

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-2023-161

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

**EMMALYN L. LUTIAN, married to
ARISTOTLE M. LUTIAN,**
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, **EMMALYN L. LUTIAN, married to ARISTOTLE M. LUTIAN**, with postal address at Lot 24 Block 19, Monte Carlo Townhomes Subdivision, Bo. Bangcal, Carmona, Cavite, and for the satisfaction of the mortgaged debt which as of 06 November 2023 amounts to **FOUR HUNDRED THIRTY-SEVEN THOUSAND NINE HUNDRED SIXTY-FIVE PESOS AND 75/100 (PhP437,965.75)**, 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 **January 18, 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. 057-2013031192**

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF BANGCAL, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE, more particularly bounded and described as follows:

"A PARCEL OF LAND (LOT 24, BLOCK 19, OF THE CONSOLIDATION-SUBDIVISION PLAN, PCS- 04-023432, BEING A PORTION OF LOT 1306 CAD. 285 CARMONA CADASTRE, L.R.C. RECORD NO.), SITUATED IN THE BARRIO OF BANGCAL, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 23, BLOCK 19; ON THE SE., ALONG LINE 2-3 BY LOT 26, BLOCK 19; ON THE SW., ALONG LINE 3-4 BY ROAD LOT 12 (6.50 M. WIDE); ON THE NW., ALONG LINE 4-1 BY LOT 22 OF BLOCK 19, ALL OF THE SUBD. PLAN. BEGINNING AT A PT. MARKED '1' ON PLAN, BEING N. 10 DEG. 34'E., 898.62 M. FROM BBM NO. 2, CAD. 285, CARMONA CADASTRE TO CORNER 1. THENCE S. 32 DEG. 46'E., 4.00 M. TO PT. 2; THENCE S. 57 DEG. 14'W., 9.00 M. TO PT. 3; THENCE N. 32 DEG. 46'W., 4.00 M. TO PT. 4; THENCE N. 57 DEG. 14'E., 9.00 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF THIRTY-SIX (36) SQUARE METERS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15X40 CM. BEARINGS TRUE; DATE OF THE ORIGINAL SURVEY, NOVEMBER 28, 1940 AND THAT OF THE SUBD. SURVEY, OCTOBER 5-27, 2006 AND WAS APPROVED ON FEBRUARY 21, 2007."

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 **January 25, 2024** at the same time and place without further notice.

December 6, 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 POMPEYO P. MAYNIGO
Attorney-In-Fact, Vision Credit & Collection Services
Incorporated
JRDC Building 117 Sen. Gil. J. Puyat Ave., Pasay City

EMMALYN L. LUTIAN / ARISTOTLE M. LUTIAN
Lot 24 Block 19, Monte Carlo Townhomes Subdivision,
Bo. Bangcal, Carmona, Cavite

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