

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-23-052**  
**FOR:** Extra Judicial Foreclosure  
of Real Estate Mortgage under  
Act No. 3135, As Amended  
by Act No. 4118

**JERRY F. MANGUIAT married to**  
**CYNTHIA CABULAY MANGUIAT,**  
Debtors/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 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 Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on September 19, 2012 by Debtors/Mortgagors, **JERRY F. MANGUIAT married to CYNTHIA CABULAY MANGUIAT**, both of legal age, Filipino citizens, with residence and postal addresses at (1) No. 193 Rafael Parra Road, Tagaytay City, Cavite, and (2) Lot 3 #193 Rafael Parra St., Sungay West, Tagaytay City, Cavite 4120, represented by **CYNTHIA CABULAY MANGUIAT** as per Special Power of Attorney executed and notarized on June 7, 2012, 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-80292** of the Registry of Deeds for the Province of Cavite, in order to satisfy the outstanding loan obligation of the Mortgagors/Borrowers in the amount of **FOUR HUNDRED NINETY SEVEN THOUSAND ONE HUNDRED EIGHTY-EIGHT PESOS AND 04/100 (Php497,188.04)**, inclusive of interest and other charges, as of July 10, 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 **October 19, 2023** 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-80292**  
**Registry of Deeds for Province of Cavite**

"IT IS HEREBY CERTIFIED that certain land situated in City of Tagaytay Philippines, bounded and described as follows: A parcel of land (Lot 3 of the cons. subd. plan Pcs-04-024128, being a portion of the cons. of Lot 14-C-1 and Lot 14-C-2, Psd-04-168369, LRC Rec. No. N-32285), sit. in the Brgy. of Sungay, City of Tagaytay. Bounded on the SW., along line 1-2 by Lot 2 of the cons. subd. plan; on the NW., along line 2-3 by Lot 15, (LRC) Psd-138340; on the NE., along line 3-4 by Lot 14-C-3; on the SE., along line 4-1 by Lot 14-C-5, (Rd. Lot 3.00 m. wide), both of Psd-04-160389. Beginning at a pt. marked "1" on plan being N. 67 deg. 14'E., 3, 219.20 m. from BLLM. No. 1, Cad-355-D, Tagaytay Cad; thence N. 37 deg. 59'W., 21.97 m. to pt. 2; thence N. 50 deg. 43'E., 7.83 m. to pt. 3; thence S. 47 deg. 25'E., 22.58 m. to pt. 4; thence S. 52 deg. 38'W., 11.53m. to pt. of beginning, containing an area of **TWO HUNDRED THIRTEEN (213) SQ. METERS**. All pts. referred to are indicated on the plan and are marked on the ground by 1/4 are cyl. conc. mons. 15 x 40 cm.; corners 3, 4 by Old PS. cyl. Conc. mons. 15 x 60 cm.; bearings true; date of orig. survey, June 19, 1959 & that of the cons. subd. survey, Nov. 19, 2007 and was approved on Jan. 18, 2008. is registered in accordance with the provisions of the Property Registration Decree in the name of\*  
**JERRY F. MANGUIAT**, of legal age, married to Cynthia

Cabulay Manguiat, also of legal age, both Filipino"

In the event the public auction should not take place on the said date, it shall be held on **October 26, 2023** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. T-80292** 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, September 6, 2023.

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

**ALEX E. MARTINEZ**  
Sheriff-In-Charge

**WARNING:** 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

CopyFurnished:  
**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. MAYBELLE JOY E. BERNALES**  
**ANCHOR COLLECTION SERVICES INC.**  
Attorney-in-Fact of Mortgagee,  
Bldg. #2, Malakas cor Mapagmahal St.,  
Brgy. Pinyahan, Quezon City

**JERRY F. MANGUIAT married to**  
**CYNTHIA CABULAY MANGUIAT**  
Mortgagors  
(1) No. 193 Rafael Parra Road, Tagaytay City, Cavite  
(2) Lot 3 #193 Rafael Parra St., Sungay West, Tagaytay City,  
Cavite 4120

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