

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-594-26

-versus-

MAE RUTH A. FERNANDEZ,
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 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City against the Debtor/Mortgagor, **MAE RUTH A. FERNANDEZ**, with postal addresses at (1) 1648B Milagros St., Brgy. 340, Sta. Cruz, Manila (occupied by third party); and (2) Lot 76 Block 5 Phase 8 Redfern, Barangay Pasong Kawayan I, General Trias, Cavite, to satisfy the mortgage indebtedness which as of **July 1, 2026** amounts to **TWO MILLION TWO HUNDRED EIGHTY TWO THOUSAND EIGHT HUNDRED SEVENTY FOUR PESOS AND 62/100 (PhP2,282,874.62)**, 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 **29 SEP 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. 057-2025019819

Lot No. 76 **Block: 5** **Plan No. PCS-04-032961**
Portion of: CONS.-SUBD. OF LOTS 2227-A; 2227-B, PSD-04-164030, LOT 2223 (SFDM ESTATE) RS-04-002593 & BLOCK 20, PCS-04-032720, LRC RECORD NO. 5964, DECREE NO. 4270

Location: BARANGAY OF PASONG KAWAYAN I, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

Boundaries:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 75, BLOCK 5, PCS-04-032961
2-3	SW	ROAD LOT 8, PCS-04-032961
3-4	NW	LOT 77, BLOCK 5, PCS-04-032961
4-1	NE	LOT 11, BLOCK 5, PCS-04-032961

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 **06 OCT 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, **AUG 28 2026**

MS

Sheriff IV

Copy Furnished:

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

MAE RUTH A. FERNANDEZ
(1) 1648B Milagros St., Brgy. 340, Sta. Cruz, Manila (occupied by third party);
(2) Lot 76 Block 5 Phase 8 Redfern, Barangay Pasong Kawayan I, General Trias, Cavite

Publication: **CAVITE NGAYON**
Dates: **AUG 31, SEPT 7 & 14**
2026

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