

**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,

-versus-

**EJF NO. TG-23-103**

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

**FERDINAND N. PALISOC married to  
JANNETE DE VERA PALISOC,**  
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 March 15, 1999 by Debtor/Mortgagor, **FERDINAND N. PALISOC married to JANNETE DE VERA PALISOC**, both of legal age, Filipino citizens with residence and postal addresses at (1) 67, 6th St., Countryside Village, Pasig City and (2) Lot 30, Blk 33, Rancho Imperial De Silang, Brgy. Tartaria, Silang, Cavite, as security for the payment of his/her HDMF (Pag-IBIG) loan 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-(843405) 17894 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors/Borrowers in the amount of **TWO HUNDRED FIFTY- TWO THOUSAND SEVEN HUNDRED TWENTY EIGHT PESOS AND 46/100 (Php252,728.46)**, exclusive of penalties 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, Alex E. Martinez, will sell at public auction on **February 1, 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-(843405) 17894**  
Registry of Deeds for Tagaytay City

"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 30 Blk. 33 of the cons./subd. plan Pcs-04-012899, being a portion of Lot 8014, 8015, 8017, 8018, Cad. 452-D, Silang Cad., Lots 8016-A to 8016-H, Cad-04-006071-D, Lot 15709-A, Csd-042118-012810-D & Lot Blk. 71, Pcs-04-011250, L.R.C. Rec. No. ), situated in the Brgy. of Tartaria, Mun. of Silang, Prov. of Cavite. Bounded on the NE., along line 1-2 by Lot 31 of Blk. 33; on the SE., along line 2-3 by Rd. Lot 27 (8.00 m. wide); on the SW., along line 3-4 by Lot 29; and on the NW., along line 4-1 by Lot 20 both of Blk. 33, all of the cons./subd plan. Beginning at a pt. marked "1" on plan, being S. 64 deg. 38'E., 5053.36 m. from BLLM No. 1, Cad. 452-D, Silang Cad.; thence S. 21 deg. 34'E., 10.00 m. to pt. 2; thence S. 68 deg. 26'W., 4.50 m. to pt. 3; thence N. 21 deg. 34'W., 10.00 m. to pt. 4; thence N. 68 deg. 26'E., 4.50 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 and that of the subd. survey, Aug. 1-30, 1997 and was approved on December 5, 1997.

Is registered in accordance with the provisions of the property Registration Decree in the name of **FERDINAND N. PALISOC**, married to Jannete de Vera Palisoc, both of legal age, Filipino"

In the event the public auction should not take place on the said date, it shall be held on **February 8, 2024** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE NO. T-(843405) 17894 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, December 1, 2023.

**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  
ATTY. RIZALDY F. DE LEON**

*Attorney-in-Fact of Mortgagee, Bernales & Associates Corp.*  
Suite 6 Third, A. Francisco Gold Condominium I,  
784 EDSA West Kamias District, Quezon City

**FERDINAND N. PALISOC married to  
JANNETE DE VERA PALISOC**

(1) 67, 6th St., Countryside Village, Pasig City  
(2) Lot 30, Blk 33, Rancho Imperial De Silang, Brgy. Tartaria,  
Silang, Cavite

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