAN ILIMIN and DOLREICH TUTOH ILIMIN**, of legal age, Filipino and with postal address at (1) Block 10 Lot 3 Phase 9 Kensington, Brgy. Navarro, General Trias, Cavite (status: abandoned property); and (2) No. 579-G E. Cornejo St., Malibay, Pasay (status: occupied by a third party) to satisfy the mortgage indebtedness which as of **28 February 2025** amounts to **TWO MILLION FOUR HUNDRED SIXTY-EIGHT THOUSAND SIX HUNDRED THIRTY-SIX PESOS and 37/100 (Php2,468,636.37)** 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. 057-2016034219

**LOT NO: 3 BLOCK NO: 10 PLAN NO: PCS-04-027752**  
**PORTION OF:** LOTS 1640, SAN FRANCISCO DE MALABON ESTATE (RS-04-002490) AND BLOCK 13 & 14, PCS-04-027575, DECREE 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	NE	LOT 1, BLOCK 10, PCS-04-027752
2-3	SE	ROAD LOT 2
3-4	SW	LOT 5, BLOCK 10, PCS-04-027752
4-1	NW	LOT 4, BLOCK 10, PCS-04-027752

AREA: FIFTY SQUARE METERS (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

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

NIHMA SAHDAN ILIMIN and DOLREICH TUTOH ILIMIN  
(1) Block 10 Lot 3 Phase 9Kensington, Brgy. Navarro, General Trias, Cavite (status: abandoned property); and  
(2) No. 579-G E Cornejo St., Malibay, Pasay (status: occupied by a 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