

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-23-220
FOR: Extra-Judicial Foreclosure of
Real Estate Mortgage Under Act
No. 3135, As Amended by Act No.
4118

-versus-

IGNACIO T. CEBALLOS married to
VICTORIA A. CEBALLOS,
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 the laws of the Philippines, 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 May 30, 1997 by Mortgagors/Borrowers, **IGNACIO T. CEBALLOS married to VICTORIA A. CEBALLOS**, of legal age, Filipino citizens, with residence and postal addresses at (1) 1088 Villa Concepcion, Bancal, Carmona, Cavite and (2) Lot 4 Block 11, Magnagon Spring Homes Subdivision, Bo. Maguyam, 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-734500) 28065** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors/Borrowers in the amount of **THREE HUNDRED SIXTY THOUSAND TWO HUNDRED FIFTY-SIX PESOS & 69/100 (Php 360,256.69)**, inclusive of interest, penalties 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, Oliver N. Mendoza, will sell at public auction on **May 16, 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-734500) 28065
Registry of Deeds for Province of Cavite

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

A parcel of land (Lot 4, Blk. 11 of the subd. plan, Psd-042118-073079, being a portion of Lot 1-A-2 (LRC) Psd-303024, L.R.C. Rec. No.), situated in the Bo. of Maguyam, Mun. of Silang, Province of Cavite. Bounded on the E., along line 1-2 by Lot 3, Blk. 11; on the S., along line 2-3 by Rd. lot 12; on the W., along line 3-4 by Lot 5; Blk. 11, all of the subd. plan. on the N., along line 4-1 by Lot 1-A-1 (LRC) Psd-303024, Beginning at a pt. marked 1 on plan being S. 43 deg. 25'W, 933.51 m. from B.L.L.M. No. 2, Carmona, Cavite; thence S. 1 d et. 12'W, 10.00 m. to pt. 2; thence N. 88 deg. 48'W, 5.00 m. to pt. 3; thence N. 1 deg. 12'E, 10.00 m. to pt. 4; thence S. 88 deg. 48'E, 5.00 m. to the pt. of beginning, containing an area of FIFTY (50) square meters. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mons. 15x40 cm. bearings true; date of original survey, Aug. 21, 1920 and that of the subd. survey, Jan. 22-31 & Feb. 1-6, 1994 and was approved on Aug. 4, 1994.

is registered in accordance with the provisions of the property Registration Decree in the name of*
IGNACIO T. CEBALLOS married to VICTORIA A. CEBALLOS, of legal age, Filipinos.

In the event the public auction should not take place on the said date, it shall be held on May 23, 2024 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T-734500) 28065** 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, March 19, 2024.

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

OLIVER N. MENDOZA
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
(**Pag-IBIG FUND**),
Petitioner/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

IGNACIO T. CEBALLOS married to VICTORIA A. CEBALLOS
Mortgagor/s-Borrower/s
(1) 1088 Villa Concepcion, Bancal, Carmona, Cavite
(2) Lot 4 Block 11 Magnagon Spring Homes Subdivision, Bo. Maguyam, Silang, Cavite

Publication: HANEP April 1, 8 & 15, 2024