

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. TG-24-011

FOR: Extra-Judicial Foreclosure of
Real Estate Mortgage Under Act No.
3135, As Amended by Act No. 4118

-versus-

EMILY DEL ROSARIO LIRIO, married to

RICARDO A. LIRIO,

Mortgagor/s

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 August 21, 2000, by Mortgagor/s, **EMILY DEL ROSARIO LIRIO, married to RICARDO A. LIRIO**, both of legal age, Filipino citizen, with residence and postal addresses at (1) #17 R. Valle St., Little Baguio, Taytay, Rizal, (2) Lot 14 Blk. 41 Rancho Imperial de Silang, Brgy. Tartaria, Silang, Cavite, in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. (T-937922) 24439** of the Registry of Deeds for the Province of Cavite, in order to satisfy the outstanding loan obligation of the Mortgagor/Borrower in the amount of **TWO HUNDRED FORTY-NINE THOUSAND EIGHT HUNDRED THIRTY-SEVEN PESOS AND 25/100 (Php 249,837.42)**, inclusive of interest and other charges, as of November 20, 2023, 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 **July 11, 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-937922) 24439

Registry of Deeds for the Province of Cavite

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

A parcel of land (Lot 14 Blk. 41 of the cons./subd. plan, Pcs-04-011250, being a portion of Lot D-1, D-2, D-3, & D-3, all of Psd-166361, & Lot 1, 2, 3, all of (LRC) Pcs-22355, situated in the Brgy. Tartaria, Mun. of Silang, Prov. of Cavite, Island of Luzon. Bounded on the NE., along line 1-2 by lot 13 of Blk. 41, of the cons. subd. plan; on the SE., along line 2-3 by Alley 55; Pcs-04-011250, 3.00 m. wide; on the SW., along line 3-4 by Lot 15, and on the NW., along line 4-1 by Lot 7 both of Blk. 41, of the cons.-subd. plan. Beginning at a point marked "1" on plan, being S. 62 deg. 37'E., 4740.96 m. from BLLM No. 1, Cad-452-D, Silang Cadastre; thence S. 13 deg. 31'E., 10.00 m. to pt. 2; thence S. 76 deg. 29'W., 3.50 m. to pt. 3; thence N. 13 deg. 31'W., 10.00 m. to pt. 4; thence N., 76 deg. 29'E., 3.50 m. to pt. of beginning, containing an area of THIRTY FIVE (35) SQUARE METERS. All points referred to are indicated on the plan and are marked on the ground by PS cyl. Conc. Mon. 15x60 cm.; bearing true date of original survey Dec. 7, 1919-Dec. 8, 1919 and that of the cons.-subd. survey Sept. 4, 1995-Sept. 30, 1995 approved on Jan. 4, 1996.

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

EMILY DEL ROSARIO LIRIO, married to RICARDO A. LIRIO, both of legal age, Filipino citizen"

In the event the public auction should not take place on the said date, it shall be held on **July 18, 2024** without further

notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T-937922) 24439**, 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, May 10, 2024.

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

BABY LEEM B. MARISTELA
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 **ATTY. JULIUS VOLTAIRE ROMMEL C. CUBELO**
24K ACCOUNTS CONSULTANT, INC.

Representative of Mortgagee
c/o Cases Chun & Associates Law Offices
3F Fass Inteli College Bldg., No. 11 Pittsburgh St.,
Brgy. Silangan, Cubao, Quezon City

EMILY DEL ROSARIO LIRIO, married to RICARDO A. LIRIO
(1) #17 R. Valle St., Little Baguio, Taytay, Rizal
(2) Lot 14 Blk. 41 Rancho Imperial de Silang, Brgy. Tartaria,
Silang, Cavite

Publication: HANEP May 27, June 3 & 10, 2024