

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-461-26

-versus-

SPS. MONA LIZA A. BUSTILLO
AND MAHONRI JOSEPH A. BUSTILLO,
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. MONA LIZA A. BUSTILLO AND MAHONRI JOSEPH A. BUSTILLO**, with postal addresses at (1) Lot 14 Block 32 Phase 4 Cedar, Carmona, Cavite (occupied by third party) and (2) Lot 7 Block 1A Phase 1 Camella Tanza, Brgy. Bagtas, Tanza, Cavite (currently occupied), to satisfy the mortgage indebtedness which as of **May 15, 2026** amounts to **ONE MILLION FIFTY THREE THOUSAND ONE HUNDRED SEVENTY EIGHT PESOS and 42/100 (Php1,053,178.42)**, 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. 057-2022005945

LOT NO: 7, BLOCK NO: 1, PLAN NO: PCS-04-030966
PORTION OF: LOT 34, BLOCK 12, LOTS 41-78, BLK. 21;
LOTS 1-81, BLK. 22; LOTS 1-86, BLK. 23, LOTS 1-49,
BLK. 24, ROAD LOTS 20-22, PSD-04-225971

LOCATION: BRGY. OF BAGTAS, MUN. OF TANZA,
PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)

1-2	SW	RD. LOT 1, PCS-04-030966
2-3	NW	LOT 6, BLOCK 1, PCS-04-030966
3-4-5	NE	LOT 8, BLOCK 21, PCS-04-225971
5-6	NE	LOT 9, BLOCK 21, PCS-04-225971
6-1	SE	LOT 8, BLOCK 1, PCS-04-030966

AREA: SIXTY SQUARE METERS (60) 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)
JOSELITO L. ARANDA
Sheriff IV

COPY FURNISHED:

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

**SPS. MONA LIZA A. BUSTILLO
& MAHONRI JOSEPH A. BUSTILLO**
(1) Lot 14 Block 32 Phase 4 Cedar, Carmona, Cavite
(2) Lot 7 Block 1A Phase 1 Camella Tanza,
Brgy. Bagtas, Tanza, 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