

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-23-039**

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

**NOEL R. OLIGARIO** married to  
**LILIBETH B. OLIGARIO,**

*Respondent/S-Debtor/s*

X ----- X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial foreclosure sale under Act 3135, as amended, filed by Petitioner/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 October 11, 1999 by Mortgagor/s-Debtor/s, **NOEL R. OLIGARIO** married to **LILIBETH B. OLIGARIO**, Filipino, of legal age, with residence and postal addresses at (1) 246 Paliparan III, Dasmariñas, Cavite and (2) Lot 34 Block 5, Phase 2, Franceville, Executive Homes, Bo. Bulihan, 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-(887089) 25817** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagor/Borrower in the amount of **TWO HUNDRED THREE THOUSAND NINE HUNDRED TWENTY PESOS AND 34/100 (Php203,920.34)**, inclusive of interest and other charges, as of May 18, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Oliver T. Bocacao, Jr., will sell at public auction on **August 23, 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-(887089) 25817**

Registry of Deeds for Tagaytay City

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

A parcel of land (Lot 34 of the cons.-subd. plan Pcs-04-010965, being a portion of the cons. of Lots 1-22 Blk. 5, Psd-04-076724, L.R.C. Rec. No. ), situated in the Brgy. of Bulihan, Mun. of Silang, Province of Cavite, Island of Luzon. Bounded on the NE., along line 1-2 by Lot 33; on the SE.,

along line 2-3 by Lot 36, both of the cons.-subd. plan; on the SW., along line 3-4 by Road Lot 3, Psd-04-076724; & on the NW., along line 4-1 by Lot 32 of the cons.-subd. plan. Beginning at a pt. marked "1" on plan, being S. 47 deg. 59'W., 7368.49 m. from BLLM No. 1, Bo. Kabilang Baybay, Carmona, Cavite; thence S. 66 deg. 54'E., 3.74 m. to pt. 2; thence S. 23 deg. 06'W., 10.97 m. to pt. 2; thence N. 66 deg. 54'W., 3.74 m. to pt. 4; thence N. 23 deg. 06'E., 10.97 m. to pt. of beginning, containing an area of **FORTY ONE (41) 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, June 7-15, 1943 and that of the cons.-subd. survey, July 30, 1995 and was approved on October 6, 1995.

*Is registered in accordance with the provisions of the property Registration Decree in the name of*

**NOEL R. OLIGARIO, Filipino, of legal age, married to LILIBETH B. OLIGARIO"**

In the event the public auction should not take place on the said date, it shall be held on August 30, 2023 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. T-(887089) 25817**, 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, July 4, 2023.

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

**OLIVER T. BOCACAO, JR.**  
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

**NOEL R. OLIGARIO** married to **LILIBETH B. OLIGARIO**  
Mortgagor/s-Debtor/s

(1) 246 Paliparan III, Dasmariñas, Cavite  
(2) Lot 34, Block 5, Phase 2, Franceville, Executive Homes,  
Bo. Bulihan, Silang, Cavite

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