

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
Email Address: rtc1tgtocc@judiciary.gov.ph
Contact Nos. 09676699985/ (046) 419-0464

BDO UNIBANK, INC.,
Mortgagee,

EJF NO. TG-24-023
FOR: Application for Extra-Judicial
Foreclosure of Mortgage
[Under Act No. 3135, As
amended]

-versus-

NOEL JOSE DE GUZMAN DELOS SANTOS,
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 and place of business at 11th Floor, BDO Towers Valero, formerly Citibank Tower, 8741 Paseo de Roxas, Makati City 1226, Metro Manila, pursuant to the terms and conditions of the two Real Estate Mortgages executed and notarized on November 12, 2019 and March 9, 2021, by mortgagor **NOEL JOSE DE GUZMAN DELOS SANTOS**, of legal age, Filipino and with addresses at (1) Unit 603, Parc Royale Condominium, J. Vargas, Ortigas, Pasig City; (2) Tower I, Unit 619, Wind Residences, E. Aguinaldo Highway, Maharlika West, Tagaytay City; and (3) Tower I, Unit 620, Wind Residences, E. Aguinaldo Highway, Maharlika West, Tagaytay City, in favor of the Mortgagee, over a real estate properties including improvements thereon, described in and covered by **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2018002194 and CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2018002082** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the mortgagor in the amount of **FIVE MILLION EIGHT HUNDRED FORTY-SIX THOUSAND THREE HUNDRED NINETEEN PESOS AND 12/100 (PHP5,846,319.12)** as of January 29, 2024, 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 **October 23, 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 properties with all its improvements thereon:

CONDOMINIUM CERTIFICATE OF TITLE
NO. 076-2018002194
Registry of Deeds for Tagaytay City
(Republic Act No. 4726)

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

TOWER I - 6TH FLOOR -
Unit - 619
RESORT RESIDENTIAL UNIT-2
UNIT AREA: 34.81 SQ. METERS

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on TRANSFER CERTIFICATE OF TITLE 2012004157; 2012004158; 2012004159 which embraces and describes the land located at MAHARLIKA WEST, TAGAYTAY CITY with an area of SEVENTEEN THOUSAND SIX HUNDRED SIXTY-TWO (17,662) Square Meter, is registered in the name of:

Owner: NOEL JOSE DE GUZMAN DELOS SANTOS,
FILIPINO CITIZEN, OF LEGAL AGE, SINGLE
Address: UNIT 603 PARC ROYALE CONDOMINIUM,

J. VARGAS, ORTIGAS, PASIG CITY, PHILIPPINES

CONDOMINIUM CERTIFICATE OF TITLE
NO. 076-2018002082
Registry of Deeds for Tagaytay City
(Republic Act No. 4726)

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

TOWER I - 6TH FLOOR -
Unit - 620
RESORT RESIDENTIAL UNIT-2
UNIT AREA: 34.81 SQ. METERS

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on TRANSFER CERTIFICATE OF TITLE 2012004157; 2012004158; 2012004159 which embraces and describes the land located at MAHARLIKA WEST, TAGAYTAY CITY with an area of SEVENTEEN THOUSAND SIX HUNDRED SIXTY-TWO (17,662) Square Meter, is registered in the name of:

Owner: NOEL JOSE DE GUZMAN DELOS SANTOS, FILIPINO
CITIZEN, OF LEGAL AGE, SINGLE
Address: UNIT 603 PARC ROYALE CONDOMINIUM, J. VARGAS,
ORTIGAS, PASIG CITY, PHILIPPINES

In the event the public auction should not take place on the said date, it shall be held on October 30, 2026, without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2018002194 and CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2018002082** 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, August 26, 2026.

(Sgd)
ATTY. VARBRA ANN A. VARIAS-DIMAYUGA
Clerk of Court VI & 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:

BDO UNIBANK, INC.,
Mortgagee
11th Floor, BDO Towers Valero
formerly Citibank Tower
8741 Paseo de Roxas, Makati City 1226,
Metro Manila

NOEL JOSE DE GUZMAN DELOS SANTOS
Mortgagor
(1) Unit 603, Parc Royale Condominium, J. Vargas, Ortigas,
Pasig City;
(2) Tower I, Unit 619, Wind Residences, E. Aguinaldo Highway,
Maharlika West, Tagaytay City;
(3) Tower I, Unit 620, Wind Residences, E. Aguinaldo Highway,
Maharlika West, Tagaytay City

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