

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

GILDA J. ROSCA,
Petitioner-Mortgagee,

EJF NO. TG-25-094
FOR: Petition for Extra-Judicial
Foreclosure of Real Estate
Mortgage Under Act No.
3135, as amended

-versus-

VIRGINIA T. CARANDANG,
Mortgagor- Debtor.

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, **GILDA J. ROSCA**, who is of legal age, widow, Filipino and a resident of Tierra Pura, Tandang Sora, Quezon City, pursuant to the terms and conditions of the Deed of Real Estate Mortgage ("MORTGAGE") executed and notarized on May 15, 2017 by **VIRGINIA T. CARANDANG**, Mortgagor-Debtor, of legal age, widow, Filipino Citizen, with residence and postal addresses at (1) Sta. Rosa Estates 2, Sta. Rosa, Laguna; (2) Blk. 2 Lot 9 Sta. Rosa Estates 2, Sta. Rosa City, Laguna; and (3) Barangay Sungay, Tagaytay, Cavite ,in favor of the Petitioner-Mortgagee, over a real estate properties including improvements thereon, described in and covered by **TRANSFER CERTIFICATES OF TITLE NOS. 076-2017002498 and 076-2017002499** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagor-Debtor in the amount of **TWO MILLION THREE HUNDRED ELEVEN THOUSAND SEVEN HUNDRED EIGHT PESOS (Php2,311,708.00)** and all other charges, as of June 19, 2025, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Alex E. Martinez, will sell at public auction on **October 8, 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. 076-2017002498
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED *that certain land situated in* BRGY. OF TOLENTINO, CITY OF TAGAYTAY, PROVINCE OF CAVITE, ISLAND OF LUZON, *bounded and described as follows:*
LOT NO: 2-D **PLAN NO:** PSD-04-232742
PORTION OF: LOT 2, PCS-04-019159; N-47829
LOCATION: BRGY. OF TOLENTINO, CITY OF TAGAYTAY, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:		
LINE	DIRECTION	ADJOINING LOT (S)
1-2	SW	LOT 2-C OF THE SUBD. PLAN., PSD-04-232742
2-3	NW	LOT 2, PCS-04-124492, PSD-04-232742
3-4	NE	LOT 2-E OF THE SUBD. PLAN., PSD-04-232742
4-1	SE	ROAD LOT 11 (8.00 M. WIDE), PCS-04-019159, PSD-04-232742

TIE POINT: BLLM NO. 1, MUNICIPALITY OF SILANG, PROVINCE OF CAVITE,

LINE	BEARING	DISTANCE
TO CORNER 1	S. 06° 37'E	9741.94 M.
1-2	N. 15° 24'W	69.93 M.
2-3	N. 75° 10'E	28.28 M.
3-4	S. 15° 24'E	69.42 M.
4-1	S. 74° 08'W	28.28 M.
AREA: ONE THOUSAND NINE HUNDRED SEVENTY		

SQUARE METERS (1970), MORE OR LESS

DESCRIPTION OF CORNERS: ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15X40 CMS.,
BEARINGS: GRID
DECLINATION:
DATE OF ORIGINAL SURVEY: DECEMBER 21-23, 1949
DATE OF SUBD/CONS SURVEY: JANUARY 16, 2014
DATE OF APPROVED SURVEY: MARCH 28, 2014
GEODETIC ENGINEER: ROBERTO I. CRUZ
NOTES:

is registered in accordance with the provision of the Property Registration Decree in the name of
Owner: **VIRGINIA T. CARANDANG, WIDOW, FILIPINO**
Address: BARANGAY SUNGAY, TAGAYTAY, CAVITE

TRANSFER CERTIFICATE OF TITLE NO. 076-2017002499
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED *that certain land situated in* BRGY. OF TOLENTINO, CITY OF TAGAYTAY, PROVINCE OF CAVITE, ISLAND OF LUZON, *bounded and described as follows:*
LOT NO: 2-A **PLAN NO:** PSD-04-232742
PORTION OF: LOT 2, PCS-04-019159; N-47829
LOCATION: BRGY. OF TOLENTINO, CITY OF TAGAYTAY, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:		
LINE	DIRECTION	ADJOINING LOT (S)
1-2	SE	ROAD LOT 11 (8.00 M. WIDE), PSD-04-232742
2-3	SW	LOT 1, BOTH OF PCS-04-019159, PSD-04-232742
3-4	NW	LOT 1, PSU-14601 (PORT.) (PSU-10112), PSD-04-232742
4-5	NW	LOT 1, PSU-124492, PSD-04-232742
5-1	NE	LOT 2-B OF THE SUBD. PLAN., PSD-04-232742

TIE POINT: BLLM NO. 1, MUNICIPALITY OF SILANG, PROVINCE OF CAVITE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 06° 18'E	9751.09 M.
1-2	S. 74° 08'W	27.68 M.
2-3	N. 15° 24'W	71.43 M.
3-4	N. 75° 10'E	14.90 M.
4-5	N. 75° 10'E	12.78 M.
5-1	S. 15° 24'E	70.94 M.

AREA: ONE THOUSAND NINE HUNDRED SEVENTY SQUARE METERS (1970), MORE OR LESS

DESCRIPTION OF CORNERS: ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15X40 CMS., EXCEPT CORNERS 2,3 & 4 BY OLD PS CYL. CONC. MONS. 15X40 CMS.
BEARINGS: GRID
DECLINATION:
DATE OF ORIGINAL SURVEY: DECEMBER 21-23, 1949
DATE OF SUBD/CONS SURVEY: JANUARY 16, 2014
DATE OF APPROVED SURVEY: MARCH 28, 2014
GEODETIC ENGINEER: ROBERTO I. CRUZ
NOTES:

is registered in accordance with the provision of the Property Registration Decree in the name of
Owner: **VIRGINIA T. CARANDANG, WIDOW, FILIPINO**
Address: BARANGAY SUNGAY, TAGAYTAY, CAVITE"

In the event the public auction should not take place on the said date, it shall be held on **October 15, 2025** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NOS. 076-2017002498 and 076-2017002499**, 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, August 29, 2025.

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

ALEX E. MARTINEZ
Sheriff-in-Charge

WARNING :

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:

GILDA J. ROSCA
Petitioner/Mortgagee
Tierra Pura, Tandang Sora, Quezon City

VIRGINIA T. CARANDANG
Mortgagor- Debtor
(1) Sta. Rosa Estates 2, Sta. Rosa, Laguna;
(2) Blk. 2 Lot 9 Sta. Rosa Estates 2, Sta. Rosa City, Laguna;
(3) Barangay Sungay, Tagaytay, Cavite

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