

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-23-202

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

REBECCA G. GUIMBATAN married to
JOSEPH B. GUIMBATAN,
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 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 September 15, 2000 by Mortgagors-Debtors, **REBECCA G. GUIMBATAN** married to **JOSEPH B. GUIMBATAN**, both of legal age, Filipino citizens with residence and postal addresses at (1) B28 L19 Caroline Masibay, BF Resort, Las Piñas City, Metro Manila 1740 and (2) Lot 48 Blk. 18, Rancho Imperial de Silang, Bo. 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-901835) 23057** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors/Borrowers in the amount of **FOUR HUNDRED SEVENTEEN THOUSAND SEVEN HUNDRED FIFTY-EIGHT PESOS AND 99/100 (417,758.99)**, inclusive of interest 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 T. Bocacao, Jr., will sell at public auction on **April 10, 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-901835) 23057
Registry of Deeds for Tagaytay City

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

A parcel of land (lot 48 Blk. 18 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 Clk. 71, Pcs-04-011250, LRC Rec. No.) situated in the Brgy. of Tartaria, Mun. of Silang, Prov. of Cavite. Bounded on the SE., along line 1-2 by Lot 47, Blk. 18; on the SW., along line 2-3 by Open Space 3; on the NW., along line 3-4 by Lot 49, Blk. 18; and on the NE., along line 4-5-1 by Road Lot 16 (4.00 m wide) all of the cons./subd plan. Beginning at a point marked "1" on plan, being S. 65 deg. 49'E., 4837.66 m. from BLLM No. 1, Cad. 452-D, Silang Cadastre.; thence S. 78 deg. 01'W., 9.94 m. to pt. 2; thence N. 11 deg. 58'W., 7.00 m. to pt. 3; thence N. 78 deg. 02'E., 10.00 m. to pt. 4; thence S., 11 deg. 58'E., 5.32 m. to pt. 5; thence S., 09 deg. 49'E., 1.68 m. to pt. of beginning, containing an area of SEVENTY (70) SQUARE METERS. All points referred to are indicated on plan and are marked on the ground by P.S. cyl. conc. mon. 15x60 cm.; bearing true date of original survey Aug. 1-30, 1997 and was approved on Dec. 5, 1997.

is registered in accordance with the provisions of the Property Registration Decree in the name of **REBECCA G. GUIMBATAN** married to **JOSEPH B.**

GUIMBATAN, both of legal age, Filipino citizen"

In the event the public auction should not take place on the said date, it shall be held on **April 17, 2024** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T-901835) 23057**, 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, February 1, 2024.

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

MARIA VICTORIA D. CAPIRAL C/O
c/o PAULINO CASES
Attorney-in-Fact of Mortgagee
c/o Cases Chun & Associates Law Offices
6th Floor JELP Business Solution Building,
409 Addition Hills, Shaw Boulevard, Mandaluyong City

REBECCA G. GUIMBATAN married to
JOSEPH B. GUIMBATAN
Mortgagor/s-Debtor/s
(1) B28 L19 Caroline Masibay, BF Resort, Las Piñas City, Metro Manila 1740
(2) Lot 48 Blk. 18, Rancho Imperial de Silang, Bo. Tartaria, Silang, Cavite

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