

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

UNIONBANK OF THE PHILIPPINES,
Mortgagee,

FORECLOSURE CASE NO. F-645-25

-versus-

MARIA THERESA L. BERIÑA, represented
by her Atty-in-Fact APRIL G. DE JESUS,
Mortgagor/s,

X- -----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **UNIONBANK OF THE PHILIPPINES** with business address at UnionBank Plaza Building, Meralco Avenue corner Onyx and Sapphire Roads, Ortigas Center, Pasig City against the Mortgagor, **MARIA THERESA L. BERIÑA, represented by her Atty-in-Fact APRIL G. DE JESUS**, with residence and postal address at Block 31, Lot 1, ACM Woodstock Homes, Alapan 1-17, Imus, Cavite to satisfy the mortgage indebtedness which as of **September 29, 2025**, amounts to **THREE MILLION ONE HUNDRED NINETY FOUR THOUSAND NINE HUNDRED TWENTY SIX PESOS and 85/100 (P3,194,926.85)**, Philippine Currency, inclusive of accrued interest as of said date but exclusive of all other charges incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **December 22, 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: 057-2018047024

LOT NO: 9 BLOCK NO: 13 PLAN NO: PSD-04-225971
PORTION OF: LOT 2051-F, PSD-04-166835; LRC
RECORD NO. 6832
LOCATION: BARANGAY OF BAGTAS, MUNICIPALITY
OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	ROAD LOT 11, PSD-04-225971
2-3	SE	LOT 10, BLOCK 13, PSD-04-225971
3-4	SW	LOT 13, BLOCK 13, PSD-04-225971
4-5		LOT 14, BLOCK 13, PSD-04-225971
5-1	NW	LOT 8, BLOCK 13, PSD-04-225971

AREA: FIFTY FOUR (54) SQ. M.

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 time and date, it shall be held on **January 5, 2026** 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, November 25, 2025.

JOSELITO L. ARANDA
Sheriff IV

Copy Furnished:

ATTY. BILLY JIM T. CARUNGUI
Atty-in-Fact of Unionbank
UnionBank Plaza Building, Meralco Avenue corner Onyx
and Sapphire Roads, Ortigas Center, Pasig City

MS. MARIA THERESA L. BERIÑA/

MS. APRIL G. DE JESUS (AIF)
Block 31, Lot 1, ACM Woodstock Homes, Alapan 1-17,
Imus, 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 December 1, 8 & 15, 2025