

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
Email Address: rtc1tgtocc@judiciary.gov.ph
Contact Nos. 09676699985/(0460 419-0464

88 ASIA FINANCE CORPORATION,
Petitioner/Mortgagee,

EJF NO. TG-26-068
FOR: Extra-Judicial Foreclosure
under R.A. 3135 as amended

-versus-

JOCIELYN BAUTISTA, Single and
YURIB B. PACIA,
Respondents/Mortgagors,
x ----- x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial petition for sale under Act 3135, as amended by Act No. 4118, filed by *Petitioner/Mortgagee*, **88 ASIA FINANCE CORPORATION**, a corporation duly organized and existing under and virtue of the Republic of the Philippines, with office address at 10th Floor Unionbank Center Manila, 208 Dasmariñas St., cor. Quintin Paredes St., Binondo Manila, pursuant to the terms and conditions of the Real Estate Mortgage executed and notarized on February 23, 2023, by *Respondents/Mortgagors* **JOCIELYN BAUTISTA, Single and YURIB B. PACIA**, of legal age, Filipinos, with residence and postal address at: (1) #7731 Purok 2, Brgy. Lalaan 1, Silang, Cavite and (2) Lot 2 Blk. 1 Road Lot 8, Gainsville Subd., Brgy. Bulihan, 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. 076-2022005663** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the respondents-mortgagors in the amount of **ONE MILLION FOUR HUNDRED TWENTY SIX THOUSAND FIVE HUNDRED TWELVE PESOS (Php1,426,512.00)**, inclusive of penalties and legal charges, as of July 2, 2026, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Oliver N. Mendoza, will sell at public auction on **September 10, 2026** 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. 076-2022005663
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF BULIHAN, MUN. OF SILANG, PROV. OF CAVITE, bounded and described as follows:
A PARCEL OF LAND (LOT 2, BLK. 1 OF THE CONS. SUBD. PLAN, PCS-04-018178, BEING A PORTION OF THE CONS. OF LOTS 1, 2 & 3, PSD-59052 & LOT 4-C, PSD-04-042371, (LRA REC. NO. 20852), SIT. IN THE BRGY. OF BULIHAN, MUN. OF SILANG, PROV. OF CAVITE. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 1, BLK. 1; ON THE SW., ALONG LINE 2-3 BY RD. LOT 8; ON THE NW., ALONG LINE 3-4 BY LOT 3; ON THE NE., ALONG LINE 4-1 BY LOT 6, BOTH OF BLK. 1, ALL OF THE CONS. SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN BEING S. 48 DEG. 53'W., 7539.94 M. FROM BLBM NO. 1, BO. CABILANG BAYBAY, MUN. OF CARMONA CAVITE; THENCE S. 23 DEG. 06'W., 11.50 M. TO PT. 2; THENCE N. 66 DEG. 54'W., 4.00 M. TO PT. 3; THENCE N. 23 DEG. 06'E., 11.50 M. TO PT. 4; THENCE S. 66 DEG. 53'E., 4.00 M. TO PT. BEGINNING, CONTAINING AN AREA OF FORTY SIX (46) SQ. METERS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS. CYL. CONC. MONS. 15 X 40 CM.; BEARINGS TRUE; DATE OF ORIG SURVEY, JUNE 7-15, 1943 AND THAT OF THE CONS. SUBD. SURVEY, JULY 2-4, AUG. 27-28, & SEPT. 3-NOV. 30, 2001 AND WAS APPROVED ON NOV. 13, 2002.

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: JOCIELYN BAUTISTA, SINGLE, OF LEGAL AGE, FILIPINO
Address: 7731 BRGY. LALAAN 1, SILANG, CAVITE"

In the event the public auction should not take place on the said date, it shall be held on **September 17, 2026**, without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. 076-2022005663**, 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, July 21, 2026.

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

(Sgd)
OLIVER N. MENDOZA
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:

88 ASIA FINANCE CORPORATION
c/o RONALD F. TAGUFA
Petitioner/Mortgagee
10th Floor Unionbank Center Manila, 208 Dasmariñas St., cor. Quintin Paredes St., Binondo Manila

JOCIELYN BAUTISTA, Single and YURIB B. PACIA
Respondents/Mortgagors
(1) #7731 Purok 2, Brgy. Lalaan 1, Silang, Cavite
(2) Lot 2 Blk. 1 Road Lot 8, Gainsville Subd., Brgy. Bulihan, Silang, Cavite

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