

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
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. 18182-23

JONIE M. CULASTE,
Mortgagor.

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 **JONIE M. CULASTE**, mortgagors, with residence and postal address at Lot 5 Blk. 13 Villa de Primarosa Ph. 3, Imus, Cavite and/or Lot 27 Block 9 Greenpark Villas, Brgy. Malagasang 2, Imus, Cavite, to satisfy the mortgage indebtedness which as of April 28, 2023 amounts to **FIVE HUNDRED THOUSAND NINETY NINE PESOS and 59/100 (Php 500,099.59)**, 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 **September 12, 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 City, 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. 057-2013023575

"A PARCEL OF LAND (LOT 27 BLOCK 9, OF THE SUBD. PLAN, PSD-04-211716, BEING A PORTION OF LOT 1828, IMUS ESTATE, L.R.C. REC. NO. 8843), SITUATED IN THE BARANGAY OF MALAGASANG 2ND, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 25, BLOCK 9; ON THE SE., ALONG LINES 2-3 BY ROAD LOT 14; ON THE SW., ALONG LINE 3-4 BY LOT 29; AND ON THE NW., ALONG LINE 4-1 BY LOT 28, BOTH OF BLOCK 9, ALL OF THE SUBD. PLAN. X X X CONTAINING AN AREA OF **THIRTY SIX (36) SQUARE METERS. X X X**"

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 **September 19, 2023** at 10:00 a.m. without prior notice.

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

Imus, Cavite, Philippines, June 23, 2023.

KATREENA MARIE L. POBLETE
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. 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

JONIE M. CULASTE
Lot 5 Blk. 13 Villa de Primarosa Ph. 3, Imus, Cavite and/or
Lot 27 Block 9 Greenpark Villas, Brgy. Malagasang 2, Imus,
Cavite

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