

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-26-084
FOR: Application for Extra-Judicial
Foreclosure of Real Estate Mortgage
(Under Act No.3135, as amended)

-versus-

MARJORIE R. DE LEON,
Mortgagor.

X -----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for 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 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 executed and notarized on February 22, 2023, by mortgagor, **MARJORIE R. DE LEON,** of legal age, Filipino, and with addresses at (1) Lot 20 Block 1 Camella Glenmont, Sauyo Road, Novaliches Town Proper, Quezon City; and (2) Unit 38 Building 3, Pines Suites, Tagaytay Silang, Junction West, Tagaytay, Cavite, in favor of the mortgagee, over a real estate property including improvements thereon, described in and covered by **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2021001999** 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 SEVEN HUNDRED TWENTY-FOUR THOUSAND SIX HUNDRED SEVENTY-TWO PESOS AND 44/100 (Php2,724,672.44)** as of July 20, 2026, 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 30, 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. 076-2021001999
Registry of Deeds for Tagaytay City
(Republic Act No. 4726)

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

PINE SUITES TAGAYTAY- BUILDING 3 (L-SHAPED HOTEL TYPE)
SECOND FLOOR
UNIT 38- A RESIDENTIAL STUDIO CONDOMINIUM UNIT WITH BALCONY LOCATED AT THE SECOND FLOOR LEVEL OF "PINE SUITES, TAGAYTAY BUILDING 3" WITH AN AREA OF 23.79 SQUARE METERS, MORE OR LESS.

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on TRANSFER CERTIFICATE OF TITLE 2019002727 which embraces and describes the land located at SILANG JUNCTION WEST, TAGAYTAY CITY, CAVITE with an area of TEN THOUSAND (10,000) Square Meter, is register in the name of:

Owner: MARJORIE RAMOS DE LEON, SINGLE, OF LEGAL AGE, FILIPINO
Address: B1 L20 SAUYO ROAD CAMELLA GLENMONT NOVALICHES, QUEZON CITY, PHILIPPINES

In the event the public auction should not take place on the said date, it shall be held on **November 6, 2026** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2021001999** 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, September 9, 2026.

(Sgd)
ATTY. VABRA 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
33rd Floor BDO Corporate Center Ortigas
No.12 ADB Avenue, Mandaluyong City

MARJORIE R. DE LEON
(1) Lot 20 Block 1 Camella Glenmont, Sauyo Road, Novaliches Town Proper, Quezon City
(2) Unit 38 Building 3, Pines Suites, Tagaytay Silang, Junction West Tagaytay, Cavite

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