

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

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

-versus-

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

FC CASE No. 18526-23

**ARACELI A. DEBIL for herself and as
Atty.-in-fact of her husband RIO D. DEBIL,
Mortgagors.**

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 (PAG-IBIG FUND)**, mortgagee, with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **ARACELI A. DEBIL for herself and as Atty.-in-fact of her husband RIO D. DEBIL**, mortgagors, with residence and postal address at 52 Diaz St., Ph 10, Bahayang Pag-Asa Subd., Imus Cavite and/or Unit-112 G/F Bldg. 7 Urban Deca Homes Hampton (Building 1 to 22) Buhay Na Tubig, Imus, Cavite, to satisfy the mortgage indebtedness which as of July 18, 2023 amounts to **ONE MILLION THREE HUNDRED THIRTY-ONE THOUSAND FIVE HUNDRED EIGHTY-TWO PESOS AND 71/100 (Php1,331,582.71)**, Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees, and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **November 7, 2023** 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 City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all the improvements therein, to wit:

CONDOMINIUM CERTIFICATE OF TITLE No. 057-2020000054

"GROUND FLOOR RESIDENTIAL LEVEL, B7-112, CONDO MODEL- 2BR, WITH THE TOTAL FLOOR AREA OF 36.50 MORE OR LESS, OF THE URBAN DECA HOMES HAMPTON

In the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on TRANSFER CERTIFICATE OF TITLE 2017018331 which embraces and describes the land located at BARANGAY BUHAY NA TUBIG, IMUS CAVITE with an area of **FORTY-ONE THOUSAND EIGHT HUNDRED SEVENTY-ONE (41,871) Square Meter. x x x"**

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 14, 2023** at 10:00 a.m. without prior notice.

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

Imus, Cavite, Philippines, September 11, 2023.

DWIGHT ALDWIN S. GERONIMO, JD
Sheriff IV, RTC Branch 121

APPROVED:

ARMIE A. FRANCISCO
Clerk of Court VI

COPY FURNISHED:

HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City

ATTY. JOHN LINCOLN F. LAURON
THE LAW FIRM OF LAURON DE LOS REYES & PARTNERS
Unit 1003 Union Square Condominium
No. 145, 15th Avenue, Cubao, Quezon City

**ARACELI A. DEBIL for herself and as
Atty.-in-fact of her husband RIO D. DEBIL**
52 Diaz St., Ph 10, Bahayang Pag-Asa Subd., Imus Cavite and/or Unit-112 G/F Bldg. 7 Urban Deca Homes Hampton (Building 1 to 22) Buhay Na Tubig, Inus, Cavite

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