

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
AND EX-OFFICIO SHERIFF
Dasmariñas City, Cavite

UNIONBANK OF THE PHILIPPINES,
Petitioner/Mortgagee,

File No. FC-DC-1879-25

For: Extra-Judicial Foreclosure of
Real Estate Mortgage under Act No.
3135 as amended by Act No. 4118

-versus-

JOHN DANIEL S. SAWALI,
Respondent/Mortgagor.

x ----- x

NOTICE OF SHERIFF’S SALE

Upon extra-judicial petition for sale under Act No. 3135, as amended by Act No. 4118 filed by the petitioner/ mortgagee, **UNIONBANK OF THE PHILIPPINES**, a banking institution duly organized and existing under and by virtue of Republic Act. No. 9679, with postal address at Unionbank Plaza Building, Meralco Avenue corner Onyx and Sapphire Roads, Ortigas Center, Pasig City, Metro Manila, against the respondents/mortgagors, **JOHN DANIEL S. SAWALI**, with postal address at Lot 2 Blk. 39, Sitio Palao, Brgy. Canlubang, Calamba, Laguna; Blk. 3 Lot 17, Camella Dasmariñas at the Island, Phase 3, Brgy. Paliparan 3, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of **14 July 2025** amounts to **ONE MILLION NINE HUNDRED FOURTEEN THOUSAND FOUR PESOS & 01/100 (Php1,914,004.01)**, exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned sheriff will sell at public auction on **October 17, 2025 at 10:00 o’clock in the morning** or soon thereafter at the Ground Floor Lobby, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro1 1, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
No. 057-2021018066

IT IS HEREBY CERTIFIED that certain land situated in Barangay of Paliparan 3, City of Dasmariñas, Province of Cavite, Island of Luzon, *bounded and described as follows*:

Lot No: 17, Block No: 3, Plan No: PCS-04-030935
Portion of: Lots 6968-A & 6968-B, (LRC) PSD-319750
LRC RECORD NO. 8843
LOCATION: BARANGAY OF PALIPARAN 3, CITY OF
DASMARIÑAS, PROVINCE OF CAVITE, ISLAND OF
LUZON

TECHNICAL DESCRIPTION:
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	Road Lot 3, PCS-04-030935
2-3	NW	Lot 16, Block 3, PCS-04-030935
3-4	NE	Lot 28, Block 3, PCS-04-030935
4-1	SE	Lot 18, Block 3, PCS-04-030935

TIE POINT: Mon. No. 163, Imus Estate

LINE	BEARING	DISTANCE
To Corner 1	S. 19 ° 21’ W	1789.90 M.
1-2	N. 85 ° 24’ W	6.00 M.
2-3	N. 04 ° 36’ E	12.00 M.
3-4	S. 85 ° 24’ E	6.00 M.
4-1	S. 04 ° 36’ W	12.00 M.

AREA: SEVENTY TWO SQUARE METERS (72), MORE OR LESS

DESCRIPTION OF CORNERS: All points are referred on the plan by P.S. CYL. Conc. Mons. 15x40 cms

Bearings: True

Declination:

Date of Original Survey: July 27, 1905, June 1, 1908

Date of Subd/Cons Survey: May 8-13, 2017

Date of Approved Survey: July 17, 2017

Geodetic Engineer – Marietta D. Espiritu

Notes:

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

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

In the event the publication auction should not take place on the said date and time, it shall be held on **November 7, 2025**, at the same time and place without further notice.

Dasmariñas City, Province of Cavite, August 20, 2025

GERALD A. FARGAS
Sheriff IV

ATTY. MARCELA L. BAYBAY
Clerk of Court VI & Ex-Officio Sheriff

Copy Furnished:

UNIONBANK OF THE PHILIPPINES

Unionbank Plaza Building, Meralco Avenue cor Onyx and Sapphire Roads, Ortigas Center, Pasig City, Metro Manila

JOHN DANIEL S. SAWALI

Lot 2 Blk. 39, Sitio Palao, Brgy. Canlubang, Calamba, Laguna
Blk. 3 Lot 17, Camella Dasmariñas at the Island, Phase 3,
Brgy. Paliparan 3, Dasmariñas City, Cavite

Notice posted at:

1. The Bulletin Board of Regional Trial Court, Dasmariñas City, Cavite
2. The Bulletin Board of Dasmariñas City Hall
3. The Bulletin Board of Dasmariñas City Post Office
4. The Bulletin Board of Dasmariñas City Public Market

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