

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

PATRICIA MENDOZA,
Mortgagee,

EJF NO. TG-25-033
FOR: Extra-Judicial Foreclosure of
Proceedings of Mortgage Real Property
-versus- Under Act 3135, as amended by Act
No. 4118

GENESIS LOYOLA AMON BAYABAY,
Mortgagor

X ----- X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, **PATRICIA MENDOZA**, of legal age, Filipino citizen, widow, a resident of San Diego Subd., Arkong Bato, Valenzuela City, Mortgagee, pursuant to the terms and conditions of the Real Estate Mortgage executed and notarized on December 11, 2023 by Mortgagor **GENESIS LOYOLA AMON BAYABAY**, of legal age, Filipino citizen, a resident of Lalaan 2nd, Lumang Poso Silang, Cavite, in favor of the Mortgagee, over a real estate of property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. 076-2023008779** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors in the amount of **FIVE MILLION ONE HUNDRED EIGHTY THOUSAND PESOS (Php5,180,000.00)** excluding interest and attorney's fees and other expenses, as of January 2025, 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 **September 9, 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. 076-2023008779
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED *that certain land situated in BARRIO OF LALAAAN II, MUNICIPALITY OF SILANG, PROVINCE OF CAVITE, ISLAND OF LUZON, more particularly bounded and described as follows:*

LOT NO: 2084-A, **OF SUBDIVISION PLAN:** (LRA)
PSD-E2019011388
PORTION OF: LOT 2084, CAD-452-D, SILANG CADASTRE
LRA REC. NO. FREE PATENT

LOCATION: BARRIO OF LALAAAN II, MUNICIPALITY OF SILANG, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 2093, CAD 452-D, SILANG CADASTRE
2-3	NE	LOT 2086, CAD 452-D, SILANG CADASTRE
3-4	NE	LOT 2085, CAD 452-D, SILANG CADASTRE
4-5	SW	LOT 2084-B, (LRA) PSD-E2019011388
5-1	SW	LOT 2084-C, (LRA) PSD-E2019011388

TIE POINT: BLLM NO. 1, CAD 452-D, SILANG CADASTRE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 17 ° 34' W	7663.08 M.
1-2	S. 86 ° 20' E	36.47 M.
2-3	S. 17 ° 15' E	18.17 M.
3-4	S. 18 ° 51' E	20.15 M.
4-5	N. 83 ° 02' W	43.13 M.

5-1 N. 09 ° 35' W 34.05 M.
AREA: ONE THOUSAND THREE HUNDRED FIFTY (1,350) SQUARE METERS, MORE OR LESS
DESCRIPTION OF CORNERS: CORNER 2 IS MARKED BY OLD PS CYL. CONC. MON. 15 X 60 CMS. AND THE REST OF PS CYL. CONC. MON. 15 X 40 CMS.
BEARINGS: TRUE
DECLINATION: TRUE
DATE OF ORIGINAL SURVEY: AUGUST 25 TO SEPTEMBER 25, 1981
DATE OF SUBDIVISION SURVEY: OCT. 12, 2019
GEODETIC ENGINEER: CARIZA JANE M. SORIANO
NOTES:
DATE APPROVED: JULY 15, 2020

is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of
Owner: GENESIS LOYOLA AMON BAYABAY, SINGLE, OF LEGAL AGE, FILIPINO
Address: LALAAAN 2ND LUMANG POSO SILANG, CAVITE

In the event the public auction should not take place on the said date, it shall be held on **September 16, 2025** without further notice.

Prospective bidders or buyers are hereby to enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. 076-2023008779** 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, June 10, 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:
PATRICIA MENDOZA
Mortgagee
San Diego Subd., Arkong Bato, Valenzuela City

EDGARDO V. CRUZ
Counsel for the Mortgagee
No. 15 Danding Bldg., Municipal Site, Valenzuela City

GENESIS LOYOLA AMON BAYABAY
Mortgagor
Lalaan 2nd, Lumang Poso Silang, Cavite

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