

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
AND EX-OFFICIO SHERIFF
Dasmariñas City, Cavite

HOME DEVELOPMENT MUTUAL FUND
(PAG-IBIG Fund)

Petitioner/Mortgagee,

-versus-

File No. FC-DC-1216-23

For: Extra- Judicial Foreclosure
of Real Estate Mortgage under Act
No. 3135, as amended by Act No.
4118

MARITES NIELES,

Respondent/Mortgagor.

X ----- X

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act No. 4118 filed by petitioner/mortgagee, **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG Fund)**, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, in favour of the CAPITOL DEVELOPMENT BANK., a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines with principal place of Pacific Place Bldg., Pearl Drive, Ortigas Ave., Pasig City, Metro Manila against the respondent/mortgagor, **MARITES NIELES** with postal address 92-A Rd. 6 1st West Crame, San Juan, Metro Manila; Lot 19, Block 1, Ph.3, Ch-San Marino West, Brgy. Salawag, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of 9 October 2023 amounts to **ONE HUNDRED EIGHTY THREE THOUSAND SEVEN HUNDRED NINE PESOS & 98/100 (Php 183,709.98)**, exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **January 12, 2024** at 10:00 o'clock in the morning or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro 1, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-448670

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Dasmariñas, Provice of Cavite, bounded and described as follows:

A parcel of Land (Lot 19, Blk. 1 of the subd. plan, PSD-042106-063621, being a portion of Blk. 39, PSD-042106-061813, LRC Rec. No.), situated in the Brgy. Salawag, Municipality of Dasmariñas, Province of Cavite, Island of Luzon. Bounded on the SE., along line 1-2 by Lot 2, PCS-042106-007023; on the SW., along line 2-3 by Lot 18, Blk. 1; on the NW., along line 3-4 by Rd. Lot 11; on the NE., along line 4-1 by Lot 20, Blk. 1, all of the subd. plan. Beginning at a point marked "1" on plan, being N. 48 Deg. 23'W., 864.66 m. from Mon. No. 164, Imus Estate; thence S. 59 Deg. 45'W., 3.75 m. to point 2; thence N. 30 Deg. 15'W., 9.33 m. to point 3; thence N. 59 Deg. 45'E., 3.75 m. to pt. 4; thence S.30 Deg. 15'E., 9.33 m. to the point of beginning, containing an area of **THIRTY FIVE (35) SQ. METERS**. All points to are indicated on the plan and are marked on the ground by P.S. Cyl. Conc. Mons. 15x40cm; bearings true; date of original survey July 27, 1905- June 11, 1908 and that of the subd. survey: May 22-23, 1993 and was approved on June 30, 1993.

Prospective buyers and/or bidders are hereby enjoined to investigate for themselves the title of the said real 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 publication auction should not take place on the said date and time, it shall be held on **January 26, 2024** at the same time and place without further notice.

Dasmariñas City, Province of Cavite, December 13, 2023.

GERALD A. FARGAS
Sheriff IV

ATTY. MARCELA L. BAYBAY
Clerk of Court VI & Ex-Officio Sheriff

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG Fund)
The Petron Mega Plaza Building,
No. 358 Sen. Gil Puyat Avenue, Makati City

Atty. Julius Voltaire Rommel C. Cubelo
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT INC.,
3F Fass Inteli College Bldg.,
No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

MARITES NIELES

#92-A Rd. 6 1st West Crame, San Juan, Metro Manila
Lot 19, Block 1, Ph.3, Ch-San Marino West, Brgy. Salawag,
Dasmariñas City, Cavite

Notice posted at:

- 1.The Bulletin Board of Regional Trial Court, Dasmariñas City, Cavite
- 2.The Bulletin Board of Dasmariñas City Hall
- 3.The Bulletin Board of Dasmariñas City Post Office
- 4.The Bulletin Board of Dasmariñas City Public Market

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