

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

2ndFlr., 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,

-versus-

EJF-2023-119

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

ANICIA B. DE VILLA,
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, **ANICIA B. DE VILLA**, with postal address/es at 1.) Bugaan West, Laurel, Batangas; and 2.) Block 42 Lot 79 Phase 2A-1, Alta Tierra, Olaes, Gen. Mariano Alvarez, Cavite, and for the satisfaction of the mortgaged debt which as of 08 August 2023 amounts to **SEVEN HUNDRED FORTY-ONE THOUSAND EIGHT HUNDRED NINETY-SEVEN PESOS & 79/100 (PhP741,897.79)**, 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 **November 2, 2023** 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. 057-2019048706

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 79 BLK 42 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. OF OLAES, MUN. OF GEN. MARIANO ALVAREZ, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 77; ON THE NW., ALONG LINE 2-3 BY LOT 82; ALONG LINE 3-4 BY LOT 84; ON THE NE., ALONG LINE 4-5 BY LOT 81 ALL OF BLK 42; AND ON THE SE., ALONG LINE 5-1 BY RD. LOT 35 (10.00 M. WIDE); ALL OF THE CONS./SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN BEING N., 87 DEG. 42'W., 2276.28 M. FROM BLLM NO. 14 CARMONA CADASTRE; THENCE N., 36 DEG. 39'W., 11.00 M. TO PT. 2; THENCE N., 53 DEG. 21'E., 2.00 M. TO PT. 3; THENCE N. 53 DEG. 21'E., 2.00 M. TO THE PT. 4; THENCE S., 36 DEG. 39'E., 11.00 M. TO PT. 5; THENCE S., 53 DEG. 21'W., 4.00 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 November 9, 2023 at

the same time and place without further notice.

September 13, 2023 at Carmona, Cavite.

BON GERARD D. ASCAÑO
Clerk of Court VI
& Ex-Officio Sheriff

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

ANICIA B. DE VILLA
1.) Bugaan West, Laurel, Batangas
2.) Block 42 Lot 79 Phase 2A-1, Alta Tierra,
Olaes, Gen. Mariano Alvarez, Cavite

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