

**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-2023-182

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

**ATILLANO T. ENTES, married to
RODELYN C. ENTES,
Mortgagors/Borrowers.**

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 mortgagors/borrowers, **ATILLANO T. ENTES, married to RODELYN C. ENTES**, with postal address/es at 1.) Lot 26 Block 105, Mabuhay City, Phase 4, Paliparan 3, Dasmariñas, Cavite; and 2.) Lot 4 Block 1-G, GMA Village, Brgy. Cabilang Baybay (Poblacion V), Carmona (Gen. Mariano Alvarez), Cavite, and for the satisfaction of the mortgaged debt which as of 24 November 2023 amounts to **THREE HUNDRED TWENTY-FIVE THOUSAND NINE HUNDRED SEVENTY-FOUR PESOS AND 40/100 (PhP325,974.40)**, 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 **February 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. 057-2013038456

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF CABILANG BAYBAY (POBLACION 5, NOW), MUN. OF CARMONA (GEN. MARIANO ALVAREZ, NOW), PROV. OF CAVITE, bounded and described as follows:

"A PARCEL OF LAND (LOT 4 BLK. 1-G OF THE CONS. AND SUBD. PLAN, PCS-04-020461, BEING A PORTION OF THE CONS. OF LOTS 3, 5, 7, 9, 11, 13, 15, 17, 21, & 23 BLK. 2, LOTS 7 TO 35, BLK. 4, LOTS 1 TO 21 BLK. 5, LOTS 1 TO 15 BLK. 6, LOTS 1 TO 51, BLK. 25 & BLK. 26, ALL OF PSD-04-001080, L.R.C. REC. NO. 41926), SITUATED IN THE BRGY. OF CABILANG BAYBAY (POBLACION 5, NOW), MUN. OF CARMONA (GEN. MARIANO ALVAREZ NOW), PROV. OF CAVITE, BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 1, BLK. 1-G, OF THE CONS/SUBD. PLAN; ON THE NW., ALONG LINES 2-3-4 BY RD. LOT 10; PSD-04-001080; ON THE NE., ALONG LINE 4-5 BY RD. LOT 8; ON THE SE., ALONG LINE 5-1 BY LOT 5, BLK. 5, BLK. 1-G, BOTH OF THE CONS. & SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, BEING S. 71 DEG. 12'W., 5139.84 M. FROM BLBM NO. 2, CABILANG BAYBAY, CARMONA, CAVITE. THENCE N. 62 DEG. 09'W., 5.12 M. TO PT. 2; THENCE N. 31 DEG. 09'E., 6.21 M. TO PT. 3; THENCE N. 37 DEG. 45'E., 2.86 M. TO PT. 4; THENCE S. 62 DEG. 09'E., 4.27 M. TO PT. 5; THENCE S. 27 DEG. 51'W., 9.00 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF FORTY THREE (43) SQUARE METERS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15 X 60 CM; COR. 3 BY OLD PS. BEARINGS TRUE; DATE OF ORIG. SURVEY: MAY 25-28, 1924 AND THAT OF THE CONS. & SUBD. SURVEY; AUG. 2-20, 2004 AND WAS APPROVED ON NOV. 10, 2004."

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 **February 8, 2024** at the same time and place without further notice.

December 11, 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. RIZALDY F. DE LEON
Attorney-In-Fact, Bernales & Associates
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784 EDSA West Kamias District, Quezon City

ATILLANO T. ENTES / RODELYN C. ENTES
1.) Lot 26 Block 105, Mabuhay City, Phase 4 Paliparan 3, Dasmariñas, Cavite
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Publication: HANEP January 8, 15 & 22, 2024