

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
BRANCH 4-FC
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. 17723-22

ROWENA P. PRAEL for herself and as Atty.-in-fact
of her husband GILBERT C. PRAEL,
Mortgagors.

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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 (PAG-IBIG FUND)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against against **ROWENA P. PRAEL for herself and as Atty.-in-fact of her husband GILBERT C. PRAEL**, mortgagors, with residential and postal address at Lot 16 Blk 23 Greengate Home, Malagasang II-A, Imus, Cavite and/or 62 Don carlos Revilla St., Pasay City, to satisfy the mortgage indebtedness which as of November 29, 2022 amounts to **THREE HUNDRED SIXTY ONE THOUSAND SEVEN HUNDRED SEVENTY ONE PESOS AND 31/100 (Php361,771.31)**, Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **April 25, 2023** at 10:00 in the morning or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, 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. T-1326666

"A parcel of land (Lot 16, Blk. 23 of the cons.-subd. plan, Pcs-04-023656, being a portion of the cons. of Lots 1852 & 1853 Port. Imus Estate, L.R.C. Rec. No. 8843), situated in the Brgy. of Malagasang 2, Mun. of Imus, Prov. of Cavite, Is. of Luzon. Bounded on the NE., along line 1-2 by Lot 14, Blk. 23., on the SE., along line 2-3 by Rd. Lot 27 (6.5 m. wide); on the SW., along line 3-4 by Lot 18; and on the NW., along line 4-1 by Lot 15, both of Blk. 23, all of the cons.-subd. plan. x x x containing an area of **THIRTY SIX (36) SQ. METERS.** x x x"

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 **May 2, 2023** 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.

City of Imus, Cavite, Philippines, January 16, 2023.

EMMANUELLE H. FRANCISCO
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. POMPEYO P. MAYNIGO

Atty.-in-fact, Vission Credit & Collection
Services Incorporated

JRDC Building 117 Sen. Gil Puyat Ave., Pasay City

GILBERT C. PRAEL married to ROWENA P. PRAEL

Lot 16 Blk 23 Greengate Home, Malagasang II-A,
Imus, Cavite

62 Don carlos Revilla St., Pasay City

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