

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-297-25

LAILANI VELARDE MIGUEL,
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 Debtor/Mortgagor, **LAILANI VELARDE MIGUEL**, of legal age, Filipino and with postal address at (1) Block 54 Lot 27 Grand Forbes, Antel Grand Village, Brgy. Bacao II, General Trias, Cavite (status: vacant lot); and (2) Block 28 Lot 10 Regal Homes, Brgy. Alapan 1-A, Imus, Cavite (status: occupied by DEBTOR/MORTGAGOR), to satisfy the mortgage indebtedness as of **February 28, 2025** amounts to **SEVEN MILLION FIVE HUNDRED FORTY-THREE THOUSAND FOUR HUNDRED THIRTY-ONE PESOS AND 32/100 (Php7,543,431.32)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **01 JUL 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. 057-2019019670

LOT NO: 27 BLOCK NO: 54 PLAN NO: PCS-04-030509
PORTION OF: THE CONS/SUBD OF LOTS 1 & 2 BOTH BLK. 73 & 1, BLK. 75, ALL OF PCS-04-029031, 1, BLK. 61, 23, BLK. 54, 25, BLK. 65, 1, BLK. 160 ALL OF PCS-04-030104, 1574 (FRS-04-005504) AND 1576 (RS-04-005101), SAN FRANCISCO DE MALABON ESTATE
LOCATION: BARANGAY OF BACAO II, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	ROAD LOT 116 (10.00 M. WIDE), PCS-04-030509
2-3	NE	LOT 26, BLOCK 54, PCS-04-030509
3-4	SE	LOT 3, BLOCK 160, PCS-04-030509
4-5	SE	LOT 4, BLOCK 160, PCS-04-030509
5-1	SW	LOT 28, BLOCK 54, PCS-04-030509

AREA: TWO HUNDRED TWENTY NINE SQUARE METERS (229), 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 15 JUL 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, 03 JUN 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

LAILANI VELARDE MIGUEL

(1) Block 54 Lot 27 Grand Forbes, Antel Grand Village, Brgy. Bacao II, General Trias, Cavite (status: vacant lot); and
(2) Block 28 Lot 10 Regal Homes, Brgy. Alapan 1-A, Imus, Cavite (status: occupied by DEBTOR/MORTGAGOR)

Publication: Cavite Ngayon
Dates: JUNE 9, 16 & 23, 2025

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