

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

UNIONBANK OF THE PHILIPPINES

Mortgagee,

-versus-

FORECLOSURE CASE NO. F-449-25

MELODY D. PACO

Mortgagor/s.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **UNIONBANK OF THE PHILIPPINES** with business address at Union Bank Plaza Building, Meralco Avenue corner Onyx and Sapphire Roads, Ortigas Center, Pasig City, Metro Manila against the Mortgagor/s. **MELODY D. PACO** with residence and postal address at 1) 197, Macapagal Street, Magsaysay, Purok 2, San Pedro, Laguna 2) Lot 3, Block 30, Amaia Scapes General Trias, Barangay Santiago, General Trias, Cavite to satisfy the mortgage indebtedness as of **21 May 2025** amounts to **TWO MILLION EIGHT HUNDRED THIRTY NINE THOUSAND SIX HUNDRED EIGHTY THREE & 48/100 (PHP 2,839,683.48)** 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. 057-2023034755

LOT NO: 3

BLOCK NO: 30

PLAN NO: PSD-04-236903

PORTION OF: LOT 5-C, PSD-042108-066707 ;

LOCATION: BARANGAY OF SANTIAGO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE NE	ROAD LOT 7, PSD-04-236903 <u>LOT 5</u> , Block 30 , PSD 04-236903
2-3	SW SE	<u>LOT 10</u> / BLOCK 30, PSD-04-236903 <u>LOT 11</u> ,
3-4	NW SW	<u>LOT 6</u> / BLOCK 30, PSD-04-236903 <u>LOT 2</u>
4-5	NW	<u>LOT 7</u> , BLOCK 30, PSD-04-236903 <u>ROAD LOT 5</u>
4-1 5-1	NE	<u>LOT 8</u> , BLOCK 30, PSD-04-236903

AREA: FORTY FIVE SQUARE METERS (45), MORE OR LESS

All sealed bids must be submitted to the undersigned on the above-stated time and date.

21 OCT 2025 In the event the public auction should not take place on the said date and time, it shall be held on 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


RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

UNIONBANK OF THE PHILIPPINES

Union Bank Plaza Building, Meralco Avenue corner Onyx and Sapphire Roads, Ortigas Center, Pasig City, Metro Manila

MELODY D. PACO

1) 197, Macapagal Street, Magsaysay, Purok 2, San Pedro, Laguna

2) Lot 3, Block 30, Amaia Scapes General Trias, Barangay Santiago, General Trias, Cavite

Publication: CAVITE NGAYON
SEPT. 15, 22 & 29
2025
Dates: _____

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