

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

**TRANSFER CERTIFICATE OF TITLE NO. 076-2019008245**  
Registry of Deeds for Tagaytay City

**BDOUNIBANK, INC.,**

*Mortgagee,*

**EJF NO. TG-24-180**

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

-versus-

**JOELYN D. ANDAYA married to  
JERRY G. ANDAYA,**

*Debtor/Mortgagor*

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 the laws of the Republic of the Philippines, with principal office and place of business at 33rd Floor BDO Corporate Center Ortigas #12 ADB Avenue Mandaluyong City, pursuant to the terms and conditions of the Uniform Loan and Mortgage Agreement (Real Estate) ("MORTGAGE") executed and notarized on December 20, 2019 by *Debtors/Mortgagors*, **JOELYN D. ANDAYA married to JERRY G. ANDAYA**, both of legal age, Filipinos, with residence and postal addresses at (1) Gozar St. Buenavista Sablayan, Mindoro Occidental 5104 and (2) Lot 5, Block 101A Road Lot 3A (now Alpina Street) Heritage Spring Homes Brgy. Putting Kahoy, Silang, Cavite, Cavite, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. 076-2019008245** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Debtors/Mortgagors in the amount of **FIVE MILLION TWO HUNDRED TWENTY-FOUR THOUSAND THREE HUNDRED SEVENTY-SEVEN PESOS AND 48100 (Php5,224,377.48)** as November 27, 2024, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Oliver T. Bocacao Jr., will sell at public auction on **April 1, 2025** 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:

"IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF PUTING KAHROY, MUN. OF SILANG, PROV. OF CAVITE, IS. OF LUZON, more particularly bounded and described as follows:

A PARCEL OF LAND (LOT 5, BLK. 101A OF THE CONSOLIDATION SUBDIVISION PLAN, PCS-04-025290, BEING A PORTION OF BLK. 100-B, LOT 4, BLK. 413, LOT 15, BLK. 112, PCS-04-023334, LOTS 8324-A & 8324-B, PSD-04-182337, LOTS 8325-A & 8325-B, PSD-04-182336, LOTS 8329-A & 8329-B, PSD-04-182338, LOTS 8330-A-1, 8330-A-2, PSD-04-185163, LOTS 8330-B-1 & 8330-B-2, PSD-04-185164, LOTS 8331-A & 8331-B, PSD-04-182339, LOTS 8332-A & 8332-B, PSD-04-182340, LOTS 8405-B PSD-04-182331 LRC REC. NO. ), SITUATED IN THE BARANGAY OF PUTING KAHROY, MUN. OF SILANG, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 6, BLK. 101A; ON THE NE., ALONG LINE 2-3 BY LOT 7, BLK. 101A; ALONG LINE 3-4 BY LOT 8, BLK. 101A; ON THE SE., ALONG LINE 4-5 BY LOT 4, BLK. 101A AND ON THE SW., ALONG LINE 5-1 BY RD. LOT 3A ALL OF THE CONS. SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, BEING S. 73 DEG. 36'E., 6137.69 M. FROM BLLM #1, CAD. 452-D, SILANG CADASTRE. THENCE N. 57 DEG. 32'E., 12.00 M. TO PT. 2; THENCE S. 32 DEG. 28'E., 2.54 M. TO PT. 3; THENCE S. 32 DEG. 28'E., 7.46 M. TO PT. 4; THENCE S. 57 DEG. 32'W., 12.00 M. TO PT. 5; THENCE N. 32 DEG. 28'W., 10.00 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF ONE HUNDRED TWENTY (120) SQUARE METERS, MORE OR LESS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND MARKED ON THE GROUND BY PS. CYL. CONC. MONS. 15 X 40 CMS.; BEARINGS TRUE; DATE OF ORIG. SURVEY, DEC. 07, 1973 TO DEC. 04, 1975 AND THAT OF THE CONS. SUBD. SURVEY, SEPT. 22-OCT. 15, 2008 & WAS APPROVED ON SEPT. 02, 2009.

*is registered in accordance with the provisions of the Property Registration Decree in the name of*

**Owner: JOELYN D. ANDAYA MARRIED TO JERRY G. ANDAYA, FILIPINOS**  
**Address: BUENAVISTA, SBY. OCCIDENTAL, MINDORO"**

In the event the public auction should not take place on the said date, it shall be held on **April 8, 2025** without further notice.

Prospective bidders or buyers are hereby to enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. 076-2019008245**, 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, January 27, 2025.

**ATTY. APRIL GRACE M. TENORIO**  
Clerk of Court VI/ OIC Sheriff

**OLIVER T. BOCACAO JR.**  
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*

33rd Floor BDO Corporate Center Ortigas  
#12 ADB Avenue Mandaluyong City

**JOELYN D. ANDAYA married to JERRY G. ANDAYA**  
**Debtors/Mortgagors**

(1) Gozar St. Buenavista Sablayan, Mindoro Occidental  
5104

(2) Lot 5, Block 101A Road Lot 3A (now Alpina Street)  
Heritage Spring Homes Brgy. Putting Kahoy, Silang, Cavite

**Publication: HANEP February 17, 24 & March 3, 2025**