

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-2024-90

-versus-

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

RONELIO P. PIZARRAS represented by his
Attorney-In-Fact, **ROSARIO P. PIZARRA**,
Mortgagor/Borrower.

x- -----x

AMENDED 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, **RONELIO P. PIZARRAS represented by his Attorney-In-Fact, ROSARIO P. PIZARRAS**, with postal address/es at 1.) Lot 11 Block 1 Kinnari Village, Brgy. Lantic, Carmona, Cavite; and 2.) Lot 30 Block 12 Phase 3 Cedar Village, Brgy. Lantic, Carmona, Cavite, and for the satisfaction of the mortgaged debt which as of 20 August, 2024 amounts to **SIX HUNDRED FORTY FIVE THOUSAND SEVEN HUNDRED SIXTEEN PESOS AND 46/100 (Php645,716.46)**, 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 **November 14, 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. 057-2013024997

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

"A PARCEL OF LAND (LOT 30, BLK. 12 OF THE CONS. AND SUBD. PLAN, PCS-04-024550, BEING PORTION OF THE CONS. OF LOT 5, PSU-10541; 4-A, PSD-11916 & LOT 1, BLK. 12, PCS-04-023766, L.R.C. REC. NO. N-25852 & 43535) SITUATED IN THE BRGY. OF LANTIC, MUN. OF CARMONA, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 28, BLK. 12; ON THE NE., ALONG LINE 2-3 BY ROAD LOT 12; ON THE SE., ALONG LINE 3-4 B LOT 32 BLK. 12; AND ON THE SW., ALONG LINE 4-1 BY LOT 31 BLK. 12, ALL OF THE CONS. AND SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 22 DEG. 46'W., 2882.48 M. FROM BLLM NO. 2, CAD. 285, CARMONA CADASTRE. THENCE N. 78 DEG. 27'E., 8.89 M. TO PT. 2; THENCE S. 11 DEG. 33'E., 4.50 M. TO PT. 3; THENCE S. 78 DEG. 27'W., 8.89 M. TO PT. 4; THENCE N. 11 DEG. 33'W., 4.50 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF FORTY (40) SQUARE METERS, MORE OR LESS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15X40 CM., BEARINGS TRUE DATE OF ORIG. SURVEY JULY 28-29, 1917 AND THAT OF THE CONS. AND SUBD. SURVEY, OCT. 1-15, 2007 & WAS APPROVED ON SEPT. 22, 2008."

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 **November 21, 2024** at the same time and place without further notice.

1st day of October, 2024 at City of Carmona, Cavite.

BON GERARD D. ASCAÑO
Clerk of Court VI & Ex-Officio Sheriff

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 POMPEYO P. MAYNIGO
Attorney-In-Fact, Vision Credit & Collection Services Incorporated
JRDC Building 117 Sen. Gil J. Puyat Ave., Pasay City

RONELIO P. PIZARRAS represented by his Attorney-In-Fact,
ROSARIO P. FLORES,
1.) Lot 11 Block 1 Kinnari Village Brgy, Lantic, Carmona, Cavite
2.) Lot 30 Block 12 Phase 3 Cedar Village Brgy. Lantic, Carmona,
Cavite

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