

Republic of the Philippines
Fourth Judicial Region
Regional Trial Court of Cavite
Office of the Clerk of Court & Ex-Officio Sheriff
New Justice Hall, J.P. Rizal Avenue,
Kaybagal South, Tagaytay City

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

EJF NO. TG-23-174
FOR: Extra-Judicial Foreclosure of
Real Estate Mortgage Under Act
No. 3135, As Amended by Act No.
4118

-versus-

ARTURO D. BELLO married to
EMELIE T. BELLO,
Borrowers-Mortgagors.

X ----- X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with principal office and place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, pursuant to the terms and conditions of the Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on September 13, 1999 by Borrowers-Mortgagors, **ARTURO D. BELLO married to EMELIE T. BELLO**, both of legal age, Filipino citizen, with residence and postal addresses at (1) Blk 6 Lot 10 Hawk St., Camella Homes, Alabang, Muntinlupa City and (2) Block 38 Lot 47 Rancho Imperial de Silang, Bo. Tartaria, Silang, Cavite, in favor of the Petitioner-Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. (T-862764) 11409** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors in the amount of **TWO HUNDRED FIFTY-NINE THOUSAND THREE HUNDRED SEVENTEEN PESOS AND 25/100 (Php259,317.25)**, inclusive of interest and other charges, as of August 15, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Ryan M. Genova, will sell at public auction on **May 9, 2024 at 10:00 o'clock in the morning** or soon thereafter, at the **New Hall of Justice of Tagaytay City**, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF
TITLE NO. (T-862764) 11409
Registry of Deeds for the Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Silang, Prov. of Cavite bounded and described as follows:

A parcel of land (Lot 47 Blk. 38 of the cons./subd. plan, Pcs-04-012899, being a portion of Lot 8014, 8015, 8017, 8018 Cad. 452-D, Silang Cad., Lots 8016-A to 8016-H, Csd-04-006071-D, Lot 15709-A, Cad-042118-012810-D & Lot Blk. 71, Pcs-04-011250, LRC Rec. No.) situated in the Brgy. of Tartaria, Mun. of Silang, Prov. of Cavite. Bounded on the SE., along line 1-2 by Lot 28; on the SW., along line 2-3 by Lot 46 both of Blk. 38, on the NW., along line 3-4 by Rd. Lot 34 (6.50 m. wide); and on the NE., along line 4-1 by Lot 48; all of the cons./subd plan. Beginning at a pt. marked "1" on plan, being S. 64 deg. 50 E., 4980.15 m. from BLLM No. 1, Cad. 452-D, Silang Cad.; thence S. 13 deg. 32 E., 4.50 m. to pt. 2; thence S. 76 deg. 28 W., 10.00 m. to pt. 3; thence N. 13 deg. 32 W., 4.50 m. to pt. 4; thence N., 76 deg. 28 E., 10.00 m. to pt. of beginning, containing an area of FORTY FIVE (45) SQ. METERS. All pts. referred to are indicated on plan and are marked on the ground by PS cyl. conc. mons. 15x60 cm.; bearings true date of orig. survey and that of the cons./subd. survey Aug. 1-30, 1997 and was approved on Dec. 5, 1997. is registered in accordance with the provisions of the Property Registration Decree in the name of

ARTURO D. BELLO, married to Emelie T. Bello, both of legal age, Filipino"

In the event the public auction should not take place on the said date, it shall be held on **May 16, 2024** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T-862764) 11409**, the encumbrances thereon, if any there be.

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

Tagaytay City, Philippines, March 4, 2024.

ATTY. VARBRA ANN A. VARIAS-DIMAYUGA
Clerk of Court & Ex-Officio Sheriff

RYAN M. GENOVA
Sheriff-In-Charge

W A R N I N G :

IT IS ABSOLUTELY PROHIBITED TO REMOVE, DEFACE OR DESTROY THIS NOTICE OF SHERIFF'S SALE ON OR BEFORE THE DATE OF THE AUCTION SALE UNDER THE PENALTY OF LAW

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
(otherwise known as **PAG-IBIG Fund**),
Petitioner-Mortgagee
The Petron Mega Plaza Building,
No. 358 Sen. Gil Puyat Avenue, Makati City

MARIA VICTORIA D. CAPIRAL
c/o PAULINO CASES
Attorney-in-Fact of the Mortgagee
c/o Cases Chun & Associates Law Offices
6th Floor JELP Business Solutions Building,
409 Addition Hills, Shaw Boulevard, Mandaluyong City

ARTURO D. BELLO married to EMELIE T. BELLO
Borrowers-Mortgagors
(1) Blk 6 Lot 10 Hawk St., Camella Homes, Alabang, Muntinlupa City
(2) Block 38 Lot 47 Rancho Imperial de Silang, Bo. Tartaria, Silang, Cavite

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