

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-2024-21**  
For: EXTRA JUDICIAL FORECLOSURE  
OF REAL ESTATE MORTGAGE UNDER  
ACT 3135, AS AMENDED BY ACT 4118

**EDWARD S. RAMIREZ,**  
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, **EDWARD S. RAMIREZ**, with postal address/es at 1.) PH 8 BLK 164, PKG. 12, Bagong Silang, Caloocan City; and 2.) Lot 64 Block 25, Alta Tierra Homes, Phase 2, Brgy. Olaes, Gen. Mariano Alvarez, Cavite, and for the satisfaction of the mortgaged debt which as of 20 March 2024 amounts to **ONE MILLION SEVENTY THREE THOUSAND SIX HUNDRED ELEVEN PESOS AND 80/100 (PhP1,073,611.80)**, 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 **May 16, 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. 057-2019034461**

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 64 BLK. 25 OF THE CONS. SUBD. PLAN. PCS-04-024562, BEING A PORTION OF THE CONS. OF BLK. 2, PSD-04-185184 & RESERVED LOT 4, PSD-04-197135, LRC REC. NOS. 2166 & 55349), SITUATED IN BRGY. OF OLAES, MUN. OF GEN. MARIANO ALVAREZ, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 66; ON THE SE., ALONG LINE 2-3 BY LOT 67; ALONG LINE 3-4 BY LOT 65; ALONG LINE 4-5 BY LOT 63; ON THE SW., ALONG LINE 5-6 BY LOT 84 ALL OF BLK. 25; AND ON THE NW., ALONG LINE 6-1 BY ROAD LOT 21 (8.00 M. WIDE); ALL OF THE CONS. SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, BEING N. 81 DEG. 03'W., 2223.97 M. FROM BLLM NO. 14, CARMONA CADASTRE; THENCE S. 40 DEG. 46'E., 11.00 M. TO PT. 2; THENCE S. 49 DEG. 14'W., 2.00 M. TO PT. 3; THENCE S. 49 DEG. 14'W., 4.00 M. TO PT. 4; THENCE S. 49 DEG. 14'W., 6.36 M. TO PT. 5; THENCE N. 09 DEG. 45'W., 12.84 M. TO PT. 6; THENCE N. 49 DEG. 14'E., 5.75 M. TO THE PT. OF BEGINNING CONTAINING AN AREA OF **ONE HUNDRED (100) SQ. METERS, MORE OR LESS**. 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 & 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 **May 23, 2024** at the

same time and place without further notice.

April 2, 2024 at City of Carmona, Cavite.

**CATHERINE A. PERAN**  
Court Legal Researcher / Officer-in-Charge  
(As per Order No. 1 Series 2024)

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**  
Suite 6 Third Floor, A. Francisco Gold Condominium I,  
784 EDSA West Kamias District, Quezon City

**EDWARD S. RAMIREZ**  
1.) Phase 8, Block 164, PKG. 12, BagongSilang, Caloocan City  
2.) Lot 64 Block 25, Alta Tierra Homes, Phase 2, Brgy. Olaes,  
Gen. Mariano Alvarez, Cavite

**Publication: HANEP April 8, 15 & 22, 2024**