

**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-25-014
FOR: *Extra-Judicial Foreclosure*
of Real Estate Mortgage under
Act No. 3135, as amended by Act
No. 4118

-versus-

BRYAN M. MALICDEM,
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 at 33rd Floor, BDO Corporate Center Ortigas, No. 12, ADB Avenue, Mandaluyong City pursuant to the terms and conditions of the Uniform Loan and Mortgage Agreement (Real Estate) executed and notarized on September 28, 2021 by *Mortgagor* **BRYAN M. MALICDEM** of legal age, Filipino, with postal address at (1) No. 328 Aguinaldo Highway Maitim 2nd East, Tagaytay City, Cavite 4120, and (2) Lot 1, along Emilio Aguinaldo Highway, Aquila Crystal Palace Tagaytay, Brgy. Maitim, Tagaytay City, Cavite, in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE No. 076-2021006231** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagor in the amount of **FORTY MILLION FIVE HUNDRED SEVENTY FIVE THOUSAND FORTY FIVE PESOS & 38/100 (Php 40,575,045.38)** as January 14, 2025, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Rhiz Sañel C. Toledo, will sell at public auction on **September 23, 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:

TRANSFER CERTIFICATE OF TITLE NO. 076-2021006231
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED *that certain land situated in BARANGAY OF MAITIM, CITY OF TAGAYTAY, bounded and described as follows:*

A PARCEL OF LAND (LOT 1 OF THE SUBDIVISION PLAN, PSD-04-052587 BEING A PORTION OF PSU-105197, L.R.C. RECORD NO.), SITUATED IN THE BARANGAY OF MAITIM, CITY OF TAGAYTAY. BOUNDED ON THE NW., ALONG LINE 1-2 BY PROPERTY OF ELIAS BORJA; ON THE NE., ALONG LINE 2-3 BY PROPERTY OF MARIANO BAYOT: ON THE

SE., ALONG LINE 3-4 BY LOT 2, OF THE SUBDIVISION PLAN: ON THE SW., ALONG LINE 4-1 BY NATIONAL ROAD. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 39 DEG. 36'E., 6210.57 FROM BLLM NO. 2, AMADEO, THENCE N. 80 DEG. 11'E., 100.02 M. TO POINT 2; THENCE S. 17 DEG. 20'E., 25.00 M. TO POINT 3; THENCE S. 79 DEG. 59'W., 100.84 M. TO POINT 4; THENCE N. 16 DEG. 30'W., 25.30 M. TO THE POINT OF BEGINNING, AN AREA OF TWO THOUSAND FIVE HUNDRED (2,500) SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15 X 60 CM., PTS. 1,2 BY OLD PLS., BEARINGS TRUE; DATE OF ORIGINAL SURVEY, JUNE 5, 1938, AND THAT OF THE SUBDIVISION SURVEY, DEC. 10, 1991. AND WAS APPROVED ON JAN. 17, 1992.

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

Owner: BRYAN MARIANO MALICDEM, SINGLE, OF LEGAL AGE, FILIPINO

Address: #328 AGUINALDO HIGHWAY, MAITIM 2ND EAST, TAGAYTAY CITY 4120

In the event the public auction should not take place on the said date, it shall be held on **September 30, 2025** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. 076-2021006231** 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 16, 2025.

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

RHIZ SAÑEL C. TOLEDO
Sheriff-in-Charge

WARNING :

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.,
33rd Floor BDO Corporate Center Ortigas
No. 12 ADB Avenue Mandaluyong City

BRYAN M. MALICDEM

(1) #328 Aguinaldo Highway, Maitim 2nd East, Tagaytay City, Cavite 4120

(2) Lot 1, along Emilio Aguinaldo Highway, Aquila Crystal Palace Tagaytay, Brgy. Maitim, Tagaytay City, Cavite

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