

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

2ndFlr., 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-2023-142**

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

**KAREN MAY S. SANTOS** married to  
**JAN ANTHONY F. SANTOS**,  
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, **KAREN MAY S. SANTOS, married to JAN ANTHONY F. SANTOS**, with postal address/es at 1.) Lot 0003, Mahogany Street, Southview Homes, San Vicente, San Pedro, Laguna; and 2.) Block 60 Lot 22 Phase 3, Alta Tierra Homes, Aldiano Olaes, Gen. Mariano Alvarez, Cavite, and for the satisfaction of the mortgaged debt which as of 08 October 2023 amounts to **NINE HUNDRED THIRTY THOUSAND FIVE HUNDRED TWENTY-SIX PESOS AND 04/100 (Php930,526.04)**, 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. 057-2020020037**

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF ALDIANO OLAES, MUNICIPALITY OF

GEN. MARIANO ALVAREZ, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

**LOT NO: 22 BLOCK NO: 60 PLAN NO: PSD-04-232877**  
**PORTION OF: PCN-04-003580; LRC REC. NO. 2166 & 55349**  
**LOCATION: BARANGAY OF ALDIANO OLAES, MUNICIPALITY OF GEN. MARIANO ALVAREZ, PROVINCE OF CAVITE, ISLAND OF LUZON**

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NE	LOT 21, BLOCK 60, PSD-04-232877
2-3	SE	ROAD LOT 53 (8.00 M. WIDE), PSD-04-232877
3-4	SW	LOT 23, BLOCK 60, PSD-04-232877
4-1	NW	LOT 71, BLOCK 60, PSD-04-232877

**TIE POINT: BLLM NO. 14, CAD 285, CARMONA CADASTRE**

	LINE	BEARING	DISTANCE
TO CORNER	1	S. 82 °01 ' W	2347.23M.
	1-2	S. 54 °33 ' E	12.50 M.
	2-3	S. 35 °27 ' W	4.00 M.
	3-4	N. 54 °33 ' W	12.50 M.
	4-1	N. 35 °27 ' E	4.00 M.

**AREA: FIFTY SQUARE METERS (50), MORE OR LESS**

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

**BEARINGS: TRUE**

**DECLINATION:**

**DATE OF ORIGINAL SURVEY: AUG. 16, 1940-JULY 31, 1941**

**DATE OF SUBD/CONS SURVEY: FEB. 1-19, 2013**

**DATE OF APPROVED SURVEY: MAY 6, 2014**

**GEODETIC ENGINEER: JEANNETTE S. CO**

**NOTES:**

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

November 7, 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. MELANIO A. BADENAS JR.**  
Attorney-In-Fact, GCCS & Associates Corp.  
RM. 209 Megastate Bldg., No. 737, G. Araneta Ave., Tatalon, Quezon City

**KAREN MAY S. SANTOS / JAN ANTHONY F. SANTOS**  
1.) Lot 0003 Mahogany Street, Southview Homes,  
San Vicente, San Pedro, Laguna  
2.) Block 60 Lot 22 Phase 3, Alta Tierra Homes,  
AldianoOlaes, Gen. Mariano Alvarez, Cavite

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