

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

UNIONBANK OF THE PHILIPPINES,
Mortgagee,

EJF NO. TG-26-001
FOR: Extra-Judicial Foreclosure
of Mortgage [Under Act No. 3135,
As amended]

-versus-

MICHAELLA P. DE CASTRO
REPRESENTED BY HER ATTORNEY-IN-
FACT, CHERRY MAY P. RANA,
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*, **UNIONBANK OF THE PHILIPPINES**, is a banking institution duly organized and existing under and by virtue of the laws of the Philippines with principal office and place of business at Union Bank Plaza Building, Meralco Ave., cor. Onyx and Sapphire Roads, Ortigas Center, Pasig City, Metro Manila, pursuant to the terms and conditions of the Real Estate Mortgage ("MORTGAGE") executed and notarized on November 13, 2023, by Mortgagor **MICHAELLA P. DE CASTRO**, of legal age, Filipino, single, with residence and postal address at: (1) Block 54, Lot 1, Golden Horizon Hugo Perez, Trece Martirez City, Cavite 4109 A; (2) 2nd Flr., No. 23, PO Tuck Street, Shek Tong Tsui, Hongkong; and (3) Unit No. 0722, 7th Floor, Cool Suites and Wind Residences, Tower B, Emilio Aguinaldo Highway, Barangay Salaban, Maharlika West, Tagaytay City, Cavite, represented by **CHERRY MAY P. RANA**, as per Special Power of Attorney executed and notarized on August 26, 2020, in favor of the *Mortgagee*, over a real estate property including improvements thereon, described in and covered by **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2021001404** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagor in the amount of **TWO MILLION NINE HUNDRED SIXTY-TWO THOUSAND SIX HUNDRED EIGHTY PESOS AND 12/100 (PHP 2,962,680.12)** as of December 12, 2025 the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Baby Leem B. Maristela, will sell at public auction on **April 13, 2026 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. 076-2021001404
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that the unit identified and described as:
COOL SUITES AT WIND RESIDENCES TOWER B
Unit No.: 0722
FLOOR LEVEL: 7th FLOOR
UNIT TYPE: 1BR WITH BALCONY
UNIT AREA: 23.60 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: **MICHAELLA P. DE CASTRO, FILIPINO CITIZEN, OF LEGAL AGE, SINGLE**
Address: 2nd Flr., No. 23, PO Tuck Street, Shek Tong Tsui, Hongkong

In the event the public auction should not take place on the said date, it shall be held on **April 20, 2026**, without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2021001404**, 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, February 10, 2026.

(Sgd)
ATTY. VARBRA ANN A. VARIAS-DIMAYUGA
Clerk of Court VI and Ex-Officio Sheriff

(Sgd)
BABY LEEM B. MARISTELA
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:

UNIONBANK OF THE PHILIPPINES
Union Bank Plaza Building, Meralco Ave., cor. Onyx and Sapphire Roads, Ortigas Center, Pasig City, Metro Manila

MICHAELLA P. DE CASTRO AND
CHERRY MAY P. RANA
(1) Block 54, Lot 1, Golden Horizon Hugo Perez, Trece Martirez City, Cavite 4109 A;
(2) 2nd Flr., No. 23, PO Tuck Street, Shek Tong Tsui, Hongkong;
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