

Republic of the Philippines  
REGIONAL TRIAL COURT  
Fourth Judicial Region  
Branch 109  
City of Carmona, Cavite

2nd Flr., Hall of Justice Bldg., Brgy. Maduya, Carmona, Cavite  
Email add: rtc2cac109@judiciary.gov.ph; Tel. No. (046) 4828527

**HOME DEVELOPMENT MUTUAL FUND,**  
(otherwise known as **Pag-IBIG Fund**),  
Mortgagee,

**EJF-2024-56**

-versus- **For: EXTRA JUDICIAL FORECLOSURE  
OF REAL ESTATE MORTGAGE UNDER  
ACT 3135, AS AMENDED BY ACT 4118**

**ADILYN V. RANGAS,**  
Mortgagor/Borrower.

X- - - - -X

**NOTICE OF SHERIFF'S SALE**

Upon Extra-Judicial petition for sale under Act No. 3135, as amended by Act 4118 filed by the mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the mortgagor/borrower, **ADILYN V. RANGAS**, with postal address/es at 1.) Lot 5 Blk. 100 Maricaban Ph. 2 Zone 19 Brgy. 185 Pasay City; and 2.) Lot 32 Blk 27, Alta Tierra Homes Ph, 2A-2, Brgy. Olaes, Gen. Mariano Alvarez, Cavite, and for the satisfaction of the mortgaged debt which as of 15 May 2024 amounts to **FOUR HUNDRED THIRTY THREE THOUSAND FOUR HUNDRED SEVENTY THREE PESOS AND 09/100 (Php433,473.09)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned or his duly authorized representative will **SELL** at public auction on **August 1, 2024** at 1:00 o'clock in the afternoon at the Court Room of Branch 109, Regional Trial Court, Hall of Justice Building, Carmona, Cavite to the highest bidder for **CASH** or **MANAGER'S CHECK**, in Philippine currency, the mortgaged property/ies with all the improvements thereon to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2014085136**

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF OLAES, MUN. OF GEN. MARIANO ALVAREZ, PROV. OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

"A PARCEL OF LAND (LOT 32, BLK. 27 OF THE CONS./SUBD. PLAN PCS-04-024562, BEING A PORTION OF THE CONS. OF BLK. 2, PSD-04-185184 & RESERVED LOT 4 PSD-04-1971 35 LRC REC. NOS. 2166 & 55349), SITUATED IN THE BRGY. OLAES, MUN. OF GEN. MARIANO ALVAREZ, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW, ALONG LINE 1-2 BY RD. LOT 23 (10.00 M. WIDE); ON THE NE., ALONG LINE 2-3 BY LOT 33 BLK 27; ON THE SE., ALONG 3-4 BY BLK 80 (TRANSMISSION LINE 40.00 M. WIDE); AND ON THE SW., ALONG LINE 4-1 BY LOT 31; BLK 27 ALL OF THE CONS./SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, BEING N., 83 DEG. 20'W., 2286.25 M. FROM BLLM NO. 14, CARMONA CADASTRE; THENCE N., 80 DEG. 15'E., 4.00 M. TO PT. 2; THENCE S. 09 DEG. 45'E., 11.01 M. TO PT. 3; THENCE S. 80 DEG. 15'W., 4.00 M. TO PT. 4; THENCE N., 09 DEG. 45'W., 11.01 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF **FORTY FOUR (44) SQ. METERS**. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS CYL. CONC. MONS. 15X40 CM.; BEARINGS TRUE; DATE OF ORIGINAL SURVEY AUG. 16, 1940-JULY 31, 1941 AND THAT OF THE CONS./SUBD. SURVEY; JUNE 9-14, 2008 AND WAS APPROVED ON SEPT. 3, 2008."  
xxxNOTHING FOLLOWSxxx

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

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 and time, it shall be held on **August 8, 2024** at the same time and place without further notice.

13th day of June, 2024 at City of Carmona, Cavite.

**CATHERINE A. PERAN**  
Court Legal Researcher / Officer-in-Charge

Prepared by:  
**JOSEPH R. DIOKNO**  
Sheriff In-Charge

Copy furnished:  
**HOME DEVELOPMENT MUTUAL FUND**  
The Petron Mega Plaza Bldg.  
No. 358 Sen. Gil Puyat Avenue, Makati City

**MARIA VICTORIA D. CAPIRAL c/o JEFFREY A. RAMIENTAS, C.P.A.**  
**Attorney-In-Fact, GREATSOURCE CORPORATION**  
2546 A. Bonifacio St., Bangkal, Makati City

**ADILYN V. RANGAS**  
1.) Lot 5 Blk. 100 Maricaban Ph. 2 Zone 19  
Brgy. 185, Pasay City  
2.) Lot 32 Blk. 27 Alta Tierra Homes Ph 2A-2  
Barangay Olaes, Gen. Mariano Alvarez, Cavite

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