

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),

-versus- Mortgagee,
FNC – 2024-155,
For: Extra-Judicial Foreclosure of
Real Estate Mortgage under Act
3135, as Amended by Act 4118

RICARDO BERNABE,

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 April 15, 2019 by Mortgagor, **RICARDO BERNABE**, single, of legal age, Filipino citizen, with residence and postal address at 1919 LEVERIZA, BRGY. 19 PASAY CITY, in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. 057-2020005236** of the Registry of Deeds for Province of Cavite, in order to satisfy the outstanding loan obligation of the Mortgagors in the amount of **FOUR HUNDRED FORTY NINE THOUSAND SIX HUNDRED FORTY NINE PESOS AND 23/100 (P 449,649.23)** inclusive of interest, penalties and other charges, as of **August 07, 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 **November 20, 2024** 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. 057-2020005236
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: 20, BLOCK NO: 75, PLAN NO: PSD-04-248986
PORTION OF: LOT 2984, FLS-986-D, 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	NE	LOT 5, BLOCK 75, PCS-04-248986
2-3	SE	LOT 19, BLOCK 75, PCS-04-248986
3-4	SW	ROAD LOT 16, PSD-04-248986
4-1	NW	LOT 21, BLOCK 75, PCS-04-248986

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

LINE	BEARING	DISTANCE
TO CORNER 1	S.50° 35' E	1503.48M.
1-2	S.41° 25' E	3.50M.
2-3	S.48° 35' W	8.00M.
3-4	N.41° 25' W	3.50M.
4-1	N.48° 35' E	8.00M.

AREA: TWENTY EIGHT SQUARE METERS (28), MORE OR LESS DESCRIPTION OF CORNERS: ALL POINTS ARE REFERRED ON THE PLAN BY P.S. CYL. CONC. MON. 15X40 CMS

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: AUG. 1906-NOV.1907

DATE OF SUBD/CONS SURVEY: JULY 1-30, 2017

DATE OF APPROVED SURVEY: FEBRUARY 20, 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 **November 27, 2024** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. 057-2020005236**, 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, October 08, 2024.

RUEL 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 EXTRA JUDICIAL SALE ON OR BEFORE THE DATE OF SALE.

Copy furnished:

MARIA VICTORIA D. CAPIRAL
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

RICARDO BERNABE
1919 Leveriza, Brgy 19, Pasay City and/
LOT 20, BLOCK 75, Pasinaya Homes North,
Phase 1, Barangay Timalan, Naic, Cavite

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