

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

BDO UNIBANK, INC.,
Mortgagee,

FORECLOSURE CASE NO. F-311-26

-versus-

SPS. DEVINA ALVAREZ KANAI
AND SHINICHI KANAI,
Debtors/Mortgagors.

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 Debtors/Mortgagors, **SPS. DEVINA ALVAREZ KANAI AND SHINICHI KANAI**, represented by **Clarissa Alvarez Dolosa**, as Attorney-in-Fact, with residence and postal addresses at (1) #2A Morning Glory Street, Dona Manuela Subdivision, Pamplona Tres City, Las Piñas (occupied by mortgagors) and (2) Lot 11 Block 1 Somerset 11, Barangay Navarro, General Trias, Cavite (abandoned), to satisfy the mortgage indebtedness which as of **March 27, 2026** amounts to **ONE MILLION EIGHT HUNDRED SEVENTY THREE THOUSAND EIGHT HUNDRED SEVENTY EIGHT PESOS and 73/100 (Php1,873,878.73)**, 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 **August 7, 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. 057-2019048279

LOT NO: 11 BLOCK NO: 1 PLAN NO: PCS-04-028597
PORTION OF: LOT 2451-N, (RS-04-004515), LOT 2461, (RS-04-002445), LOT 2462, (RS-04-002445), LOT 2463, (FRS-04 -005172), LOT 2464, (RS-04-002484), BLOCK 9 & BLOCK 10, PCS-04-02846, ALL OF SAN FRANCISCO DE MALABON ESTATE, DECREED NO. 4270; LRC REC. NO. 5934
LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	ROAD LOT 2, PCS-04-028597
2-3	SW	LOT 10, BLOCK 1, PCS-04-028597
3-4	NW	LOT 261, BLOCK 1, PCS-04-028597
4-1	NE	LOT 12, BLOCK 1, PCS-04-028597

AREA: ONE HUNDRED SQUARE METERS (100), 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 **August 20, 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, July 3, 2026

(Sgd)

REYNALDO L. SALOMA
Sheriff IV

COPY FURNISHED:

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

SPS. DEVINA ALVAREZ KANAI AND SHINICHI KANAI
MS. CLARISSA ALVAREZ DOLOSA
(1) #2A Morning Glory Street, Dona Manuela Subdivision, Pamplona Tres City, Las Piñas
(2) Lot 11 Block 1 Somerset 11, Barangay Navarro, General Trias, 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 July 6, 13 & 20, 2026