

REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
FOURTH JUDICIAL REGION  
BRANCH 4-FC  
CITY OF IMUS, CAVITE

HOME DEVELOPMENT MUTUAL FUND  
(PAG-IBIG FUND),

Mortgagee,

-versus-

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

FC CASE No. 17863-23

ARACELI R. PONESTO married to  
REGGIE F. PONESTO,

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 place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against against **ARACELI R. PONESTO married to REGGIE F. PONESTO**, mortgagors, with residential and postal address at Block 35, Lot 35, EP Village, Phase 1, Western Bicutan, Taguig City and/or Lot 5, Block 10, Dreamville VI, Anabu 1E, Imus, Cavite, to satisfy the mortgage indebtedness which as of March 13, 2023 amounts to **NINE HUNDRED THIRTY THOUSAND TWENTY FIVE PESOS AND 41/100 (Php930,025.41)**, 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 **July 4, 2023** at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, 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:

**TRANSFER CERTIFICATE OF TITLE No. 057-2016000361**

"A parcel of land (Lot 5, Block 10 of the consolidation-subdivision plan Pcs-04-026205 being a portion of the consolidation of Lot 2872, Imus Estate, Lot 2871-B, Psd-333532 and Lots 2873-A to 2873-D (LRC) Psd-276567, L.R.C. Rec. No. 8843), situated in the Brgy. of Anabu, Mun. of Imus, Province of Cavite, Island of Luzon. Bounded on the S.W., along line 1-2 by Road Lot 4 (6.50 meters wide); on the N.W., along line 2-3 by Lot 4, Block 10, both of the consolidation-subdivision plan; on the N.E., along line 3-4 by Lot 2871-D, Psd-333532; and on the S.E., along line 4-1 by Lot 6, Block 10 of the consolidation-subdivision plan. x x x containing an area of **FORTY SIX (46) SQUARE METERS. 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 **July 11, 2023** at 10:00 o'clock in the morning without further notice.

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

City of Imus, Cavite, Philippines, April 11, 2023.

**EMMANUELLE H. FRANCISCO**  
Sheriff IV

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. MICHAEL YANCY P. YNGSON**

**Atty.-in-fact, RECEIVERS AND LIQUIDATORS INC.**

Unit C, 10th Floor, Strata 2000 Bldg., F. Ortigas Jr. Rd.  
Ortigas Center, Pasig City

**ARACELI R. PONESTO married to  
REGGIE F. PONESTO**

Block 35, Lot 35, EP Village, Phase 1, Western Bicutan,  
Taguig City

Lot 5, Block 10, Dreamville VI, Anabu 1E, Imus, Cavite

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