

REPUBLIC OF THE PHILIPPINES  
Regional Trial Court  
Fourth Judicial Region  
BRANCH 120  
City of Imus, Cavite

HOME DEVELOPMENT MUTUAL FUND  
(PAG-IBIG Fund)

Mortgagee/Assignee,  
-versus-

Extra-judicial Foreclosure of Real Estate  
Mortgage Under Act 3135, as Amended,  
Republic by act 4118

ELMA F. QUIAMBAO married to  
ROY N. QUIAMBAO,

FC CASE NO. 17702-22

Mortgagors.

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**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, with principal office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **ELMA F. QUIAMBAO married to ROY N. QUIAMBAO**, mortgagors, with residence and postal addresses at Lot 49 Block 9, Tierra Grande, Brgy. Manggahan, Gen. Trias, Cavite, and Lot 1 Block 22 The Istana (Barklane), Brgy. Malagasang I-E, Imus, Cavite, to satisfy the mortgage indebtedness which as of October 28, 2022 amounts to **SIX HUNDRED THIRTY THREE THOUSAND NINE HUNDRED PESOS & 79/100 (Php 633,900.79)**, Philippine Currency, including interest but excluding penalties, 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 **April 11, 2023** 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, Cavite, to the highest bidder for cash and in Philippine Currency, the following property with all the improvements therein, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2011020855**

"A PARCEL OF LAND (LOT 1 BLOCK 22 OF THE CONS.-SUBD. PLAN, PCS-04-024408, BEING A PORTION OF LOT 2382-F, (LRC) PSD-207775, LOT 2384-A, PSD-04-198262 AND LOT 5896, IMUS ESTATE (RS-04-004664) SITUATED IN MALAGASANG, IMUS, CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY ROAD LOT 4; ON THE NW., NE., ALONG LINE 2-3-4 BY ROAD LOT 9; ON THE SE., ALONG LINE 4-5 BY LOT 3 BLOCK 22, ON THE SW, ALONG LINE 5-1 BY LOT 2 BLOCK ALL OF THE CONS.-SUBD. PLAN. X X X CONTAINING AN AREA OF **FIFTY (50) SQARE METERS. X X X**"

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

In the event the public auction should not take place on the said date, it shall be held on **April 18, 2023** at 10:00 a.m. without prior notice.

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

Imus, Cavite, Philippines, January 26, 2023.

**BENITO A. CARRASCAL**  
Sheriff IV

APPROVED: **ARMIE A. FRANCISCO**  
Clerk of Court VI

**COPY FURNISHED:**

**HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG Fund)**,

The Petron Mega Plaza Building  
No. 358 Sen Gil Puyat Avenue, Makati City

**PAULINO E. CASES, JR.**

**CASES COLLECTION MANAGEMENT, INC.**

Attorney-In-Fact

c/o Cases Chun & Associates Law Offices

Unit 408 Cityland Condominium 10 Tower II

154 H.V. Dela Costa Street, Salcedo Village, Makati City

ELMA F. QUIAMBAO married to ROY N. QUIAMBAO

Lot 49 Block 9, Tierra Grande, Brgy. Manggahan,

Gen. Trias, Cavite

Lot 1 Block 22 The Istana (Barklane),

Brgy. Malagasang I-E, Imus, Cavite

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