

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-638-26

-versus-

SPS. RONALD L. BALANSAG
AND JERRY MAE A. BALANSAG,
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 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, **SPS. RONALD L. BALANSAG AND JERRY MAE A. BALANSAG**, with postal addresses at (1) 168 Balagtas Royal Mansion, Malibay Pasay City (occupied by third party) and (2) Lot 54 Block 2, Kensington 7, Barangay Navarro, General Trias, Cavite (currently occupied), to satisfy the mortgage indebtedness which as of **July 01, 2026** amounts to **SEVEN HUNDRED EIGHTY SIX THOUSAND SIX HUNDRED SIXTY TWO PESOS AND 17/100 (Php786,662.17)**, 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 **September 29, 2026** at 10:00 o'clock in the morning until 12:00 o'clock 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. 057-2019007287

LOT NO: 54 BLOCK NO: 2 PLAN NO: PCS-04-028223
PORTION OF: BLK. 14, PSD-04-225691 AND LOT 1686, SFDME (FRS-04-005311)
LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 53, BLOCK 2, PCS-04-028223
2-3	NW	ROAD LOT 18, PCS-04-028223
3-4	NE	LOT 55, BLOCK 2, PCS-04-028223
4-1	SE	LOT 1, BLOCK 16, PCS-04-028223

AREA: FORTY SQUARE METERS (40), 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 6, 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, August 28 2026

(Sgd)
REYNALDO L. SALOMA
Sheriff IV

COPY FURNISHED:

BDO UNIBANK, INC.,

CONSUMER REMEDIAL MANAGEMENT
33rd Floor, BDO Corporate Center Ortigas
No. 12 ADB Avenue, Mandaluyong City

**SPS. RONALD L. BALANSAG
AND JERRY MAE A. BALANSAG**
(1) 168 Balagtas Royal Mansion, Malibay Pasay City
(occupied by third party)
(2) Lot 54 Block 2, Kensington 7, Barangay Navarro,
General Trias, Cavite (currently occupied)

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 August 31, September 7 & 14, 2026