

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
NAIC, CAVITE
rtc1nacocc@judiciary.gov.ph
0915-620-0438

HOME DEVELOPMENT MUTUAL
FUND (PAG-IBIG FUND),
Mortgagee,

FNC-2023-775
-versus- For: Extra-Judicial Foreclosure of
Real Estate Mortgage under Act
3135, as Amended by Act 4118

ERLINDA RAMIREZ COLLAO,
Mortgagor.
X ----- X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial petition for sale under Act 3135, as amended by Act No. 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (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 April 26, 2018 by Mortgagor, ERLINDA RAMIREZ COLLAO, single, of legal age, Filipino Citizen, with postal residence at BARRIO SIKAT, TEJEROS CONVENTION, ROSARIO, CAVITE, in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by TRANSFER CERTIFICATE OF TITLE No. 057-2018040767 of the Registry of Deeds for the Province of Cavite, in order to satisfy the outstanding loan obligation of the Mortgagors in the amount FOUR HUNDRED NINETEEN THOUSAND EIGHT HUNDRED THIRTY FOUR PESOS & 68/100 (P419,834.68) inclusive of interest, penalties and other charges as of November 15, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru his deputy, Janelle V. Lagadon, will sell at public auction on November 10, 2026 at 9:00 o'clock in the morning or soon thereafter, at the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, 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. 057-2018040767

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF SABANG (FORMERLY TIMALAN) MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:
LOT NO: 7, BLOCK NO: 80, PLAN NO: PSD-04-246096/
PORTION OF: SUBD. OF LOT 2937, FLS-986-D, NAIC ESTATE (VS-04-000597); LRC RECORD NO.: 8340
LOCATION: BARANGAY OF SABANG (FORMERLY TIMALAN) MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 8, BLOCK 80, PSD-04-246096
2-3	NW	ALLEY LOT 45, PSD-04-246096
3-4	NE	LOT 6, BLOCK 80, PSD-04-246096
4-1	SE	LOT 21, BLOCK 80, PSD-04-246096

TIE POINT: MON. NO. 17, NAIC ESTATE, PROVINCE OF CAVITE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 40° 20' E	2714.22 M.
1-2	N. 29° 26' W	8.00 M.
2-3	N. 60° 34' E	3.50 M.
3-4	S. 29° 26' E	8.00 M.
4-1	S. 60° 34' W	3.50 M.

AREA: TWENTY EIGHT SQUARE METERS (28), MORE OR LESS

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

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE NO. 057-2018040767 encumbrances thereon, if any there be.

All sealed bids must be submitted to the undersigned on the above-stated time and date.

Naic, Cavite, Philippines, October 1, 2026

(Sgd)
JANELLE V. LAGADON, MBA
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:

ATTY. AMELY D. AGMATA
c/o POMPEYO P. MAYNIGO
Vision Credit & Collection Services Incorporated
JRDC Building 117 Sen Gil. J. Puyat Ave. Pasay City

ERLINDA RAMIREZ COLLAO,
BARRIO SIKAT, TEJEROS CONVENTION, ROSARIO, CAVITE
LOT 7 BLOCK 80 PHASE 2 PASINAYA HOMES, BRGY. SABANG (FORMERLY TIMALAN), NAIC, CAVITE

Publication: HANEP October 12, 19 & 26, 2026