

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-2024-37

-versus-

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

MAI-LIN L. KEYSER married to ARIES R. KEYSER,
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, **MAI-LIN L. KEYSER married to ARIES R. KEYSER**, with postal address/es at 1.) 2C Pine St., Northwood Village, Brgy. Sta. Lucia, Pasig City 1608; and 2.) Lot 30 Block 13, Pinecrest Village, Lantic, Carmona, Cavite 4116, and for the satisfaction of the mortgaged debt which as of 20 March 2024 amounts to **SIX HUNDRED FIFTY TWO THOUSAND TWO HUNDRED TWO PESOS AND 22/100 (PhP652,202.22)**, 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 04, 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. 057-2012018766

IT IS HEREBY CERTIFIED that certain land situated in BRGY. LANTIC, MUNICIPALITY OF CARMONA, PROV. OF CAVITE, bounded and described as follows:

"A PARCEL OF LAND (LOT 30, BLK. 13 OF THE CONS./SUBDIVISION PLAN, PCS-04-023837, BEING A PORTION OF LOTS 844, 845 & 847, CARMONA CADASTRE) SITUATED IN BRGY. OF LANTIC, MUNICIPALITY OF CARMONA, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY BLK. 38 (IRRIGATION CANAL); ON THE SE., ALONG LINE 2-3 BY LOT 2-3 BY LOT 29, BLK. 13; ON THE SW., ALONG LINE 3-4 BY ROAD LOT 17, AND ON THE NW., ALONG LINE 4-1 BY LOT 31, BLK. 13, ALL OF THE CONS./SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING N. 49 DEG. 04'W., 258.42 M. FROM B.L.L.M. NO. 6, CARMONA CADASTRE; THENCE S. 86 DEG. 43'E., 5.00 M. TO POINT 2; THENCE S. 03 DEG. 17'W., 10.00 M. TO POINT3; THENCE N. 86 DEG. 43'W., 5.00 M. TO POINT 4; THENCE N. 03 DEG. 17'W., 10.00 M. TO THE POINT OF BEGINNING, CONTAINING AN AREA OF FIFTY (50) SQ. METERS, MORE OR LESS. 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; DATE OF ORIGINAL SURVEY, JANUARY 1906-MAY 1907 AND THAT OF THE CONS./SUBD. SURVEY; FEBRUARY 2-24, 2006 & WAS APPROVED ON AUGUST 31, 2007."

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 11, 2024** at the same time and place without further notice.

17th 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

MARIA VICTORIA D. CAPIRAL c/o PAULINO E. CASES, JR.
Attorney-In-Fact, CASES COLLECTION MANAGEMENT, INC.
c/o Cases Chun & Associates Law Offices

6th Floor JELP Business Solutions Building,
409 Addition Hills, Shaw Boulevard, Mandaluyong City

MAI-LIN L. KEYSER / ARIES R. KEYSER

1.) 2C Pine St., Northwood Village Brgy. Sta. Lucia,
Pasig City 1608

2.) Lot 30 Block 13, Pinecrest Village Lantic,
Carmona, Cavite 4116

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