

**REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
CITY OF IMUS, CAVITE**

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

Mortgagee,

-versus-

**EXTRA-JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER
ACT 3135 AS AMENDED BY ACT 4118
FC CASE No. 17945-23**

RACHEL C. ALCAZAR,

Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG FUND)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **RACHEL C. ALCAZAR**, mortgagor, with residential and postal address at Lot 10 Blk. 7, Sunnydale Classic Homes, Alapan 1A, Imus, Cavite and Lot 19 Block 17, Phase 2, Lancaster Residences, Alapan, Imus, Cavite, to satisfy the mortgage indebtedness which as of March 31, 2023 amounts to **SEVEN HUNDRED SIXTY NINE THOUSAND SIX HUNDRED FIFTY EIGHT PESOS & 85/100 (P769,658.85)**, Philippine Currency, including interest but excluding penalties, attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at public auction on **January 16, 2024** at 10:00 a.m. or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Bulwagan ng Katarungan, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2012010758

"A PARCEL OF LAND (LOT 19, BLOCK 17 OF THE CONSOLIDATION-SUBDIVISION PLAN, PCS-04-024477, BEING A PORTION OF THE CONS. OF LOTS 1626-A TO 1626-C, PSD-04-035618, 1628-A & 1628-B, PSD-04-012331 & 1625, IMUS ESTATE, L.R.C. REC. NO. 8843), SITUATED IN THE BARANGAY OF ALAPAN 2, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 20, BLOCK 17; ON THE NE., ALONG LINE 2-3 BY LOT 21, BLOCK 17; ON THE SE., ALONG LINE 3-4 BY ROAD LOT 15 AND ON THE SW., ALONG LINE 4-1 BY LOT 17, BLOCK 17 ALL OF THE CONS.-SUBD. PLAN. **XXX CONTAINING AN AREA OF FORTY (40) SQUARE METERS, MORE OR LESS. XXX**"

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, it shall be held on **January 23, 2024** at 10:00 o'clock in the morning without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrance therein if any there be.

Imus, Cavite, Philippines, October 16, 2023.

BENITO A. CARRASCAL
Sheriff IV

APPROVED:

ARMIE A. FRANCISCO
Clerk of Court VI

COPY FURNISHED:

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

ATTY. MAYBELLE JOY E. BERNALES
ANCHOR COLLECTION SERVICES INC.

Bldg. #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan, Quezon City

RACHEL C. ALCAZAR

Lot 10 Blk. 7, Sunnydale Classic Homes, Alapan 1A, Imus, Cavite

Lot 19 Block 17, Phase 2, Lancaster Residences, Alapan, Imus, Cavite

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