

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

**NATIONAL HOME MORTGAGE
FINANCE CORPORATION (NHMFC)**
Petitioner/Mortgagee,

File No. FC-DC-1488-24
For: Extra Judicial Foreclosure of
Real Estate Mortgage under Act No.
3135, as amended by Act No. 4118

-versus-

EDUARDO M. BALBIN,
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 the petitioner/mortgagee, **NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC)**, a government financial institution duly organized and existing under and by virtue of Republic Act. No. 9679, with postal address at 104 Amorsolo St., Legaspi Village, Makati City, in favor of **CASA REGALIA, INC.**, a corporation duly organized and existing under by virtue of the laws of the Republic of the Philippines with principal place of business at Units 1 & 2, Doña Generosa Bldg., Edsa Extension, Pasay City against the respondent/mortgagor, **EDUARDO M. BALBIN**, with postal addresses at Lot 30, Blk. 8, Camella Homes – Dasmariñas, Bo. Salawag, Dasmariñas City, Cavite; #2250 Rd. 5 Fabie Estate, Sta. Ana, Manila, Metro Manila, and for the satisfaction of the mortgaged debt which as 31 August 2024 amounts to **FOUR HUNDRED NINETY SEVEN THOUSAND SIXTY FIVE PESOS & 95/100 (Php 497,065.95)**, exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **December 13, 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, Buro 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-448399

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 30, Blk. 8 of the cons./subd., plan. PCS-042106-007077, being a portion of the cons. of Lots 1 & 2, PCS-042106-007023, LRC REC. No.), situated in the Brgy. of Salawag, Municipality of Dasmariñas, Province of Cavite. Bounded on the NE., along line 1-2 by Lot 29, Blk. 8; on the SE., along line 2-3 by Lot 28, Blk. 8; on the SW., along line 3-4 Alley 2; and on the NW., along line 4-1 by Lot 32, Blk. 8, all of the subd. plan. Beginning at a point marked "1" on plan being N. 69 Deg. 54'W., 586.04 m. from MON. No. 171, Imus Estate; Thence S. 30 Deg. 16'E., 3.75 m. to point 2; thence S. 59 Deg. 45'W., 9.33 m. to pt. 3; thence N. 30 Deg. 15'E., 3.75 m. to point 4; thence N. 36 deg. 45'E., 9.33 m. to the point of beginning; containing an area of THIRTY FIVE (35) SQUARE METERS. All points referred to are indicated on the plan and are marked on the ground by P.S. Cyl. Conc. Mons. 15x60 cm; bearings true; date of original survey July 27, 1905-June 11, 1908 and that of the cons./subd. Survey: May 11-Aug. 23, 1992 and was approved on Dec. 3, 1992.

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 January 10, 2025, at the same time and place without further notice.

Dasmariñas City, Province of Cavite, November 4, 2024.

GERALD A. FARGAS
Sheriff IV

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

Copy Furnished:
NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC)
Atty. Joanne S. Sison
Counsel for NHMFC
104 Amorsolo St., Legaspi Village, Makati City

EDUARDO M. BALBIN
Lot 30, Blk. 8, Camella Homes – Dasmariñas, Bo.Salawag,
Dasmariñas City, Cavite
#2250 Rd. 5 Fabie Estate, Sta. Ana, Manila, Metro Manila

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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