

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-2024-50

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

MA. DIANNE ARRA D. RAEL,
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, **MA. DIANNE ARRA D. RAEL**, with postal address/es at 1.) 75 Bunyi Compound, Cupang, Muntinlupa City; and 2.) Lot 91 Block 60, Alta Tierra Homes Ph. 3, Barangay Aldiano Olaes, Gen. Mariano Alvarez, Cavite, and for the satisfaction of the mortgaged debt which as of 30 April 2024 amounts to **NINE HUNDRED FIFTEEN THOUSAND SIX HUNDRED SEVENTEEN PESOS AND 05/100 (PhP915,617.05)**, 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 **June 27, 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. 057-2020027296

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: 91, 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	SE	LOT 2, BLOCK 60, PSD-04-232877
2-3	SW	LOT 90, BLOCK 60, PSD-04-232877
3-4	NW	ROAD LOT 52 (8.00 M. WIDE) PSD-04-232877
4-1	NE	LOT 92, BLOCK 60, PSD-04-232877

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

LINE	BEARING	DISTANCE
TO CORNER 1	S. 83 ° 33' W	2290.29 M.
1-2	S. 35 ° 27' W	4.00 M.
2-3	N. 54 ° 33' W	12.50 M.
3-4	N. 35 ° 27' E	4.00 M.
4-1	S. 54 ° 33' W	12.50 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: JEANETTE 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 July 4, 2024 at the same time and place without further notice.

21st day of May, 2024 at City of Carmona, Cavite.

CATHERINE A. PERAN

Court Legal Researcher / Officer-in-Charge

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

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c/o 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

MA. DIANNE ARRA D. RAEL
1.) 75 Bunyi Compound, Cupang, Muntinlupa City
2.) Lot 91 Block 60 Alta Tierra Homes Ph. 3
Barangay Aldiano Olaes, Gen. Mariano Alvarez, Cavite

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