

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

HOME DEVELOPMENT MUTUAL FUND  
(otherwise known as Pag-IBIG FUND),  
*Mortgagee,*

**EJF NO. TC-23-143**  
**FOR: Extra-Judicial Foreclosure**  
**of Real Estate Mortgage Under**  
**Act No. 3135, as Amended**

-versus-

**CARLOS B. BASA JR. married to**  
**TERESITA S. BASA,**  
*Mortgagors,*  
x ----- x

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial foreclosure sale under Act 3135, as amended by Act No. 4118, filed by *Mortgagee*, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with principal office and place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, pursuant to the terms and conditions of the Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on November 26, 1998 by *Mortgagors*, **CARLOS B. BASA JR. married to TERESITA S. BASA**, both of legal age, Filipino citizens, with residence and postal addresses at (1) 37 Agudo St., Mandaluyong City and (2) Lot 19, Block 23, Rancho Imperial de Silang, Brgy. Tartaria, Silang, Cavite, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. (T-835061) 18993** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors/Borrowers in the amount of **FOUR HUNDRED EIGHT THOUSAND EIGHT HUNDRED TWENTY-FOUR**

**PESOS AND 17/100 (Php 408,824.17)** inclusive of interest and other charges, as of August 15, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Alex E. Martinez, will sell at public auction on **May 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:

**TRANSFER CERTIFICATE OF TITLE NO. (T-835061) 18993**  
Registry of Deeds for the Province of Cavite

"IT IS HEREBY CERTIFIED that the land situated in Mun. of Silang, Prov. of Cavite bounded and described as follows:

A parcel of land (Lot No. 19, Blk. 23, of the cons./subd. plan Pcs-04-012899, being a portions of Lot 8014, 8015, 8017, 8018, Cad-452-D, Silang Cad., Lots 8016-A to 8016-H, Csd-04-006071-D, Lot 15709-A, Csd-042118-012810-D & Lot Blk. 71, Pcs-04-011250, LRC Rec. No. ), situated in the Brgy. of Tartaria, Mun. of Silang, Prov. of Cavite. Bounded on the SE., along line 1- 2 by Lot 52; on the SW., along line 2-3 by Lot 20 both of Blk. 23; on the NW., along line 3-4 by Rd. Lot 39 (6.50 m. wide); and on the NE., along line 4-1 by Lot 18, Blk. 23, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan, being S. 66 deg. 16'E., 5061.67m. from BLLM\_No. 1, Cad- 452-D, Silang Cad.; thence S. 68 deg. 34'W., 4.50 m. to pt. 2; thence N. 21 deg. 26'W., 10.00 m. to pt. 3; thence N. 68 deg. 34'E., 4.50 m. to pt. 4; thence S. 21 deg. 26'E., 10.00 m. to pt. 1; beginning, containing an area of **FORTY FIVE (45) SQ. METERS**. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mons. 15x60 cm.; bearings true; date of orig. survey Dec. 7, 1973-Dec.4, 1975, & that of the subd. survey, Aug. 1-30, 1997; & was approved on Dec. 5, 1997.

is registered in accordance with the provisions of the property Registration Decree in the name of\*

**CARLOS B. BASA JR. married to TERESITA S. BASA, both of legal age, Filipino.**

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

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T-835061) 18993** 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, April 03, 2024.

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

**ALEX E. MARTINEZ**  
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:  
**HOME DEVELOPMENT MUTUAL FUND**  
(otherwise known as Pag-IBIG FUND),  
*Mortgagee*  
The Petron Mega Plaza Building,  
No. 358 Sen. Gil Puyat Avenue, Makati City

**MARIA VICTORIA D. CAPIRAL**  
c/o **PAULINO CASES, JR.**  
*Attorney-in-Fact of the Mortgagee*  
c/o Cases Chun & Associates Law Offices  
6th Floor JELP Business Solutions Building  
409 Addition Hills, Shaw Boulevard, Mandaluyong City

**CARLOS B. BASA JR.**  
**TERESITA S. BASA**  
*Mortgagors*  
(1) 37 Agudo St., Mandaluyong City  
(2) Lot 19, Block 23, Rancho Imperial de Silang, Brgy. Tartaria, Silang, Cavite

**Publication: HANEP April 22, 29 & May 6, 2024**