

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

her deputy, Ryan M. Genova, 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:

**HOME DEVELOPMENT MUTUAL FUND**  
(otherwise known as **PAG-IBIG Fund**),  
*Petitioner-Mortgagee,*

**TRANSFER CERTIFICATE OF**  
**TITLE NO. (T-808975) 16593**  
Registry of Deeds for the Province of Cavite

**EJF NO. TG-23-122**  
**FOR: Extra-Judicial Foreclosure of**  
**Real Estate Mortgage Under Act**  
**No. 3135, As Amended by Act No.**  
**4118**

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

-versus-

A parcel of land (Lot 40 Blk. 19 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, Csd-04-006071-D, 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., & NE., along lines 1-2-3-4 by Rd. Lot 35 (6.50 m. wide); on the NE., along lines 4-5-6 by Rd. Lot 34 (6.50 m. wide); on the SE., along line 6-7 by Lot 41 and on the SW., along line 7-1 by Lot 39, both of Blk. 19, all of the cons./subd plan. Beginning at a pt. marked "1" on plan, being S. 65 deg. 11'E., 4921.47 m. from BLLM No. 1, Cad. 452-D, Silang Cad.; thence N. 65 deg. 53'E., 5.36 m. to pt. 2; thence N. 82 deg. 39'E., 2.31 m. to pt. 3; thence S. 63 deg. 49'E., 2.31 m. to pt. 4; thence S., 30 deg. 17'E., 2.31 m. to pt. 5; thence S. 13 deg. 31'E., 1.67 m. to pt. 6; thence S. 77 deg. 01'W., 10.00 m. to pt. 7; thence N. 13 deg. 31'W., 4.52 m. to pt. 1; beginning, containing an area of FORTY NINE (49) 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 and that of the subd. survey, Aug. 1-30, 1997 and was approved on Dec. 5, 1997.

**MARICEL M. MAMIIT married to**  
**FRANCO GERARDO M. MAMIIT JR.,**  
Borrowers-Mortgagors.

is registered in accordance with the provisions of the property Registration Decree in the name of\*  
**MARICEL M. MAMIIT, married to Franco Gerardo M. Mamiit Jr., both of legal age, Filipino"**

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 July 15, 1998 by Borrowers-Mortgagors, **MARICEL M. MAMIIT married to FRANCO GERARDO M. MAMIIT JR.**, both of legal age, Filipino citizens, with residence and postal addresses at (1) #29 Bonifacio St., Cabuyao, Laguna and (2) Lot 40 Blk 19 Rancho Imperial de Silang, Brgy., 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-808975) 16593** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors in the amount of **FIVE HUNDRED TWENTY-NINE THOUSAND TWO HUNDRED FIVE PESOS AND 66/100 (Php529,205.66)** inclusive 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

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-808975) 16593**, 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 14, 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

**MARICEL M. MAMIIT married to**  
**FRANCO GERARDO M. MAMIIT JR.**  
*Borrowers-Mortgagors*  
(1) #29 Bonifacio St., Cabuyao, Laguna  
(2) Lot 40 Blk 19 Rancho Imperial de Silang, Brgy., Tartaria, Silang, Cavite

**MARIA VICTORIA D. CAPIRAL**  
*c/o* **ATTY. JULIUS VOLTAIRE ROMMEL C. CUBELO**  
Attorney-in-Fact of the Mortgagee  
24K ACCOUNTS CONSULTANT, INC.  
3F Fass Intel College Bldg., No. 11 Pittsburgh St.,  
Brgy. Silangan, Cubao, Quezon City

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