

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

**BDO UNIBANK, INC.,**  
Mortgagee,

-versus-

**FORECLOSURE CASE NO. F-867-25**

**KEN JOHN D. SANTOS,**  
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 BDO Corporate Center, 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City, against the Debtor/Mortgagor, **KEN JOHN D. SANTOS,** with residence and postal addresses at (1) Blk. 68, Lot 47, Phase 1, Phirst Park Homes-Tanza, Barrio Tanauan, Tanza, Cavite (occupied by mortgagor) and (2) Unit 1933 Tower 1, Light Residences, Boni, EDSA, Mandaluyong City (occupied by third party), to satisfy the mortgage indebtedness which as of **November 14, 2025** amounts to **FOUR MILLION ONE HUNDRED SIXTY FOUR THOUSAND THREE HUNDRED NINETY ONE PESOS and 69/100 (Php4,164,391.69),** Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **March 4, 2026** 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. 057-2019050318**

**LOT NO: 47 BLOCK NO: 68 PLAN NO: PCS-04-030746**  
**PORTION OF: LOT 2171-B-1, PSD-04-003866,**  
**LOT 2171-N-B, FLS-1479-D STA CRUZ DE MALABON**  
**ESTATE, LOT 2171-B-2-I, PSD-04-025600 &**  
**LOT 2171-B-2-J, PSD-04-024600**  
**LOCATION: BARRIO OF TANAUAN, MUNICIPALITY**  
**OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON**

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NORTH	LOT 48, BLOCK 68, PCS-04-030746
2-3	EAST	LOT 49, BLOCK 68, PCS-04-030746
3-4	SOUTH	ROAD LOT 84, PCS-04-030746
4-1	WEST	LOT 45, BLOCK 68, PCS-04-030746

**AREA: SIXTY SQUARE METERS AND FIFTY SQUARE DECIMETERS (60.50), 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 **March 18, 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, February 4, 2026

**REYNALDO L. SALOMA**  
Sheriff IV

COPY FURNISHED:

**BDO UNIBANK, INC.,**  
**CONSUMER REMEDIAL MANAGEMENT**  
33rd Floor, BDO Corporate Center Ortigas  
#12 ADB Avenue, Mandaluyong City

**MR. KEN JOHN D. SANTOS**  
(1) Blk. 68, Lot 47, Phase 1, Phirst Park Homes-Tanza,  
Barrio Tanauan, Tanza, Cavite  
(2) Unit 1933 Tower 1, Light Residences, Boni, EDSA,  
Mandaluyong City

**WARNING:** It is absolutely prohibited to remove, deface or destroy this notice of extra judicial sale on or before the date of sale.

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