

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-170-26

-versus-

ELISA A. TIMTIM,
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 BDO Corporate Center, 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City against **ELISA A. TIMTIM**, represented herein by **RODRIGO A. TIMTIM** as Attorney-in-Fact, with residence and postal addresses at (1) Phase 1, block 7, Lot 15, Arum St., Bellefort Estate, Molino IV, Bacoor City, Cavite (occupied by third party) and (2) Lot 4, Block 13, Phase 23, Kensington, Brgy. Bacao 1, Gen. Trias City, Cavite (currently occupied by mortgagor), to satisfy the mortgage indebtedness which as of **February 13, 2026** amounts to **ONE MILLION SEVEN HUNDRED THOUSAND TWO HUNDRED FIFTY NINE PESOS and 23/100 (PhP1,700,259.23)**, 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 5 MAY 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. 057-2023014985

Lot No. 4 **Block: 13** **Plan No. Pcs-04-031422**
Portion of: Lot 1648-A, 1648-B, 1648-C, (LRC) Psd-303867 & 1649 San Francisco de Malabon Estate
Decree No. 4270, LRC Record No. 5964,
Location: Barangay of Bacao 1, City of Gen. Trias, Province of Cavite, Island of Luzon
Boundaries:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	Lot 2, Block 13, Pcs-04-031422
2-3	SW	Road Lot 15, Pcs-04-031422
3-4	NW	Lot 6, Block 13, Pcs-04-031422
4-1	NE	Lot 1, Block 13, Pcs-04-031422

Area: FORTY (40) SQUARE METERS, 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 05 JUN 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, April 21, 2026.

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

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

ELISA A. TIMTIM / RODRIGO A. TIMTIM
(1) Phase 1, Block 7, Lot 15, Arum St., Bellefort Estate, Molino IV, Bacoor City, Cavite
(2) Lot 4, Block 13, Phase 23, Kensington, Brgy. Bacao 1, Gen. Trias City, Cavite

Publication: Cavite Ngayon
Dates: April 27, May 4 & 11, 2026

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