

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-2023-56

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

**JULUIS C. BANAAG married to
MARY JANE U. BANAAG**

Mortgagors/Borrowers.

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 mortgagors/borrowers, **JULUIS C. BANAAG married to MARY JANE U. BANAAG**, with postal address/es at 1.) #165, B San Guillermo St., Putatan, Muntinlupa City; and 2.) Block 25 Lot 55 Phase 2A-2, Alta Tierra Homes, Olaes, Gen. Mariano Alvarez, Cavite, and for the satisfaction of the mortgaged debt which as of 28 April 2023 amounts to **SEVEN HUNDRED SIXTY-SEVEN THOUSAND FIVE HUNDRED FORTY AND 52/100 (Php767,540.52)**, 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 **July 20, 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. 057-2018025531

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF OLAES, MUN. OF GEN. MARIANO ALVAREZ, PROV. OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

"A PARCEL OF LAND (LOT 55, BLK. 25 OF THE CONS. SUBD. PLAN, PCS-04-024562, BEING A PORTION OF THE CONS. OF BLK. 2, PSD-04-185184, & RESERVED LOT 4, PSD-04- 197135, LRC REC. NOS. 2166 &55349), SITUATED IN BRGY. OF OLAES, MUN. OF GEN. MARIANO ALVAREZ, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE. ALONG LINE 1-2 BY ROAD LOT 22 (8.00 M. WIDE). ON THE SW., ALONG LINE 2-3 BY LOT 53; ON THE NW., ALONG LINE 3-4 BY LOT 56; ON THE NE., ALONG LINE 4-1 BY LOT 57 ALL OF BLK. 25, ALL OF THE CONS. SUBD. PLAN, BEGINNING AT A PT. MARKED "1" ON PLAN, BEING N. 81 DEG. 53'W., 2236.38 M. FROM BLLM NO. 14, CARMONA CADASTRE; THENCE S. 80 DEG. 15'W., 4.00 M. TO PT. 2; THENCE N. 09 DEG. 45'W., 11.00 M. TO PT. 3; THENCE N. 80 DEG. 15'E., 4.00 M. TO PT. 4; THENCE S. 09 DEG. 45'E., 11.00 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF FORTY FOUR (44) SQ. METERS, MORE OR LESS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS CYL. CONC. MONS. 15X40 CM; BEARINGS TRUE; DATE OF ORIGINAL SURVEY; AUG. 16, 1940-JULY 31, 1941, AND THAT OF THE CONS. SUBD. SURVEY; JUNE 9-14, 2008 & WAS APPROVED ON SEPT. 3, 2008."

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 **July 27, 2023** at the same time and place without further notice.

07 June 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. MICHAEL YANCY P. YNGSON
Atty-In-Fact, RECEIVERS AND LIQUIDATORS INC.
Unit C, 10th Floor, Strata 2000 Bldg.,
F. Ortigas, Jr. Rd., Ortigas Center, Pasig City

JULUIS C. BANAAG and MARY JANE U. BANAAG
1.) #165, b San Guillermo St., Putatan, Muntinlupa City
2.) Block 25 Lot 55 Phase 2A-2, Alta Tierra Homes, Brgy.
Olaes, Gen. Mariano Alvarez, Cavite

Publication: HANEP June 19, 26 & July 3, 2023