

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

BDO UNIBANK, INC.,

Mortgagee,

-versus-

FORECLOSURE CASE NO. F-503-25

ELMIE H. CATIPAY,

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, **ELMIE H. CATIPAY** of legal age, Filipino and with postal address at (1) No. 1767A, Malabon Street, Brgy. Sta. Cruz, Manila (occupied by third party); and (2) Block 10 Lot 26 Somerset 3, Brgy. Navarro, General Trias, Cavite (occupied by third party) to satisfy the mortgage indebtedness as of **15 May 2025** amounts to **ONE MILLION EIGHT HUNDRED SIXTY-SEVEN THOUSAND SEVEN HUNDRED SIXTY PESOS and 95/100 (Php1,867,760.95)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on 07 OCT 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. 057-2017046721

LOT NO: 26 BLOCK NO: 10 PLAN NO: PCS-04-028038

PORTION OF: LOT 1708, SAN FRANCISCO DE MALABON ESTATE; LOT 1706-K, BSD-04-002033 (OLT); BLOCK 10, PCS-04-028018 & BLOCK 13, PCS-04-027806, DECREED 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	ROAD LOT 13, PCS-04-028038
2-3	NW	LOT 28, BLOCK 10, PCS-04-028038
3-4	NE	LOT 36, BLOCK 10, PCS-04-028038
4-1	SW	LOT 24, BLOCK 10, PCS-04-028038

AREA: EIGHTY SQUARE METERS (80), 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 21 OCT 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, 09 SEP 2025


ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

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

ELMIE H. CATIPAY

(1) No. 1767A, Malabon Street, Brgy. Sta. Cruz, Manila (occupied by third party); and
(2) Block 10 Lot 26 Somerset 3, Brgy. Navarro, General Trias, Cavite (occupied by third party)

Publication: CAVITE NGAYON
SEP 15, 2025
Dates: 2025

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