

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

BDO UNIBANK, INC.,

Mortgagee,

-versus-

Foreclosure Case No. F-307-24

EMERSON MARIÑAS ROSALES,

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, **BDO UNIBANK, INC.**, with business address at BDO Towers Valero, formerly Citibank Tower, 8741 Paseo de Roxas, Makati City, 1226, Metro Manila against the Mortgagor/s, **EMERSON MARIÑAS ROSALES** with residence and postal address at #44B Javier St., Brgy. Baritan Malabon City, Metro Manila, 1470 and Block 08, Lot 16, Phase 1, Woodcress, Brgy. Tapia, General Trias, Cavite to satisfy the mortgage indebtedness as of **29 January 2024** amounts to **TWO MILLION THREE HUNDRED TWENTY EIGHT THOUSAND FIVE HUNDRED EIGHTY EIGHT AND 58/100 PESOS (P2,328,588.58)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **30 APR 2024** at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2022034755

LOT NO : 16,

BLOCK NO: 8,

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 RECORD 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	SW	LOT 14, BLOCK 8, PCS-04-032466
2-5	NW	ROAD LOT 7, PCS-04-032466
5-6	NE	LOT 18, BLOCK 8, PCS-04-032466
6-1	SE	LOT 15, BLOCK 8, PCS-04-032466

AREA : SEVENTY TWO (72) 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 **14 MAY 2024** 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 **19 MAR 2024**

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.,

BDO UNIBANK, INC.,

Risk Management Group- Remedial Management Unit

11th Floor, BDO Towers Valero, (formerly Citibank Tower),

8741 Paseo de Roxas, Makati City

EMERSON MARIÑAS ROSALES

#44B Javier St., Brgy. Baritan

Malabon City, Metro Manila, 1470

Block 08, Lot 16, Phase 1, Woodcress,

Brgy. Tapia, General Trias, Cavite

CAVITE NGAYON
MAR. 25, APRIL 1

Publication: **8, 2024**

Dates

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE
DEFACE, OR DESTROY THIS NOTICE OF EXTRA-
JUDICIAL SALE ON OR BEFORE THE DATE OF SALE**