

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-509-25

MARK ANTHONY S. GUANTERO,
Debtor/Mortgagor.
ARRIANE B. TIMOLA,
Co-Debtor.

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, **ARRAINE B. TIMOLA in her personal capacity as Co-Debtor and as Attorney-in-Fact of MARK ANTHONY S. GUANTERO ("DEBTOR-MORTGAGOR")** of legal age, Filipino and with postal address at (1) Block 18 Lot 1 Phase 1 Bungalow Pod Amaia Scapes Trece Martires, Brgy. Conchu, Trece Martires City (currently occupied); and (2) Block 118 Lot 28 Heritage Homes, Brgy. Gregorio Trece Martires City (occupied by mortgagor) to satisfy the mortgage indebtedness as of **April 30, 2025** amounts to **SEVEN HUNDRED FORTY-TWO THOUSAND SIX HUNDRED TWENTY-ONE PESOS and 55/100 (Php742,621.55)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **October 7, 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. 077-2023003631

LOT NO: 1 BLOCK NO: 18 PLAN NO: PSD-04-231572
PORTION OF: LOT 2946, SAN FRANCISCO DE
MALABON ESTATE
LOCATION: BARANGAY OF CONCHU, CITY OF TRECE
MARTIRES, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

| LINE | DIRECTION | ADJOINING LOT(S) |
|---------------|-----------|---------------------------------|
| 1-2 | NW | ROAD LOT 16, PSD-04-231572 |
| 2-3-4-5-6-7-8 | NE | ROAD LOT 17, PSD-04-231572 |
| 8-9 | SE | LOT 28, BLOCK 18, PSD-04-231572 |
| 9-10 | SE | LOT 27, BLOCK 18, PSD-04-231572 |
| 10-1 | SW | LOT 2, BLOCK 18, PSD-04-231572 |

AREA: EIGHTY FOUR SQUARE METERS (84), 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 **October 21, 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, September 9, 2025

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

COPY FURNISHED:

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

ARRAINE B. TIMOLA in her personal capacity as Co-Debtor and as Attorney-in-Fact of MARK ANTHONY S. GUANTERO ("DEBTOR/MORTGAGOR")
(1) Block 18 Lot 1 Phase 1 Bungalow Pod Amaia Scapes Trece Martires, Brgy. Conchu, Trece Martires City (currently occupied); and
(2) Block 118 Lot 28 Heritage Homes, Brgy. Gregorio Trece Martires City (occupied by mortgagor)

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 September 15, 22 and 29, 2025