

**REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
CITY OF IMUS, CAVITE**

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

-versus-

**EXTRA-JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER
ACT 3135 AS AMENDED BY ACT 4118
FC Case No. 19264-24**

**ERICSON B. ALMERO married to
CHERRY M. ALMERO,**
Mortgagors.

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 (otherwise known as PAG-IBIG FUND)**, mortgagee, with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **ERICSON B. ALMERO married to CHERRY M. ALMERO**, mortgagors, with residence and postal address at Blk. 1 Lot 3 Goodwood Subd., Carsadang Bago II, Imus, Cavite and/or Lot 18 Block 9 Pallazo Bello Subd., Barangay Calsadang Bago, Imus, Cavite, to satisfy the mortgage indebtedness which as of September 10, 2024 amounts to **FIVE HUNDRED TWENTY EIGHT THOUSAND FIVE HUNDRED EIGHTY SEVEN PESOS and 27/100 (Php 528,587.27)**, Philippine Currency, including interest and penalty charges but excluding attorney's fees, sheriff's fees, and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at public auction on **January 28, 2025** at 10:00 a.m. or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Bulwagan Ng Katarungan, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following properties with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2013029036

"A PARCEL OF LAND (LOT 18, BLOCK. 9 OF THE SUBD. PLAN PSD-04-188612, BEING A PORTION OF PCN-04-002067, L.R.C. REC. NO. 8843), SITUATED IN BARANGAY OF CALSADANG BAGO, MUN. OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE S., ALONG LINE 1-2 BY LOT 19; ON THE W., ALONG LINE 2-3 BY LOT 5; ON THE N., ALONG LINE 3-4 BY LOT 17, ALL OF BLOCK 9, OF THE SUBD. PLAN; AND ON THE E., ALONG LINE 4-1 BY ROAD LOT 9 (8.00 M. WIDE), PSD-167296.. xxx CONTAINING AN AREA OF FORTY (40) SQUARE METERS. xxx"

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, it shall be held on **February 4, 2025** at 10:00 a.m. without prior notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the titles to the said properties and encumbrances thereon if any there be.

Imus City, Cavite, Philippines, December 9, 2024.

MARIA CHONA D. TANGUANCO
Sheriff IV

APPROVED:

ARMIE A. FRANCISCO
Clerk of Court VI

COPY FURNISHED:

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG FUND)
The Petron Mega Plaza Building,
No. 358 Sen. Gil Puyat Avenue, Makati City

ATTY. SIMEON P. MADRID
Attorney-in-Fact, S.P. MADRID & ASSOCIATES
5th Floor Bedrock Building, Kayumanggi Center,
Commonwealth Ave., Matandang Balara, Quezon City

ERICSON B. ALMERO and CHERRY M. ALMERO
Blk. 1 Lot 3 Goodwood Subd., Carsadang Bago II, Imus,
Cavite and/or Lot 18 Block 9 Pallazo Bello Subd., Barangay
Calsadang Bago, Imus, Cavite

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