

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
AND EX-OFFICIO SHERIFF
CAVITE CITY

BDO UNIBANK, INC.,
Mortgagee,
-vesus-

FORECLOSURE CASE NO. REM 11-25

SPS. MANUEL SHERWIN O. BORRAS JR.
and JOCELYN B. BORRAS,
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 principal office at 33rd Floor BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, **SPS. MANUEL SHERWIN O. BORRAS JR. and JOCELYN B. BORRAS**, with postal address/es at: (1) Unit 1A La Rose Apartment, Mars Street Progressive Village, Molino 1, Bacoor, Cavite; and (2) Lot 3 Block 3 Phase 2, Summer Pine Subd., Brgy. San Jose, Noveleta, Cavite, to satisfy the mortgage indebtedness which as of May 30, 2025, in the amount of **Php 4,875,293.57**, including interest, penalties and expenses incidental to this foreclosure and sale, the undersigned will sell at public auction on **August 11, 2025** at 10:00 o'clock in the morning, at the main entrance of the Hall of Justice, Plaza Soledad St., Samonte Park Area, Cavite 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. T-071-2023002165

IT IS HEREBY CERTIFIED that certain land situated in BRGY. SAN JOSE MUNICIPALITY OF NOVELETA PROVINCE OF CAVITE ISLAND OF LUZON, bounded and described as follows:

LOT NO: 3, **BLOCK NO:** 3, **PLAN NO:** PCS-04-030970
PORTION OF: BLOCK 1; BLOCK 2; OPEN SPACE, BLK. 22; LOT 3, BLK. 39 AND ROAD LOT 1, ALL OF PCS-04-029971, AND LOT 1-B, PSD-04-231255

LOCATION: BRGY. SAN JOSE MUNICIPALITY OF NOVELETA PROVINCE OF CAVITE ISLAND OF LUZON
x x x x x x x x x x

AREA: FIFTY SEVEN SQUARE METERS (57), MORE OR LESS
x x x x x x x x x x

All sealed bids must be submitted to the undersigned on the above stated time and place.

In the event the public auction should not take place on the said date, it shall be held on **August 18, 2025** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title of the said property and encumbrance/s thereon, if any there be.

Cavite City, July 7, 2025

HENRY M. CRUZ
Sheriff IV

APPROVED:

ATTY. VICTOR S. AUSTRIA, JR.
Clerk of Court VI and Ex-Officio Sheriff

COPY FURNISHED:

BDO UNIBANK INC.,
33rd Floor BDO Corporate Center Ortigas
No. 12 ADB Avenue, Mandaluyong City

SPS. MANUEL SHERWIN O. BORRAS JR.
and JOCELYN B. BORRAS
Unit 1A La Rose Apartment, Mars Street Progressive Village, Molino 1, Bacoor, Cavite and Lot 3 Block 3 Phase 2, Summer Pine Subd., Brgy. San Jose, Noveleta, 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 July 14, 21 & 28, 2025