

REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
FOURTH JUDICIAL REGION  
OFFICE OF THE CLERK OF COURT  
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. 17808-23

VIVIAN E. SALEM,

Mortgagors.

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 (otherwise known as PAG-IBIG Fund)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **VIVIAN E. SALEM**, mortgagors, with residential and postal address at Lot 59, Block 19 Gervacio Street, Villa Hermosa Subdivision, Brgy. Buhay na Tubig, Imus, Cavite to satisfy the mortgage indebtedness which as of February 15, 2023 amounts to **THREE HUNDRED FIFTY FOUR THOUSAND SEVEN HUNDRED SEVENTY SEVEN PESOS AND 52/100 (Php354,777.52)**, 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 **July 18, 2023** at 10:00 a.m. or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus, 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. 057-2018047108**

"A parcel of land (Lot 59 Blk. 19 of the cons.-n subd. plan PCS-04-015994) being a portion of the cons. of Lots 6393-New, Imus Estate, L.R.C. Rec. No. ), situated in the Brgy. of Tanzang Luma, Mun. of Imus, Province of Cavite. Bounded on the SE., along line 1-2 by Lot 57, Blk. 19; on the SW., along line 2-3 by Lot 19 (6.5 CM. WIDE); on the NW., along line 3-4 by Lot 61; on the NE., along line 4-1 by Lot 60, both of Blk. 19, all of the cons.-subd. plan. x x x containing an area of **SIXTY THREE (63) 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 **July 25, 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, March 16, 2023.

**MHINARD SANTOS**

Sheriff IV

APPROVED:

**ARMIE A. FRANCISCO**

Clerk of Court VI

COPY FURNISHED:

**HOME DEVELOPMENT MUTUAL FUND**

**(otherwise known as PAG-IBIG FUND)**,

The Petron Mega Plaza Building,

No. 358 Sen. Gil Puyat Avenue, Makati City

**PAULINO E. CASES, JR.**

Atty.-in-fact, CASES COLLECTION MANAGEMENT, INC.

Unit 408 Cityland Condominium 10 Tower II

154 H. V. Dela Costa Street, Salcedo Village Makati City

**VIVIAN E. SALEM**

Lot 59, Block 19 Gervacio Street, Villa Hermosa Subdivision,

Brgy. Buhay na Tubig, Imus, Cavite

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