

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**),
Petitioner-Mortgagee,

-versus-

EJF NO. TG-23-110
FOR: Extra-Judicial Foreclosure
of Real Estate Mortgage Under
Act No. 3135, As Amended
by Act No. 4118

ERWIN A. MASANGKAY married to
JINKY V. MASANGKAY,
Borrowers-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 the 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 6, 2000 by Borrowers-/Mortgagors, **ERWIN A. MASANGKAY married to JINKY V. MASANGKAY**, both of legal age, Filipino citizens with residence and postal addresses at (1) Lot 6 Blk 68, Rancho Imperial De Silang, Brgy. Tartaria, Silang, Cavite and (2) 258 San Andres Bukid, Manila, 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-901838) 23060** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors in the amount of **TWO HUNDRED FORTY-NINE THOUSAND NINE HUNDRED FIFTY-THREE PESOS AND 67/100 (Php249,953.67)**, exclusive of interest and other charges, as of September 5, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Ryan M. Genova, will sell at public auction on **March 14, 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-901838) 23060

Registry of Deeds for Tagaytay City

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

A parcel of land (lot 6 Blk. 68 of the cons./subd. plan Pcs-04-011250, being a portion of Lot D-1, D-2, D-3, D-4 all of Pcd-166361 and Lots 1, 2 & 3 all of (LRC) Pcs-22355, situated in the Brgy. of Tartaria, Mun. of Silang, Prov. of Cavite, Island of Luzon. Bounded on the SW., along line 1-2 by Lot 5 of Blk. 68; of the cons/subd. plan; on the NW., along line 2-3 by Alley 28 Pcs-04-021250 (3.00 m. wide) on the NE., along line 3-4 by Lot 7; and on the SE., along line 4-1 by Lot 23 both of Blk. 68, all of the cons./subd plan. Beginning at a

point marked "1" on plan, being S. 65 deg. 28'E., 4705.50 m. from BLLM No. 1, Cad. 452-D, Silang Cad.; thence N. 13 deg. 31'W., 10.00 m. to pt. 2; thence N. 76 deg. 29'E., 3.50 m. to pt. 3; thence S. 13 deg. 31'E., 10.00 m. to pt. 4; thence S., 76 deg. 29'W., 3.50 m. to pt. of beginning, containing an area of **THIRTY FIVE (35) SQUARE METERS**. All points referred to are indicated on plan and are marked on the ground by P.S. cyl. conc. mons. 15x40 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 and was approved on Jan. 4, 1996.

is registered in accordance with the provisions of the property Registration Decree in the name of **ERWIN A. MASANGKAY married to JINKY V. MASANGKAY**, 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 **March 21, 2024** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T-901838) 23060**, 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, February 1, 2024.

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

RYAN M. GENOVA
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**),
Petitioner-Mortgagee
The Petron Mega Plaza Building,
No. 358 Sen. Gil Puyat Avenue, Makati City

ERWIN A. MASANGKAY married to
JINKY V. MASANGKAY

Borrowers-Mortgagors

(1) Lot 6 Blk 68, Rancho Imperial De Silang, Brgy. Tartaria, Silang, Cavite
(2) 258 San Andres Bukid, Manila

MARIA VICTORIA D. CAPIRAL C/O
ATTY. RIZALDY F. DE LEON
Attorney-in-Fact, Bernales & Associates

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