

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
CITY OF IMUS, CAVITE

HOME DEVELOPMENT MUTUAL FUND
(PAG-IBIG FUND),

Mortgagee,

EXTRA-JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER
ACT 3135 AS AMENDED BY ACT 4118

-versus-

GERALD M. GARIN married to
MA. KIARA AMOR G. GARIN,
Mortgagors.

FC CASE No. 19184-24

X ----- X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG FUND)**, mortgagee, with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **GERALD M. GARIN married to MA. KIARA AMOR G. GARIN**, mortgagors, with residence and postal address at Lot 17 Block 5 Opal St., Golden Acres Subdivision, Talon 1, Las Piñas City and/or Lot 7 Block 41 Phase 3 Green Estate, Malagasang, Imus, Cavite to satisfy the mortgage indebtedness which as of August 20, 2024 amounts to **SEVEN HUNDRED FIFTY EIGHT THOUSAND NINE HUNDRED NINETY PESOS and 63/100 (P 758,990.63)**, Philippine Currency, including interest and penalty charges but excluding attorney's fees, sheriff's fees, and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at public auction on **November 19, 2024** at 10:00 a.m. or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Bulwagan Ng Katarungan, Aguinaldo Highway, Imus, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following property with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2021004833

**LOT NO: 7 BLOCK NO: 41 PLAN NO: PCS-028567
PORTION OF: LOT 1892, (RS-04-005176) AND LOT 1754,
(FRS-04005378) BOTH OF IMUS ESTATE; LRC RECORD
NO. 8843**

**LOCATION: BARANGAY OF MALAGASANG,
MUNICIPALITY OF IMUS, PROVINCE OF CAVITE,
ISLAND OF LUZON**

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	SW	LOT 8, BLOCK 41, PCS-04-028567
2-3	NW	LOT 9, BLOCK 41, PCS-04-028567
3-4	NE	ROAD LOT 56 (6.50 M.), PCS-04-028567
4-1	SE	LOT 5, BLOCK 41, PCS-04-028567

xxx
**AREA: THIRTY SIX (36) SQUARE METERS MORE OR
LESS**

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

In the event the public auction should not take place on the said date, it shall be held on **November 26, 2024** without prior notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon if any there be.

Imus, Cavite, Philippines, October 18, 2024.

ISRAEL S. MEDINA
Sheriff IV

APPROVED:

ARMIE A. FRANCISCO
Clerk of Court VI

COPY FURNISHED:

**HOME DEVELOPMENT MUTUAL FUND
(otherwise known as Pag-Ibig Fund)**
The Petron Mega Plaza Building,
No. 358 Sen. Gil Puyat Avenue, Makati City

GERALD M. GARIN married to MA. KIARA AMOR G. GARIN
Lot 17 Block 5 Opal St., Golden Acres Subdivision,
Talon 1, Las Piñas City and/or Lot 7 Block 41
Phase 3 Green Estate, Malagasang, Imus, Cavite

ATTY. MELANIO A. BADENAS JR.
Attorney-in-Fact, GCCS & Associates Corp.
Room 209 Megastate Bldg.,
No. 737 G. Araneta Ave., Tatalon, Quezon City

Publication: HANEP October 28, November 4 & 11, 2024