

Republic of the Philippines  
REGIONAL TRIAL COURT  
Fourth Judicial Region  
Branch 109, 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,

-versus-

**EJF-2023-146**

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

**JORDALYN D. TINDUGAN,**  
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, **JORDALYN D. TINDUGAN**, with postal address/es at 1.) 82 G 20th Ave. Murphy, San Roque, Quezon City; and 2.) Block 42 Lot 28 Phase 2, Terraverde Residences, Brgy. Bangkal, Carmona, Cavite, and for the satisfaction of the mortgaged debt which as of 11 October 2023 amounts to **NINE HUNDRED TWENTY-THREE THOUSAND SIX HUNDRED ONE PESOS & 26/100 (PhP923,601.26)**, 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 **December 21, 2023** 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. 057-2021061616**

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF BANGKAL, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

**LOT NO: 28, BLOCK NO: 42, PLAN NO: PCS-04-030820**

**PORTION OF: CONS-SUBD. OF LOTS A-1, A-2, A-3 ALL OF PSD-04-238397 AND LOT 13, BLOCK 29, (RESERVED AREA), PCS-04-030323 LRC RECORD NO. 146623**

**LOCATION: BARANGAY OF BANGKAL, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE, ISLAND OF LUZON**

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NW	LOT 30, BLOCK 42, PCS-04-030820
2-3	NE	ROAD LOT 47, PCS-04-030820
3-4	SE	LOT 26, BLOCK 42, PCS-04-030820
4-5	SW	LOT 25, BLOCK 42, PCS-04-030820
5-1	SW	LOT 27, BLOCK 42, PCS-04-030820

**TIE POINT: BLLM NO. 1, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE**

	LINE	BEARING	DISTANCE
TO CORNER	1	S. 72 °30 ' W	3916.75M.
	1-2	N. 43 °28 ' E	9.00 M.
	2-3	S. 46 °32 ' E	7.00 M.
	3-4	S. 43 °28 ' W	9.00 M.
	4-5	N. 46 °32 ' W	3.64 M.
	5-1	N. 46 °32 ' W	3.36 M.

**AREA: SIXTY THREE SQUARE METERS (63), MORE OR LESS**

**DESCRIPTION OF CORNERS: ALL POINTS ARE REFERRED ON THE PLAN BY P.S. CYL. CONC. MONS. 15X40 CMS**

**BEARINGS: TRUE**

**DECLINATION:**

**DATE OF ORIGINAL SURVEY: AUGUST 22 TO 23, 1917**

**DATE OF SUBD/CONS SURVEY: JANUARY 5-30, 2017**

**DATE OF APPROVED SURVEY: JULY 17, 2017**

**GEODETIC ENGINEER: ELMERITO C. ROBLES**

**NOTES:**

xxxNOTHING FOLLOWSxxx

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 **December 28, 2023** at the same time and place without further notice.

November 8, 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 ATTY. AIRISA FE ESPERANZA D. MOLAEER**  
Attorney-In-Fact, Alexis A. Molaer Law Offices  
Lex Citadel Bldg., No. 7 La Salle St.,  
Brgy. Silangan, Cubao, Quezon City 1102

**JORDALYN D. TINDUGAN**  
1.) 82 G 20th Ave. Murphy, San Roque, Quezon City  
2.) Block 42 Lot 28 Phase 2, Terraverde Residences,  
Brgy. Bangkal, Carmona, Cavite

Prospective buyers and/or bidders are hereby enjoined to

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