

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**),  
*Petitioner-Mortgagee,*

**EJF NO. TG-24-074**  
**FOR:** Extra-Judicial Foreclosure of  
Real Estate Mortgage under Act No.  
3135, As Amended by Act No. 4118

-versus-

**IRWIN O. GARCIANO,**  
*Borrower-Mortgagor*

X ----- X

**AMENDED NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial foreclosure sale under Act NO. 3135, as Amended by Act No. 4118, 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 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 24, 1998, by Borrower-Mortgagor, **IRWIN O. GARCIANO**, single, of legal age, Filipino citizen, with residence and postal addresses at (1) Lot 26, Blk 19, Rancho Imperial de Silang, Brgy. Tartaria, Silang, Cavite, and (2) Medicion 11-B Imus, Cavite, in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. (T-817811) 25342** of the Registry of Deeds for the Province of Cavite, to satisfy the outstanding loan obligation of the Borrower-Mortgagor in the amount of **TWO HUNDRED SEVENTY-SIX THOUSAND SEVEN HUNDRED THIRTY-THREE PESOS AND 16/100 (Php276,733.16)** inclusive of interest and other charges, as of May 15, 2024, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Baby Leem, B. Maristela, will sell at public auction on **March 4, 2025 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-817811) 25342**  
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 26, Blk. No.19, of the cons./subd. plan, Pcs- 04-01 2899, 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 SE., along line 1-2 by Rd. Lot 35 (6.50 m. wide); on the SW., along line 2-3 by lot 27, Blk. 19; on the NW., along line 3-4 by Rd. lot 23 (10.00 m. wide); and on the NE., along line 4-1 by lot 25, Blk. 19, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan, being S. 65 deg. 36'E., 4944.70 m. from BLLM No. 1, Cad 452-D, Silang Cad., thence S. 65 deg. 53'W., 4.50 m. to pt. 2; thence N. 24 deg. 07'W., 10.00 m. to pt. 3; thence N. 65 deg. 53'E., 4.50 m. to pt. 4; thence S. 24 deg. 07'E., 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. bearings true; date of orig. survey, & 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  
**IRWIN O. GARCIANO**, single, of legal age, Filipino."

In the event the public auction should not take place on the said date, it shall be held on **March 11, 2025** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T-817811) 25342**, 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, January 27, 2025.

**ATTY. APRIL GRACE M. TENORIO**  
Clerk of Court V & OIC

**BABY LEEM B. MARISTELA**  
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

**MARIA VICTORIA D. CAPIRAL c/o**  
**JEFFREY A. RAMIENTAS, C.P.A.**  
*Attorney-in-Fact of the Mortgagee*  
**GREATSOURCE CORPORATION**  
2546 A. Bonifacio St., Bangkal, Makati City

**IRWIN O. GARCIANO**  
*Borrower-Mortgagor*  
(1) Lot 26, Blk 19, Rancho Imperial de Silang, Brgy. Tartaria,  
Silang, Cavite  
(2) Medicion 11-B Imus, Cavite

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