

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
BRANCH 15, NAIC, CAVITE
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09171146230

HOME DEVELOPMENT MUTUAL
FUND (PAG-IBIG FUND),

Mortgagee/Petitioner,

-versus-

FNC-2023-306
For: Extra-Judicial Foreclosure of
Real Estate Mortgage under Act
3135, as Amended by Act 4118

EMERLISA ILAGAN PEREZ, single,
Mortgagor/Respondent.

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/petitioner, with principal office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against **EMERLISA ILAGAN PEREZ**, single with postal address at Bagong Kalsada, Naic, Cavite in favor of New Pointe Realty & Development Corporation with principal place of business at Suite 204 Richbelt Tower, Greenhills, San Juan, Metro Manila to satisfy the mortgage indebtedness which as of March 14, 2023 amounts to **ONE HUNDRED SEVENTY-NINE THOUSAND TWO HUNDRED FIFTY PESOS AND 26/100 PESOS (P179,250.26)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **August 22, 2023** at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-643730

APARCELOF LAND (Lot41 Blk. 31 OF THE CONSOLIDATION SUBDIVISION PLAN PCS-04-010852, BEING A PORTION OF THE CONS. OF LOTS 1483, 1484 & 1469, NAIC ESTATE), SITUATED IN THE BRGY. OF SABANG, MUN. OF NAIC, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 16; ON THE SE ALONG LINE 2-3 BY LOT 40, both of Blk. 31; ON THE SW., ALONG LINE 3-4 BY ROAD LOT 16; AND ON THE NW., ALONG LINE 4-1 BY LOT 42, Blk. 31, ALL OF THE CONS. SUBD. PLAN. **xxxx CONTAINING AN AREA OF FORTY SQ.M. & FIFTY SQ. DEC. (40.50) xxxxx**

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

Prospective bidders or buyers are hereby enjoined to investigate for themselves, the title herein above-described and the encumbrances thereon, if any there be.

In case of the absence of any participating bidder on the above-scheduled date, said auction sale will be reset and finally held on **August 29, 2023** at the same place and time above-mentioned.

Naic, Cavite, July 03, 2023

MA. CAROLINA M. POTENTE
Sheriff IV

Copy furnished:
Maria Victoria D. Capiral
Acting Department Head
Foreclosure Department
Home Development Mutual Fund (PAG-IBIG FUND)
The Petron Mega Plaza Building
No. 358 Sen. Gil Puyat Avenue
Makati City, Metro Manila

EMERLISA ILAGAN PEREZ, single
Bagong Kalsada, Naic, Cavite /
Lot 41, Block. 31 Villa Apolonia II Barangay Sabang,
Naic, Cavite
New Pointe Realty & Development Corporation
Suite 204 Richbelt Tower, Greenhills, San Juan,
Metro Manila

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

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