

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-329-25

REYNANTE ROSERO ANDRADE, rep. by  
Attorney-In-Fact, Edgar Rosero Andrade,  
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 Debtor/Mortgagor, **REYNANTE ROSERO ANDRADE, rep. by Attorney-In-Fact, Edgar Rosero Andrade**, of legal age, Filipino and with postal address at (1) #540 Talisay St., Area 4, Capri, Novaliches Town Proper, Quezon City ((status: Occupied); and (2) Blk. 12 Lot 12 Kensington 22, Bacao I, General Trias, Cavite (status: Abandoned), to satisfy the mortgage indebtedness as of **February 28 2025** amounts to **FOUR MILLION TWENTY-FIVE THOUSAND TWENTY PESOS AND 19/100 (Php4,025,020.19)** 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. 057-2021000903

**LOT NO: 12, BLOCK NO: 12, PLAN NO: PCS-04-031422**  
**PORTION OF: LOT 1648-A; 1648-B; 1648-C, (LRC) PSD-303867 & 1649, SAN FRANCISCO DE MALABON ESTATE DECREE NO. 4270, (LRC RECORD NO. 5964)**  
**LOCATION: BARANGAY OF BACAO I, CITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON**

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 10, BLOCK 12, PCS-04-031422
2-3	SW	ROAD LOT 14, PCS-04-031422
3-4	NW	LOT 14, BLOCK 12, PCS-04-031422
4-1	NE	LOT 9, BLOCK 12, PCS-04-031422

AREA: FORTY (40) SQUARE METERS, 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

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

**REYNANTE ROSERO ANDRADE, rep. by**

**Attorney-In-Fact, Edgar Rosero Andrade**  
(1) #540 Talisay St., Area 4, Capri, Novaliches Town Proper, Quezon City ((status: Occupied); and  
(2) Blk. 12 Lot 12 Kensington 22, Bacao I, General Trias, Cavite (status: Abandoned)

**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