

Republic of the Philippines
Fourth Judicial Region
Regional Trial Court of Cavite
Office of the Clerk of Court & Ex-Officio Sheriff
New Justice Hall, J.P. Rizal Avenue,
Kaybagal South, Tagaytay City

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as Pag-IBIG FUND),
Mortgagee,

EJF NO. TG-23-158
FOR: Extra-Judicial Foreclosure of
Real Estate Mortgage Under Act
No. 3135, as Amended by Act No.
4118

-versus-

ROSELLE J. ALVAREZ,
Respondent/Mortgagor,
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial foreclosure sale under Act 3135, as amended by Act No. 4118, filed by Petitioner/Mortgagee, **Home Development Mutual Fund** (otherwise known as PAG-IBIG Fund), a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679 with principal office 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 executed and notarized on January 14, 1999 by Respondent/Mortgagor, **ROSELLE J. ALVAREZ**, single, of legal age, Filipino citizen, with postal addresses at (1) 1570-A J Villanueva St. Almanza, Las Pinas City and (2) Lot 9 Block 3 Rancho Imperial De Silang, Brgy. Tartaria, Silang, Cavite, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by **Transfer Certificate of Title No. (T-835098) 18956**, of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Respondent/Mortgagor in the amount of **THREE HUNDRED THIRTEEN THOUSAND SIX HUNDRED THIRTY FIVE PESOS AND 84/100 (Php 313,635.84)** inclusive of interest, penalties and other charges as of August 15, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Rhiz Sañel C. Toledo, will sell at public auction on **June 11, 2024 at 10:00 o'clock in the morning** or soon thereafter, at the **New Hall of Justice of Tagaytay City**, 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. (T-835098) 18956
Registry of Deeds for Province of Cavite

"IT IS HEREBY CERTIFIED that certain land situated in MUN. OF SILANG, PROV. OF CAVITE, bounded and described as follows:

A PARCEL OF LAND (LOT 9, BLK. 3 OF THE CONS./SUBD. PLAN, PCS-04-014042, BEING A PORTION OF THE CONS. OF LOT 8036, CAD. 452-D, SILANG CADASTRE, AND RESERVED AREA OF PCS-04-012899, LRC REC. NO.), SITUATED IN THE BRGY. OF TARTARIA, MUN. OF SILANG, PROV. OF CAVITE, BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 10, BLK. 3, OF THE CONS./SUBD. PLAN; ON THE SE., ALONG LINE 2-3 BY LOT 8019, SILANG CADASTRE; ON THE SW., ALONG LINE 3-4 BY LOT 8, BLK. 3; ON THE NW., ALONG LINE 4-1 BY RD. LOT 2, BOTH OF THE CONS./SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN BEING S. 67 DEG. 13'E, 5124.24 M. FROM BLLM NO. 1, CAD. 456-D, SILANG CADASTRE; THENCE S. 26 DEG 37'E, 10.00 M. TO PT. 2; THENCE S. 63 DEG. 23'W., 4.50 M. TO PT. 3; THENCE N. 26 DEG. 37'W., 10.00 M. TO PT. 4; THENCE N. 63 DEG. 23'E., 4.50 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF FORTY FIVE (45) SQ. METERS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS CYL. CONC. MONS. 15X60 CM. BEARINGS TRUE; DATE OF ORIG. SURVEY, & THAT OF THE CONS./SUBD. SURVEY, JUNE 1-3, 1998 & WAS APPROVED ON AUG. 21, 1998.

is registered in accordance with the provisions of the property Registration Decree in the name of* ROSELLE J. ALVAREZ, single, of legal age, Filipino.
In the event the public auction should not take place on

the said date, it shall be held on **June 18, 2024** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T-835098) 18956** the encumbrances thereon, if any there be.

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

Tagaytay City, Philippines, April 4, 2024.

ATTY. VARBRA ANN A. VARIAS-DIMAYUGA
Clerk of Court VI & Ex-Officio Sheriff

RHIZ SAÑEL C. TOLEDO
Sheriff-in-Charge

W A R N I N G :

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:
HOME DEVELOPMENT MUTUAL FUND
(Pag-IBIG FUND),
Petitioner/Mortgagee
The Petron Mega Plaza Building,
No. 358 Sen. Gil Puyat Avenue, Makati City

MARIA VICTORIA D. CAPIRAL
c/o **PAULINO CASES, JR.**
Attorney-in-Fact of the Mortgagee
c/o Cases Chun & Associates Law Offices
6TH Floor JELP Business Solutions Building,
409 Addition Hills, Shaw Boulevard, Mandaluyong City

ROSELLE J. ALVAREZ
Respondent/Mortgagor
(1) 1570-A J Villanueva St. Almanza, Las Pinas City
(2) Lot 9 Block 3 Rancho Imperial De Silang, Brgy. Tartaria,
Silang, Cavite

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