

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

BDO UNIBANK, INC.,
Mortgagee,

FORECLOSURE CASE NO. F-264-25

-versus-

SPS. PERCIVAL PABIONA CARNAJE, JR.
AND JENNY QUILLA CARNAJE,
Debtor/Mortgagor

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 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, **SPS. PERCIVAL PABIONA CARNAJE, JR. AND JENNY QUILLA CARNAJE**, with residence and postal address at (1) Block 7 Lot 14 Kensington Phase 17, Brgy. Navarro, General Trias, Cavite (status: occupied by DEBTORS/MORTGAGORS); and (2) 15D Iloilo Street, Bago Bantay, Quezon City CPO 1100 (status: occupied by a third party), to satisfy the mortgage indebtedness as of **February 24, 2025** amounts to **TWO MILLION ONE HUNDRED THIRTY-ONE THOUSAND FIVE HUNDRED TWENTY-TWO PESOS AND 41/100 (Php2,131,522.41)** including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on 21 MAY 2025 at 10:00 o'clock in the morning until 12:00 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. 057-2018009532

LOT NO: 14 BLOCK NO: 7 PLAN NO: PCS-04-028598
PORTION OF: THE CONS/SUBD OF LOT'S 1698, (RS-04-001799) LOT 1699, (RS-04-003884) LOT 1701 (FRS-04-005313) ALL OF SAN FRANCISCO DE MALABON ESTATE & LOT 1726-A, LOT 1726-B, LOT 1726-C, PSD-04-098877, 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	SW	LOT 16, BLOCK 7, PCS-04-028598
2-3	NW	ROAD LOT 10, PCS-04-028598
3-4	NE	LOT 12, BLOCK 7, PCS-04-028598
4-1	SE	LOT 13, BLOCK 7, PCS-04-028598

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 04 JUN 2025 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, 24 APR 2025.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.,
CONSUMER BANKING GROUP - CONSUMER REMEDIAL MANAGEMENT
33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City

SPS. PERCIVAL PABIONA CARNAJE, JR. AND JENNY QUILLA CARNAJE
(1) Block 7 Lot 14 Kensington Phase 17, Brgy. Navarro, General Trias, Cavite
(status: occupied by DEBTORS/MORTGAGORS); and
(2) 15D Iloilo Street, Bago Bantay, Quezon City CPO 1100 (status: occupied by a third party),

Publication: Cavite Region
Dates: April 28, May 5 & 12, 2025

WARNING: It is absolutely prohibited to remove, deface or destroy this Notice of Extra Judicial Sale on or before the date of sale