

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
AND EX-OFFICIO SHERIFF
Dasmariñas City, Cavite

**HOME DEVELOPMENT MUTUAL FUND
(PAG-IBIG Fund)**

Petitioner/Mortgagee,

-versus-

File No. FC-DC-1227-23

For: Extra- Judicial Foreclosure of Real Estate Mortgage under Act No. 3135, as amended by Act No. 4118

VIOLETA BORJA,

Respondent/Mortgagor.

x ----- x

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act No. 3135, as amended by Act No. 4118 filed by petitioner/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 postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, in favor of the CASA REGALIA, INC., a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines with principal place of No. 68 Sen. Gil Puyat Avenue, Makati City, Metro Manila against the respondent/mortgagor, **VIOLETA BORJA**, with postal address Blk. 15, Lot 16, Area S, Queen's Row, Bacoor, Cavite; Lot 23, Blk. 12, San Marino North-1, Brgy. Salawag, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of 18 October 2023 amounts to **TWO HUNDRED FORTY NINE THOUSAND THREE HUNDRED TWENTY SIX PESOS & 08/100 (Php 249,326.08)**, exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **February 9, 2024** at 10:00 o'clock in the morning or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Burol 1, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-471097

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Dasmariñas, Province of Cavite, bounded and described as follows:

A parcel of Land (Lot 23 Blk. 12 of the subd. plan, PSD-042106-069283, being a portion of Lot 5718, Imus Estate, LRC Rec. No.), situated in the Brgy. of Salawag, Municipality of Dasmariñas, Province of Cavite. Bounded on the SE., along line 1-2 by Lot 21, Blk. 12; on the SW., along line 2-3 by Road Lot 8; on the NW., along line 3-4 by Lot 25, Blk. 12; and on the NE., along line 4-1 by Lot 24, Blk. 12, all of the subd. plan. Beginning at a point marked "1" on plan, being N.69 Deg. 20'W., 3562.67 m. from MON. No. 167, Imus Estate; Thence S. 79 Deg. 54'W., 9.33 m. to point 2; thence N. 10 Deg. 06'W., 5.75 m. to point 3; thence N. 79 Deg. 54'E., 9.33 m. to point 4; thence S.10 Deg. 06'E., 5.75 m. to the point of beginning, containing an area of **FIFTY THREE SQ. METERS & FIFTY SQ. DECIMETERS (53.50)**.

All points to are indicated on the plan and are marked on the ground by P.S. Cyl. Conc. Mons. 15x60cm; bearings true; date of original survey July 27, 1905- June 11, 1908 and that of the subd. survey: Jan. 11-Feb. 7, 1994 and was approved on March 10, 1994.

Prospective buyers and/or bidders are hereby enjoined to investigate for themselves the title of the said real 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 publication auction should not take place on the said date and time, it shall be held on **March 1, 2024** at the same time and place without further notice.

Dasmariñas City, Province of Cavite, January 17, 2024.

GERALD A. FARGAS
Sheriff IV

ATTY. MARCELA L. BAYBAY
Clerk of Court VI & Ex-Officio Sheriff

Copy Furnished:

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

Atty. Airisa Fe Esperanza D. Molaer
Attorney-In-Fact, Alexis A. Molaer Law Offices
Lex Citadel Bldg., No. 7 La Salle St., Brgy. Silangan, Cubao,
Quezon City

VIOLETA BORJA
Blk. 15, Lot 16, Area S, Queen's Row, Bacoor, Cavite
Lot 23, Blk. 12, San Marino North-1, Brgy. Salawag, Dasmariñas City, Cavite

Notice posted at:

- 1.The Bulletin Board of Regional Trial Court, Dasmariñas City, Cavite
- 2.The Bulletin Board of Dasmariñas City Hall
- 3.The Bulletin Board of Dasmariñas City Post Office
- 4.The Bulletin Board of Dasmariñas City Public Market

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