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-837-26

-versus-

REY N. AZUELA,
Debtor/Mortgagor,
EVELYN R. CAL,
Co-Debtor,
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 Debtor/Mortgagor, **REY N. AZUELA**, and Co-Debtor **EVELYN R. CAL,** signing for herself and as Attorney-in-Fact of Rey N. Azuela, with postal addresses at (1) No. 54 Cherry Blossom Street, Payatas A, Payatas Quezon City (occupied by third party) and (2) Lot 28 Block 15 Kensington 11, Barangay Navarro, General Trias, Cavite (currently occupied), to satisfy the mortgage indebtedness which as of **August 14, 2026** amounts to **FIVE HUNDRED SEVENTY SIX THOUSAND ONE HUNDRED FIFTY THREE PESOS AND 20/100 (Php576,153.20),** 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. 057-2017045203

LOT NO: 28 **BLOCK NO:** 15 **PLAN NO:** PSD-04-226212
PORTION OF: BLOCK 14, PCS-04-027752, DECREE NO. 4270; LRC REC. NO. 5964
LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 26, BLOCK 15, PSD-04-226212
2-3	SW	ROAD LOT 18, PSD-04-226212
3-4	NW	LOT 30, BLOCK 15, PSD-04-226212
4-1	NE	LOT 27, BLOCK 15, PSD-04-226212

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 **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)
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

MR. REY N. AZUELA
MS. EVELYN R. CAL
(1) No. 54 Cherry Blossom Street, Payatas A, Payatas Quezon City
(2) Lot 28 Block 15 Kensington 11, Barangay Navarro, 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.

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