

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.** (represented by  
Jacel DL. Florencio),

*Mortgagee,*

-versus-

**EJF NO. TG-24-067**  
**FOR: Extra-Judicial Foreclosure**  
**of Real Estate Mortgage under**  
**Act No. 3135, as Amended**

**SPS. ROBERT M. SY AND**  
**JOSEPHINE U. SY,**

*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. rep. by Jacel DL Florencio**, a universal banking corporation duly organized and existing under laws of the Republic of the Philippines with office address at BDO Towers Valero Street, Makati City, pursuant to the terms and conditions of the Uniform Loan and Mortgage Agreement (Real Estate) executed and notarized on June 28, 2018/August 19, 2020 by Mortgagors, **Sps. Robert M. Sy and Josephine U. Sy**, with postal address/es at: (1) 1623-B Yuseco St., Sta. Cruz, North Manila; (2) Unit 0937 9th Floor Tower A Cool Suites Tower Residences Emilio Aguinaldo Brgy. Maharlika West Tagaytay 4120, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by **Condominium Certificate of Title No. 076-2019001921** of the Registry of Deeds for Tagaytay City, in order to satisfy the Subject Obligation of the Debtor/Mortgagor in the amount of **FOUR MILLION SEVEN HUNDRED ELEVEN THOUSAND SIX HUNDRED FOUR PESOS & 82/100 (Php4,711,604.82)** as of May 15, 2024, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Sheriff Rhiz Sañel C. Toledo, will sell at public auction on **October 15, 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:

**CONDOMINIUM CERTIFICATE OF**  
**TITLE NO. 076-2019001921**

Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED *that the unit identified and described as:*

COOL SUITES AT WIND RESIDENCES TOWER A

UNIT NO: 0937  
FLOOR LEVEL: 9TH FLOOR  
UNIT TYPE: 1 BR WITH BALCONY  
UNIT AREA: 23.23 SQUARE METERS

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on TRANSFER CERTIFICATE OF TITLE 2012004160; 2012004161; 2015001175 which embraces and describes the land located at BRGY. SALABAN, MAHARLIKA WEST (NOW), CITY OF TAGAYTAY, with an area of THIRTY-ONE THOUSAND SEVEN HUNDRED THIRTY (31,730) Square Meter, is registered in the name of:

**Owner: SPOUSES ROBERT M. SY AND JOSEPHINE U. SY, FILIPINO CITIZENS, BOTH OF LEGAL AGE**  
**Address: 1623 B. YUSECO STREET, STA. CRUZ, MANILA 1014, PHILIPPINES**

In the event the public auction should not take place on the said date, it shall be held on **October 22, 2024** without further notice.

Prospective bidders or buyers are hereby enjoined to

investigate and verify for themselves the **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2019001921** 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, August 22, 2024.

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

**RHIZ SAÑEL C. TOLEDO**  
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  
BDO Towers Valero  
8741 Valero Street, Makati City

**SPS. ROBERT M. SY AND JOSEPHINE U. SY**  
Debtors/Mortgagors  
(1) 1623-B Yuseco St., Sta. Cruz, North Manila  
(2) Unit 0937 9th Floor Tower A Cool Suites Tower Residences Emilio Aguinaldo Brgy. Maharlika West Tagaytay 4120

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