

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
OFFICE OF THE CLERK OF COURT  
NAIC, CAVITE  
rtc1naocc@judiciary.gov.ph  
0915-620-0438

HOME DEVELOPMENT MUTUAL  
FUND (PAG-IBIG FUND),  
Mortgagee,

-versus-

**FNC – 2024-173**  
For: Extra-Judicial Foreclosure  
of Real Estate Mortgage under  
Act 3135, as Amended by Act 4118

**MICHAEL REY AZORES DIZON,**  
Mortgagor.

X----- X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial foreclosure sale under Act 3135, as amended by Act No. 4118, filed by *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 principal office and place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, pursuant to the terms and conditions of the Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on May 26, 2023 by *Mortgagor*, **MICHAEL REY AZORES DIZON, single, of legal age, Filipino citizen**, with postal residence and postal address at **7A FORBES HOBART VILLAGE, BRGY. KALIGAYAHAN, NOVALICHES, QUEZON CITY** in favor of the *Mortgagee*, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. 057-2023022919** of the Registry of Deeds for Province of Cavite, in order to satisfy the outstanding loan obligation of the Mortgagors in the amount of **ONE MILLION ONE HUNDRED FORTY SEVEN THOUSAND ONE HUNDRED FORTY ONE PESOS & 74/100 (P 1,147,141.74)**, inclusive of interest, penalties and other charges, as of **June 3, 2024**, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru his deputy, Leonelle E. Mendoza, will sell at public auction on **February 19, 2025 at 10:00 o'clock in the morning** or soon thereafter at the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2023022919**  
Registry of Deeds for Province of Cavite

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF TIMALAN MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, *bounded and described as follows*:

**LOT NO: 44, BLOCK NO. 5, PLAN NO: PCS-04-031665**  
**PORTION OF: 3038, 3039, 3040, 3041 && 3042 ALL OF**  
**NAIC ESTATE (VS-04-000597)**

**LOCATION: BARANGAY OF TIMALAN MUNICIPALITY OF**  
**NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON**

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT (S)
1-2	SE	LOT 43, BLOCK 5, PCS-04-031665
2-3	SW	ROAD LOT 27, PCS-04-031665
3-4	NW	LOT 45, BLOCK 5, PCS-04-031665
4-1	NE	LOT 37, BLOCK 5, PCS-04-031665

**TIE POINT: MON. NO. 17, NAIC ESTATE, PROVINCE OF CAVITE**

	LINE	BEARING	DISTANCE
TO CORNER	1	S.55° 58' E	3502.81 M.
	1-2	S.31° 18' W	9.00 M.
	2-3	N.58° 42' W	6.00 M.
	3-4	N.31° 18' E	9.00 M.
	4-1	S.58° 42' E	6.00 M.

**AREA: FIFTY FOUR (54) SQUARE METERS, 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: JAN. 1906-FEB.1907**

**DATE OF SUBD/CONS SURVEY: SEPT 1-15, 2018**

**DATE APPROVED: NOVEMBER 19, 2018**

**GEODETIC ENGINEER: ELMERITO C. ROBLES**

**NOTES:**

In the event the public auction should not take place on the said date, it shall be held on **February 26, 2025 at 10:00 o'clock in the morning** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. 057-2023022919**, the encumbrances thereon, if any there be.

All sealed bids must be submitted to the undersigned on the above-stated time and date.

Naic, Cavite, Philippines, December 10, 2024.

**REUEL SANTOS JIMENEZ**  
Clerk of Court & Ex-Officio Sheriff

**LEONELLE E. MENDOZA**  
Sheriff-In-Charge

**WARNING:**

**IT IS ABSOLUTELY PROHIBITED TO REMOVE, DEFACE OR DESTROY THIS NOTICE OF SHERIFF'S SALE ON OR BEFORE THE DATE OF THE AUCTION SALE UNDER THE PENALTY OF LAW.**

Copy furnished:

**MARIA VICTORIA D. CAPIRAL**  
c/o **ATTY. CLARENCE LEE B. EVANGELISTA**  
LEGAL COUNSEL  
PCCS (Panlilio's Credit and Collections Services)

**MICHAEL REY AZORES DIZON**  
7A Forbes Hobart Village, Brgy. Kaligayahan,  
Novaliches, Quezon City 1100 and/or  
Lot 44, Block 5, Pagsibol Village, South Timalan, Naic,  
Cavite 4110

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