

Republic of the Philippines
Fourth Judicial Region
Regional Trial Court of Cavite
Office of the Clerk of Court & Ex-Officio Sheriff
New Justice Hall, J.P. Rizal Avenue,
Kaybagal South, Tagaytay City

BDO UNIBANK, INC.,
Mortgagee,

EJF NO. TG-24-002
FOR: Application for Extra-Judicial
Foreclosure of Mortgage (Under Act
No. 3135, As Amended)

-versus-

SPS. JERICO A. ROCHA and
MELISA P. ROCHA,
Debtors/Mortgagors

x ----- x

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, a universal banking corporation duly organized and existing under laws of the Republic of the Philippines, with principal office and place of business at 11F BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City, pursuant to the terms and conditions of the Mortgage Loan Agreements, to wit:

Date Executed and Notarized

- 1) Mortgage Loan Agreement October 27, 2014 and
- 2) Amendment to Mortgage Loan June 18, 2015 Agreement

by Debtors/Mortgagors, **SPS. JERICO A. ROCHA and MELISA P. ROCHA**, both of legal age, Filipinos, with residence and postal address/es at: (1) Lot 9, Blk. 14 Wellington St., Somerset Place, Manggahan, Pasig City; and (2) Lot 17, Blk. 5, Morada Street, Tagaytay Country Homes 3, Silang Junction (Silang Crossing), Tagaytay City, Cavite, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. 076-2013005680** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Borrowers/Mortgagors in the amount of **FIVE MILLION THREE HUNDRED THIRTY-TWO THOUSAND ONE HUNDRED THREE AND 59/100 (PHP 5,332,103.59)** as of December 15, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Baby Leem B. Maristela, will sell at public auction on **July 4, 2024** at 10:00 o'clock in the morning or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF
TITLE NO. 076-2013005680
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in BARANGAY SILANG CROSSING, CITY OF TAGAYTAY, bounded and described as follow:

A PARCEL OF LAND (LOT 17 BLOCK 5 OF THE CONSOLIDATION/SUBDIVISION PLAN, PCS-04006193, BEING A PORTION OF THE CONSOLIDATION OF LOT 7 (LRC) PCS-9683 & (LRC) PCSN-1385, L.R.C. RECORD NO. 52946 & 53059), SITUATED IN THE BARANGAY SILANG CROSSING, CITY OF TAGAYTAY. BOUNDED ON THE SE., ALONG LINE 1-2 BY ROAD LOT 4; ON THE SE., ALONG LINE 2-3 BY LOT 16, BLK-5, OF THE CONSOL./SUBD. PLAN; ON THE NW., ALONG LINE 3-4 BY LOT 1-A, PSD-10552; ON THE NE., ALONG LINE 4-1 BY 18 BLK-5, OF THE CONSOL/SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN BEING S. 35 DEG. 01'E., 6402.52 M. FROM BLLM NO. 2, TAGAYTAY CITY; THENCE S. 80 DEG. 11'W., 10.00 M. TO POINT 2; THENCE N. 9 DEG. 49'W., 18.00 M. TO POINT 3; THENCE N. 80 DEG. 11'E., 10.00 M. TO POINT 4; THENCE S. 9 DEG. 49'E., TO 18.00 M. TO THE POINT OF; BEGINNING, CONTAINING AN AREA OF ONE HUNDRED EIGHTY (180) SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND MARKED ON THE GROUND BY PS CYL. CON. MONS. 15 X 60 CM; BEARINGS TRUE;

DATE OF ORIGINAL SURVEY; MAY 23, 1938 & THAT OF THE CONSOLIDATION/SUBDIVISION SURVEY, NOV. 27-DEC. 10, 1991 & WAS APPROVED ON JANUARY 17, 1992.

Is registered in accordance with the provision of the roperty Registration Decree in the name of

Owner: **MELISA PAGUIA ROCHA, MARRIED TO JERICO ROCHA, FILIPINOS**
Address: B14 L9 WELLINGTON ST., SOMERSET PLACE, MANGGAHAN, PASIG CITY

In the event the public auction should not take place on the said date, it shall be held on **July 11, 2024** without further notice.

Prospective bidders or buyers are hereby to enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. 076-2013005680** the encumbrances thereon, if any there be.

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

Tagaytay City, Philippines, May 3, 2024.

ATTY. VARBRA ANN A. VARIAS-DIMAYUGA
Clerk of Court VI & Ex-Officio Sheriff

BABY LEEM B. MARISTELA
Sheriff-in-Charge

W A R N I N G :

IT IS ABSOLUTELY PROHIBITED TO REMOVE, DEFACE OR DESTROY THIS NOTICE OF SHERIFF'S SALE ON OR BEFORE THE DATE OF THE AUCTION SALE UNDER THE PENALTY OF LAW

Copy Furnished:

BDO UNIBANK, INC.,
Mortgagee
11F BDO Towers Valero (formerly Citibank Tower),
8741 Paseo de Roxas, Makati City

SPS. JERICO A. ROCHA
MELISA P. ROCHA
(1) Lot 9, Blk. 14 Wellington St., Somerset Place, Manggahan, Pasig City
(2) Lot 17, Blk. 5, Morada Street, Tagaytay Country Homes 3, Silang Junction (Silang Crossing), Tagaytay City, Cavite

Publication: HANEP May 20, 27 & June 3, 2024