

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-23-247
FOR: Extra-Judicial Foreclosure of
Real Estate Mortgage Under Act
No. 3135, As Amended by Act No.
4118

-versus-

JOSE RONALD S. SANTOS married to
PELITA Z. SANTOS,
Mortgagor/s-Debtor/s

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 the Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on August 12, 1998 by Mortgagors-Debtors, **JOSE RONALD S. SANTOS married to PELITA Z. SANTOS**, both of legal age, Filipino citizens, with residence and postal addresses at (1) 6612 Camia St., Gatchalian I, Subdivision, Sucat, Parañaque, Metro Manila and (2) Lot 9 Blk 37 Rancho Imperial De Silang, Tartaria, 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-813137) 19268** 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 EIGHTY THOUSAND THREE HUNDRED NINETY-FOUR PESOS AND 22/100/100 (Php280,394.22)**, inclusive of interest and other charges, as of September 28, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Oliver T. Bacacao, Jr., will sell at public auction on **September 4, 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-813137) 19268
Registry of Deeds for the Province of Cavite

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

A parcel of land (Lot 9, Blk. 37 of the cons./subd. plan, Pcs-04-012899, being a portion of lots 8014, 8015, 8017, 8018, Cad 452-D, Silang Cad., lots 8016-A to 8016-H, Csd-04-006071D, lot 15709-A, Csd-042118-012810-D & lot Blk. 71, Pcs-04-011250, LRC Rec. No.), situated in the Brgy. of Tartaria, Mun. of Silang, Prov. of Cavite. Bounded on the NW., along line 1-2 by lot 23; on the NE., along line2-3 by lot 8, both of Blk. 37; on the SE., along line3-4 by Rd. lot 38 (6.50 m. wide); and on the SW., along line 4-1 by lot 10, Blk. 37, all of the cons./subd. Plan. Beginning at a pt. marked "4" on plan, being S. 65 deg. 04'E., 5015.32 m. from BLLM No.1, cad 452-D, Silang Cad.; thence N.68 deg. 26'E, 4.50 m. to pt.2; thence S. 21. deg. 34'E., 10.00 m. to pt. 3; thence S. 68 deg.26'W., 4.50 m. to pt. 4; thence N. 21 deg. 34'W., 10.00 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, 1975, and that of the subd. survey, Aug. 1-30, 1997, & was approved on Dec. 5, 1997.

is registered in accordance with the provisions of the Property Registration Decree in the name of

JOSE RONALD S. SANTOS married to PELITA Z. SANTOS, both of legal age, Filipinos."

In the event the public auction should not take place on the said date, it shall be held on **September 11, 2024** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T-813137) 19268** 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, June 18, 2024.

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

OLIVER T. BACACAO, JR.
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

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG FUND),
Mortgagee
The Petron Mega Plaza Building,
No. 358 Sen. Gil Puyat Avenue, Makati City

MARIA VICTORIA D. CAPIRAL
c/o **ATTY. JULIUS VOLTAIRE ROMMEL C. CUBELO**
Attorney-In-Fact of the Mortgagee
24K ACCOUNTS CONSULTANTS, INC.
37 Fass Inteli College Bldg., No. 11, Pittsburg St.,
Brgy. Silangan, Cubao, Quezon City

JOSE RONALD S. SANTOS married to
PELITA Z. SANTOS
Mortgagor/s-Debtor/s
(1) 6612 Camia St., Gatchalian I, Subdivision, Sucat, Parañaque,
Metro Manila
(2) Lot 9 Blk 37 Rancho Imperial De Silang, Tartaria, Silang,
Cavite

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