

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-319-26

-versus-

SPS. YUSOPH PANARA-AG PANGANDAMAN
AND MARILOU OBEDENCIA
PANGANDAMAN,

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. YUSOPH PANARA-AG PANGANDAMAN AND MARILOU OBEDENCIA PANGANDAMAN**, with residence and postal addresses at (1) Lot 5 Block 158 Ferrer Street, Central Bicutan, Taguig (occupied by mortgagors) and (2) Lot 15 Block 4 Phase 1 Woodcress, Barangay Tapia, General Trias, Cavite (abandoned), to satisfy the mortgage indebtedness which as of **April 7, 2026** amounts to **THREE MILLION TWO HUNDRED FORTY TWO THOUSAND TWO HUNDRED THIRTEEN PESOS and 33/100 (Php3,242,213.33)**, 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. 057-2024030428

LOT NO: 15, **BLOCK NO:** 4, **PLAN NO:** PCS-04-032466
PORTION OF: BLK. 34, PCS-04-032361; LOTS 1896-A, 1896-C & 1896-D, PSD-04-045819; LOTS 1886 (FRS-04-006238) 1894 (FRS-04-005694) SAN FRANCISCO DE MALABON ESTATE LRC RECORD NO. 5964 DECREE NO. 4270

LOCATION: BARANGAY OF TAPIA, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE DIRECTION ADJOINING LOT(S)

1-3	SW, NW	ROAD LOT 22, PCS-04-032466
3-4	NE	ROAD LOT 19, PCS-04-032466
4-5	NE	LOT 16, BLOCK 4, PCS-04-032466
5-1	SE	LOT 14, BLOCK 4, PCS-04-032466

AREA: ONE HUNDRED TWENTY ONE (121) 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 **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)
JOSELITO L. ARANDA
Sheriff IV

COPY FURNISHED:

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

SPS. YUSOPH P. PANGANDAMAN & MARILOU OBEDENCIA PANGANDAMAN
(1) Lot 5 Block 158 Ferrer Street, Central Bicutan, Taguig
(2) Lot 15 Block 4 Phase 1 Woodcress, Barangay Tapia, 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