

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-901-26

-versus-

SPS. JEFFREY M. RANCHE AND
DAYANA M. RANCHE,
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. JEFFREY M. RANCHE AND DAYANA M. RANCHE**, with postal addresses at (1) #100 Interior 5, KKK Street, Barangay 150, Caloocan City; and (2) Lot 16 Block 22 Kensington Phase 22, Barangay Bacao 1, General Trias, Cavite, to satisfy the mortgage indebtedness which as of **September 18, 2026** amounts to **ONE MILLION TWO HUNDRED SEVENTY FIVE THOUSAND ONE HUNDRED THIRTY SEVEN PESOS AND 88/100 (Php1,275,137.88)**, 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 **November 17, 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. 057-2025015019

LOT NO: 16 **BLOCK NO:** 22 **PLAN NO:** PCS-04-028977
PORTION OF: THE CONS/SUBD OF LOTS 1632-A, 1632-B, 1632-C, PSD-04-134487; LOT 1631, (FRS-04-005440) & LOT 1642, (RS-04-002863) SAN FRANCISCO DE MALABON ESTATE, DECREED NO. 4270; LRC REC. NO. 5964

LOCATION: BARANGAY OF BACAO 1, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE,

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 15, BLOCK 22, PCS-04-028977
2-3	NE	LOT 18, BLOCK 22, PCS-04-028977
3-4	SE	ROAD LOT 37, PCS-04-028977
4-1	SW	LOT 14, BLOCK 22, PCS-04-028977

AREA: FIFTY SQUARE METERS (50), 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 **November 24, 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, October 20, 2026

(Sgd)
RICARDO A. TOLEDO
Sheriff IV

COPY FURNISHED:

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

SPS. JEFFREY M. RANCHE AND DAYANA M. RANCHE
(1) #100 Interior 5, KKK Street, Barangay 150, Caloocan City
(2) Lot 16 Block 22 Kensington 22, Barangay Bacao 1, 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 October 26, November 2 & 9, 2026