

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-019-26

-versus-

VANESSA G. GARCIA,  
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, 33<sup>rd</sup> Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City against the Debtor/Mortgagor, **VANESSA G. GARCIA**, with residence and postal addresses at (1) 183 Manggahan Street, Brgy. Pamplona Uno, Las Piñas City (abandoned property) and (2) Lot 13, Block 14, Woodcress Phase 1, Brgy. Tapia, General Trias, Cavite (currently occupied), to satisfy the mortgage indebtedness which as of **January 12, 2026** amounts to **ONE MILLION SEVEN HUNDRED THOUSAND SEVEN HUNDRED FIFTY ONE PESOS and 48/100 (PhP1,700,751.48)**, 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 20 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. 057-2022022749**

**Lot No. 13**                      **Block: 14**                      **Plan No. Pcs-04-032466**  
**Portion of:** Blk. 34, Pcs-04-032361; Lots 1896-A, 1896-C & 1896-D, Psd-04-045819; Lots 1886 (FRS-04-006238); 1894 (FRS-04-005694), San Francisco de Malabon Estate, LRC Rec. No. 5964, Decree No. 4270  
**Location:** Barangay of Tapia, Municipality of Gen. Trias, Province of Cavite, Island of Luzon  
**Boundaries:**

| LINE | DIRECTION | ADJOINING LOT(S)                |
|------|-----------|---------------------------------|
| 1-2  | NE        | Lot 14, Block 14, Pcs-04-032466 |
| 2-3  | SE        | Lot 11, Block 14, Pcs-04-032466 |
| 3-4  | SW        | Road Lot 12, Pcs-04-032466      |
| 4-1  | NW        | Lot 15, Block 14, Pcs-04-032466 |

**Area: FIFTY (50) 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

JOANNAH AVIGAIL C. TIMKANG  
Sheriff IV

Copy Furnished:

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

VANESSA G. GARCIA  
(1) 183 Manggahan Street, Brgy. Pamplona Uno, Las Piñas City  
(2) Lot 13, Block 14 Woodcress Phase 1, Brgy. Tapia, General Trias, Cavite

Publication: cris kagayon  
Dates: April 21, 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.