**REPUBLIC OF THE PHILIPPINES**
**REGIONAL TRIAL COURT**
**FOURTH JUDICIAL REGION**
**BRANCH 109**
**CITY OF CARMONA, CAVITE**
**2nd Flr., Hall of Justice Building.,**
**Brgy. Maduya, City of Carmona, Cavite**
**Email Add: rtc2cac109@judiciary.gov.ph;**
**Tel. No. (046) 4828527**

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

**EJF-2026-59**
**For:** EXTRA-JUDICIAL FORECLOSURE OF REAL ESTATE MORTGAGE UNDER ACT 3135 AS AMENDED BY ACT 4118

-versus-

**SPS. ARDRICH G. ASALDO AND SHERYL C. ASALDO,**
Debtors/Mortgagors.

x - - - - - - - - - - - - - - - - - - - - - - - - x

**NOTICE OF SHERIFF'S SALE**

Upon Extra-Judicial petition for sale Under Act No. 3115, as amended by Act 4118 filed by the mortgagee, BDO UNIBANK, INC., with postal address at 33rd Floor BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City, against, **SPS. ARDRICH G. ASALDO AND SHERYL C. ASALDO**, with postal address/es at (1.) #144 Bat Compound Pildera II Naia, Malibay, Pasay City; (2) Lot 16 Blk 15 Hawk Drive St., Monteverde Royale Barangay San Juan, Taytay, Rizal Province and (3.) Lot 35 Blk 3 Phase II Carmona Estates Barangay Lantic, Carmona, Cavite, and for the satisfaction of the mortgaged debt which as of 24 July, 2026 amounts to **NINE HUNDRED FIFTY THOUSAND FIVE HUNDRED NINETY THREE PESOS AND 28/100 (P950,593.28)** Philippine Currency, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned or his duly authorized representative will SELL at public auction on **October 22, 2026** at 1:00 o'clock in the afternoon at the Lobby of the Hall of Justice Building, Brgy. Maduya, City of Carmona, Cavite to the highest bidder for CASH or MANAGER'S CHECK, in Philippine currency, the mortgaged property/ies with all the improvements thereon to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2019020192**

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF LANTIC, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE, ISLAND OF LUZON, *bounded and described as follows:*

**LOT NO:** 35, **BLOCK NO:** 3, **PLAN NO:** PCS-04-028207
**PORTION OF:** LOT'S 869-A & 869-B, SWO-40767
**LOCATION:** BARANGAY OF LANTIC, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE, ISLAND OF LUZON

**BOUNDARIES:**

| LINE | DIRECTION | ADJOINING LOT(S) |
|---|---|---|
| 1-2 | NE | LOT 36, BLOCK 3, PCS-04-028207 |
| 2-3 | SE | LOT 872, CAD. 285, CARMONA CADASTRE |
| 3-4 | SW | LOT 34, BLOCK 3, PCS-04-028207 |
| 4-1 | NW | ROAD LOT 18, PCS-04-028207 |

**TIE POINT:** BLLM NO. 6, CAD 285, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE

| LINE | BEARING | DISTANCE |
|---|---|---|
| TO CORNER 1 | S. 16° 48'E | 940.14 M. |
| 1-2 | S. 16° 07'E | 10.00 M. |
| 2-3 | S. 73° 53'W | 5.00 M. |
| 3-4 | N. 16° 07'W | 10.00 M. |
| 4-1 | N. 73° 53'E | 5.00 M. |

**AREA: FIFTY SQUARE METERS (50), MORE OR LESS**

**DESCRIPTION OF CORNERS:** ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS 15X40 CMS.
**BEARINGS:** TRUE
**DECLINATION:**
**DATE OF ORIGINAL SURVEY:** AUG. 16, 1940 TO JULY 31, 1941
**DATE OF SUBD/CONS SURVEY:** FEBRUARY 01-10, 2013
**DATE OF APPROVED SURVEY:** MARCH 04, 2014
**GEODETIC ENGINEER:** ROLANDO B. CORTEZ
**NOTES:**

xxxNOTHING FOLLOWSxxx

Prospective buyers and/ or bidders are hereby enjoined to investigate for themselves the title of the said property and the encumbrance thereon, if there be any.

All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event of the public auction should not take place on the said date and time, it shall be held on **October 29, 2026** at the same time and place without further notice.

26th day of August, 2026 at
City of Carmona, Cavite.

By:

(Sgd)
**JOSEPH R. DIOKNO**
Sheriff IV

Noted by:

(Sgd)
**ATTY. CORINNA B. SALONGA-LOPERA**
Clerk of Court VI & Ex-Officio Sheriff

Copy Furnished:

**BDO UNIBANK, INC.,**
REMEDIAL MANAGEMENT UNIT c/o JACEL DL. FLORENCIO
33rd Floor BDO Corporate Center Ortigas
No. 12 ADB Avenue, Mandaluyong City

**SPS. ARDRICH G. ASALDO AND SHERYL C. ASALDO**
1. #144 bat Compound Pildera II Naia, Malibay, Pasay City
2. Lot 16 Blk 15 Hawk Drive St., Monteverde Royale Barangay San Juan, Taytay, Rizal Province
3. Lot 35 Blk 3 Phase II Carmona Estates Barangay Lantic, Carmona, Cavite

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