

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
(PAG-IBIG Fund),

Petitioner/Mortgagee,

-versus-

EJF NO. TG-24-149

FOR: ExtraJudicial Foreclosure of Real
Estate Mortgage under Act 3135,
As Amended by Act 4118

**LUNINGNING C. VALLE MARRIED
TO GENEROSO C. VALLE,**

Respondents/Mortgagors,

X ----- X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial foreclosure sale under Act 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 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 executed and notarized on September 08, 1998 by *Respondent/Mortgagor* **LUNINGNING C. VALLE married to GENEROSO C. VALLE**, both of legal age, Filipino citizen with postal address/es at: (1) 44 B.A. Cruz St. Taytay, Rizal; and (2) Lot 14, Block. 36, Rancho Imperial De Silang, Barangay 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-822887) 27205**, of the Registry of Deeds for the Province of Cavite, in order to satisfy the outstanding loan obligation of the *Respondents/Mortgagors* in the amount of **TWO HUNDRED EIGHTY ONE THOUSAND FOUR HUNDRED SEVENTY EIGHT PESOS AND 15/100 (Php 281,478.15)** inclusive of interest, and other charges, as of June 25, 2024, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Rhiz Sañel C. Toledo, will sell at public auction on **July 15, 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-822887) 27205
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 14 Blk. 36 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-04-006071-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 NE., along line 1-2 by Lot 6; on the SE., along line 2-3 by Lot 13 both of Blk. 36; on the SW., along line 3-4 by Rd. Lot 37(6.50 m. wide); on the NW., along line 4-5 by Lot 15 and along line 5-1 by Lot 5 both of Blk. 36, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan being S. 65 deg. 39'E., 5028.36 m. from BLLM No. 1, Cad. 452-D, Silang Cad. thence S. 24 deg. 19'E., 3.49 m. to pt. 2; thence S. 65 deg. 41'W., 10.00 m. to pt. 3; thence N. 24 deg. 19'W., 4.50 m. to pt. 4; thence N. 65 deg. 41'E., 10.00 m. to pt. 5; thence S. 24 deg. 19'E., 1.01 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, 1973-Dec. 4, 1975 and that of the subd. 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 **LUNINGNING C. VALLE, married to Generoso C. Valle, both of legal age, Filipino.**

In the event the public auction should not take place on the said date, it shall be held on **July 22, 2025** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **Transfer Certificate of Title No. (T-822887) 27205** 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, April 4, 2025.

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

RHIZ SAÑEL C. TOLEDO
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 (PAG-IBIG Fund),
Petitioner/Mortgagee
The Petron Mega Plaza Building,
No. 358 Sen. Gil Puyat Avenue, Makati City

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

**LUNINGNING C. VALLE MARRIED
TO GENEROSO C. VALLE**
Debtor/Mortgagor
(1) 44 B.A. Cruz St. Taytay, Rizal
(2) Lot 14, Block. 36, Rancho Imperial De Silang, Barangay
Tartaria, Silang, Cavite

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