

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-24-130
FOR: Extra-Judicial Foreclosure of Real
Estate Mortgage under Act No. 3135, As
Amended by Act No. 4118

-versus-

EMMANUEL M. BARABAT,
Mortgagor-Debtor,
x ----- x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Petitioner/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 September 20, 2006 by Mortgagor/Debtor, **EMMANUEL M. BARABAT**, single, of legal age, Filipino citizen, with residence and postal addresses at (1) 3890 ME Kaong, Brgy. Kaong, Silang, Cavite and (2) Lot 5 Block 2 Gaudence Hills, Brgy. Sabutan, 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-13468** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagor/Debtor in the amount of **THREE HUNDRED FIFTY-SIX THOUSAND FOUR HUNDRED FORTY-ONE PESOS AND 12/100 (Php356,441.12)**, inclusive of interest and other charges, as of September 6, 2024, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Oliver T. Bocacao, Jr., will sell at public auction on **April 1, 2025** 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-13468
Registry of Deeds for the Tagaytay City

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

A parcel of land (Lot 5 Blk. 2 of the cons. subd. plan, Pcs-04-020797, being a portion of Lots 2700-A & 2700-B Psd-04-170226 LRC Rec. No.), situated in the Brgy. Sabutan, Mun. of Silang, Prov. of Cavite, Is. of Luzon. Bounded on the W., along line 1-2 by Lot 4; on the N., along line 2-3 by Lot 3, both of Blk. 2; on the E., along line 3-4 by Rd. Lot 2 (6.50 m. wide) and on the S., along line 4-1 by Lot 7 Blk. 2 all of the cons. subd. plan. Beginning at a pt. marked "1" on plan, being N. 36 deg. 53'E 1927. m. from BLLM No. 1, Cad.-452-D, Silang Cad. Thence N. 00 deg. 11'E., 9.89 m. to pt. 2; thence S. 89 deg. 52'E., 9.25 m. to pt. 3; thence S. 06 deg. 51'E., 9.96 m. to pt. 4; thence N.89 deg. 52'W., 10.47 m. to pt. of beginning, containing an area of NINETY EIGHT (98) SQUARE METERS. All pts. referred to are indicated on and are marked on the ground by PS. cyl. conc. mons. 15 x 60cm.; bearings true; date of orig. survey May 27-Aug. 30, 1981 and that of the subd. survey, Jan. 27-28, 2005 and was Approved on March 7, 2005.

is registered in accordance with the provisions of section 103 of the Property Registration Decree in the name of EMMANUEL M. BARABAT, Filipino, single, of legal age."

In the event the public auction should not take place on the said date, it shall be held on **April 8, 2025** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. T-13468**, 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, January 28, 2025.

ATTY. APRIL GRACE M. TENORIO
Clerk of Court of V/OIC

OLIVER T. BOCACAO, JR.
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 E. CASES, JR.**
Attorney-in-Fact for the Mortgagee
c/o Cases Chun & Associates Law Offices
6th Floor JELP Business Solutions Building,
409 Addition Hills, Shaw Boulevard, Mandaluyong City

EMMANUEL M. BARABAT
Mortgagor/Debtor
(1) 3890 ME Kaong, Brgy. Kaong, Silang, Cavite
(2) Lot 5 Block 2 Gaudence Hills, Brgy. Sabutan, Silang, Cavite

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