

**Republic of the Philippines  
REGIONAL TRIAL COURT  
Fourth Judicial Region**

**Branch 109, City of Carmona, Cavite**

2nd Flr., 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,**

**EJF-2024-70**

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

**JOHN RICHARD ALBUERO DE VIANA married to  
ANNE JACKLYN LOZANO DE VIANA,  
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, **JOHN RICHARD ALBUERO DE VIANA married to ANNE JACKLYN LOZANO DE VIANA**, with postal address/es at 1.) No. 286 Lot 1 Block 27 Gold Road Manganese St., Epifanio Malia, Gen. Mariano Alvarez, Cavite; 2.) Lot 10 Blk. C-29-D, Barrio San Gabriel, Carmona, Cavite; and 3.) Lot 10 Block C-29-D No. 379, Brgy. Epifanio Malia, GMA, Cavite, and for the satisfaction of the mortgaged debt which as of 25 June 2024 amounts to **ONE MILLION ONE HUNDRED SEVENTY FIVE THOUSAND NINE HUNDRED SIX PESOS & 42/100 (PhP1,175,906.42)**, 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 **September 12, 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. 057-2018039272**

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF SAN GABRIEL MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE, bounded and described as follows: "A PARCEL OF LAND (LOT 10, BLOCK C-29-D, OF THE CONSOLIDATION-SUBDIVISION PLAN PCS-04-000283, BEING A PORTION OF THE CONSOLIDATED LOTS A, B AND C, PSD-11882; LOT 1-B, PSD-1350; LOTS 1-A-4 AND 1-A-5, PSD-19955; AND BLOCKS C-9-CL AND C-12-CL (LRC) PSD-217418, L.R.C. REC. NO. 41926 AND 20852) SITUATED IN THE BARRIO OF SAN GABRIEL MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 12, BLOCK C-29-D; ON THE NE., ALONG LINE 2-3 BY ALLEY C-23-D; ON THE SE., ALONG LINE 3-4, BY LOT 8, BLOCK C-29-D; AND ON THE SW., ALONG LINE 4-1 BY LOT 9, BLOCK C-29-D; ALL OF THE CONSOLIDATION-SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 69 DEG. 10'W., 714.11 M. FROM B.L.L.M. 13, CARMONA CADASTRE; THENCE N. 62 DEG. 54 MIN. E., 20.00 M. TO POINT 2; THENCE S. 27 DEG. 06 MIN. E., 10.00 M. TO POINT 3; THENCE S. 62 DEG. 54 MIN. W., 20.00 M. TO POINT 4; THENCE N. 27 DEG. 06 MIN. W., 10.00 M. TO THE POINT OF BEGINNING; CONTAINING AN AREA OF TWO HUNDRED (200) SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15 X 60 CM. BEARINGS TRUE; DATE OF ORIGINAL SURVEY 26 TO 28, 1924 AND MARCH 22, 1926, THAT OF THE CONSOLIDATION-SUBDIVISION SURVEY, JUNE 5, 1978 TO DEC. 14, 1978. DATE APPROVED JANUARY 7, 1980."

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 September 19, 2024 at the same time and place without further notice.

31st day of July, 2024 at City of 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 ATTY. MELANIO A. BADENAS, JR.**  
**Attorney-In-Fact, GCCS & Associates Corp.**  
RM. 209 Megastate Bldg., No. 737 G. Araneta Avenue, Tatalon,  
Quezon City

**JOHN RICHARD ALBUERO DE VIANA married to  
ANNE JACKLYN LOZANO DE VIANA**  
1.) No. 286 Lot 1 Blk 27 Gold Road Manganese St. Epifanio Malia, Gen. Mariano Alvarez, Cavite  
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