

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
BRANCH 15, NAIC, CAVITE  
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09171146230

HOME DEVELOPMENT MUTUAL  
FUND (PAG-IBIG FUND),  
Mortgagee/Petitioner,

-versus-

**FNC-2023-229**  
For: Extra-Judicial Foreclosure of  
Real Estate Mortgage under Act  
3135, as Amended by Act 4118

**RUTH CALDERON MARIANO**  
married to **ROLANDO GONZALES MARIANO**,  
Mortgagor/Respondent.

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 (PAG-IBIG FUND)**, mortgagee/ petitioner, with principal office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, Metro Manila against **RUTH CALDERON MARIANO married to ROLANDO GONZALES MARIANO** with postal address at 232 Silangan, Halayhay, Tanza, Cavite to satisfy the mortgage indebtedness which as of February 24, 2023 amounts to **FOUR HUNDRED FIFTY TWO THOUSAND FOUR HUNDRED NINETEEN PESOS AND 35/100 (P 452,419.35)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **May 30, 2023** at 10:00 o'clock in the morning or soon thereafter at the main entrance of 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 and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2018040445**

A certain parcel of land situated in Barangay of Sabang, Municipality of Naic, Province of Cavite, Island of Luzon, bounded and described as follows:

**Lot No:** 22, **Block No.** 94, **Plan No:** PSD-04-246096  
**Portion of:** Subd. of Lot 2937, FLS-986-D, Naic Estate  
(VS-04-000597)

**Location:** Barangay of sabang (Formerly Timalan)  
Municipality of Naic, Province of Cavite, Island of Luzon.

**Boundaries:**

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NE	Lot 23, Block 94 PSD-04-246096
2-3	SE	Lot 2939, Naic Estate, VS04-000597
3-4	SW	Lot 21, Block 24 PSD-04-246096
5-1	NW	Road Lot 14 PSD-04-246096

**Area:** TWENTY-EIGHT SQUARE METERS (28), more or less

**Description of Corners:** All points are referred on the plan by P.S. Cyl. Conc. Mons. 15x40cms

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

Prospective bidders or buyers are hereby enjoined to investigate for themselves, the title herein above-described and the encumbrances thereon, if any there be.

In case of the absence of any participating bidder on the above-scheduled date, said auction sale will be reset and finally held on June 06, 2023 at the same place and time above-mentioned.

Naic, Cavite, April 11, 2023.

**MA. CAROLINA M. POTENTE**  
Sheriff IV

Copy Furnished:

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

**RUTH CALDERON MARIANO**  
married to **ROLANDO GONZALES MARIANO**  
232 Silangan, Halayhay, Tanza, Cavite /  
Lot 22 Block 94, Phase 2, Pasinaya Homes Sabang,  
Naic, Cavite,

**Maria Victoria D. Capiral c/o Atty. Michael Yancy P. Yngson**  
**Attorney-in-Fact, Receivers and Liuidators, Inc.**  
Unit C, 10th Floor, Strata 2000 Bldg.  
F. Ortigas Jr. Rd., Ortigas Center, Pasig City

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