

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

**MALAYAN BANK SAVINGS &
MORTGAGE BANK INC.,**

Mortgagee,

EJF NO. TG-24-032

**FOR: Extra-Judicial Foreclosure of
Real Estate Mortgage Under Act
No. 3135, as amended**

-versus-

**SPS. OSCAR T. TARDEO &
MARIVIC H. TARDEO,**

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, **MALAYAN BANK SAVINGS & MORTGAGE BANK INC.**, a thrift bank duly organized and existing under laws of the Republic of the Philippines, with principal office and place of business at 104 Majalco Building, Benavidez cor. Trasierra Streets, Legaspi Village, Makati City, pursuant to the terms and conditions of the the Real Estate Mortgage ("MORTGAGE") executed and notarized on July 24, 2012 by Borrowers/Mortgagors, **SPS. OSCAR T. TARDEO & MARIVIC H. TARDEO**, both of legal age, Filipinos, with residence and postal addresses at (1) Sta. Rosa Heights Subdivision, Suntrust Drive, P-1 B-13 L-29 Puting Kahoy, Silang, Province of Cavite and (2) Lot 31 Blk 1 Crosswinds Pine Grove 3, Brgy. Iruhin Central, Tagaytay City, represented by **MARIVIC H. TARDEO** as per Special of Attorney executed and notarized on January 20, 2012 in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. 076-2013001443** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Borrowers/Mortgagors in the amount of **TWO MILLION TWO HUNDRED SEVENTY-FOUR THOUSAND NINE HUNDRED SEVENTY-FOUR AND 43/100 (Php2,274,974.43)** as of December 19, 2023, 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 **September 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. 076-2013001443**

Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in BARANGAY IRUHIN, TAGAYTAY CITY, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follow:

A PARCEL OF LAND (LOT 31 BLOCK 1 OF THE CONSOLIDATION SUBDIVISION PLAN PCS-04-025620, BEING A PORTION OF LOTS C-4-G-3-D, C-4-G-3-E, C-4-G-3-F, C-4-G-3-G, C-4-G-3-H, C-4-G-3-I, C-4-G-3-J AND C-4-G-3-K, ALL OF PSD-04-036329; LOT 29, BLOCK 1, PSD-04-192511 (EASEMENT) & LOT 32, BLOCK 1, PSD-04-192511 (RESERVED AREA; BLOCK 9, PSD-04-021587 (RESERVED AREA); LOT 33, BLOCK 1, PSD-04-192511 (CREEK LOT) AND LOT 4859, CAD-355, TAGAYTAY CADASTRE, L.R.C. RECORD NO. 34342, 36876 & 52), SITUATED IN BRANGAY IRUHIN, TAGAYTAY CITY, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW ALONG LINE 1-2 BY LOT 53 BLOCK 1 EASEMENT; ON THE NW., ALONG LINE 2-3 BY LOT 32 BLOCK 1; ON THE NE ALONG LINE 3-4 BY ROAD 2; AND ON THE SE., ALONG LINE 4-1 BY LOT 30 BLOCK 1, ALL OF THE CONSOLIDATION SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN BEING S. 18o 50'E., 10610.62 M. FROM BLLM NO. 1, MUN. OF SILANG, CAVITE, THENCE; 25o 31'W., 15.00 M. TO

POINT 2; N 63 o 59'E. 19.10 M. TO POINT 3; S 220 50'E., 15.02 M. TO POINT 4; 63o 59'W, 18.40 M. TO POINT OF BEGINNING, CONTAINING AN AREA OF **TWO HUNDRED EIGHTY ONE (281) SQUARE METERS**. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND MARKED ON THE GROUND BY PS CYL. CON. MONS. 15 X 40 CMS; BEARING TRUE; DATE OF ORIGINAL SURVEY: DEC. 16-29, 1926 & NOV. 19, 1928 TO JUNE 10, 1937 AND THAT OF THE CONSOLIDATION SUBDIVISION PLAN EXECUTED BY FERDINAND S. PADA, GEODETIC ENG. AUGUST 1-8, 2009 AND WAS APPROVED ON OCTOBER 8, 2009.

Owner: SPS. OSCAR T. TARDEO AND MARIVIC H. TARDEO, FILIPINOS

Address: STA. ROSA HEIGHTS SUBD. SUNTRUST DRIVE, P-1 B-13 L-29 PUTING KAHROY, SILANG, CAVITE

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

Prospective bidders or buyers are hereby to enjoin to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. 076-2013001443**, 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, June 24, 2024.

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

MALAYAN BANK SAVINGS & MORTGAGE BANK INC.,
Mortgagee
104 Majalco Building, Benavidez cor.
Trasierra Streets, Legaspi Village, Makati City

**SPS. OSCAR T. TARDEO &
MARIVIC H. TARDEO**

Debtors/Mortgagors

(1)Sta. Rosa Heights Subdivision, Suntrust Drive, P-1 B-13 L-29 Puting Kahoy, Silang, Province of Cavite
(2)Lot 31 Blk 1 Crosswinds Pine Grove 3, Brgy. Iruhin Central, Tagaytay City

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