

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

**SECURITY BANK CORPORATION**

*Mortgagee,*

**EJF NO. TG-24-095**

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

-versus-

**OLIVE M. LENON,**

*Mortgagor-Debtor,*

X ----- X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial foreclosure sale under Act 3135, as amended, filed by Petitioner/Mortgagee, **SECURITY BANK CORPORATION**, a banking institution duly organized and existing by virtue of the laws of the Philippines, with principal office and place of business at Security Bank Center, 6776 Ayala Avenue, Makati City, pursuant to the terms and conditions of the Uniform Mortgage Agreement (DOU) ("MORTGAGE") executed and notarized on September 1, 2020 by Debtor/Mortgagor, **OLIVE M. LENON**, Filipino, of legal age, with residence and postal addresses at (1) Block 18 Lot 17, Bulacan Meadows Caypombo, Sta. Maria, Bulacan; (2) Cool Suites at Wind Residences Tower A, Unit 1105 11th Floor, Emilio Aguinaldo Highway, Brgy. Maharlika West, Tagaytay City, and (3) WAY 58 48 BUILDING 2996 FLAT #12, WADI KABIR, MUSCAT OMA, represented by **NEALE MANUEL LENON** as per Special Power of Attorney executed and notarized on July 21, 2017 and July 25, 2017 respectively in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2020000066** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Debtor/Mortgagor in the amount of **ONE MILLION EIGHT HUNDRED THIRTY-EIGHT THOUSAND SIX HUNDRED SIXTY-FIVE PESOS AND 59/100 (Php1,838,665.59)** inclusive of interest, penalty and other charges, as of June

28, 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 **September 23, 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. 076-2020000066**  
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: 1105  
FLOOR LEVEL: 11TH FLOOR  
UNIT TYPE: 1BR 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, PROV. OF CAVITE with an area of THIRTY-ONE THOUSAND SEVEN HUNDRED THIRTY (31,730) Square Meter, is registered in the name of:

**Owner: OLIVE M. LENON, FILIPINO CITIZEN, OF LEGAL AGE, SINGLE**

Address: WAY 58 48 BUILDING 2996 FLAT #12, WADI KABIR, MUSCAT OMA\*

In the event the public auction should not take place on the said date, it shall be held on **September 30, 2024** without further notice.

Prospective bidders or buyers are hereby to enjoined to investigate and verify for themselves the **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2020000066**, 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, July 29, 2024.

**ATTY. VARBRA ANN A. VARIAS-DIMAYUGA**  
Clerk of Court & 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:  
**SECURITY BANK CORPORATION**  
*Applicant-Mortgagee*  
Security Bank Center, 6776 Ayala Avenue, Makati City

**OLIVE M. LENON**  
**Debtor-Mortgagor**  
(1) Block 18 Lot 17, Bulacan Meadows Caypombo, Sta. Maria, Bulacan  
(2) Cool Suites at Wind Residences Tower A, Unit 1105 11th Floor, Emilio Aguinaldo Highway, Brgy. Maharlika West, Tagaytay City  
(3) WAY 58 48 BUILDING 2996 FLAT #12, WADI KABIR, MUSCAT OMA

**NEALE MANUEL LENON**  
*Attorney-in-Fact of the Debtor-Mortgagor*  
(1) Block 18 Lot 17, Bulacan meadows Caypombo, Sta. Maria Bulacan

**Publication: HANEP August 12, 19 & 26, 2024**