

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-527-26

-versus-

SPS. CHARMAINE C. LEAL
AND ALWIN V. LUCENA,
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. CHARMAINE C. LEAL AND ALWIN V. LUCENA**, represented by **Aileen C. Leal** as Attorney-in-Fact, with postal addresses at (1) Lot 7, Block 4, Cattleya Homes Pag-Asa II, Imus, Cavite (currently occupied) and (2) Lot 17, Block 10, Phase 7, Westwood, Brgy. Pasong Camachile, General Trias, Cavite (abandoned), to satisfy the mortgage indebtedness which as of **June 11, 2026** amounts to **TWO MILLION TWO HUNDRED FORTY EIGHT THOUSAND TWO HUNDRED THREE PESOS and 59/100 (Php2,248,203.59)**, 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. 057-2024014860

LOT NO: 17, BLOCK NO: 10, PLAN NO: PCS-04-032614
PORTION OF: BLOCK 17, PCS-04-031691; BLK. 17, PCS-04-032534 & LOT 2091, RS-04-001955, LOT 2100, FRS-04-005685

LOCATION: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 19, BLOCK 10, PCS-04-032614
2-3	NE	ROAD LOT 13, PCS-04-032614
3-4	SE	LOT 15, BLOCK 10, PCS-04-032614
4-1	SW	LOT 18, BLOCK 10, PCS-04-032614

AREA: FIFTY (50) 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 **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)
JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

COPY FURNISHED:

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

SPS. CHARMAINE C. LEAL & ALWIN V. LUCENA
MS. AILEEN C. LEAL
(1) Lot 7, Block 4, Cattleya Homes Pag-Asa II, Imus, Cavite
(2) Lot 17, Block 10, Phase 7, Westwood,
Brgy. Pasong Camachile, 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 August 31, September 7 & 14, 2026