

Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
Branch 109
City of Carmona, Cavite

2nd Flr., Hall of Justice Bldg., Brgy. Maduya, Carmona, Cavite
Email add: rtc2cac109@judiciary.gov.ph; Tel. No. (046) 4828527

HOME DEVELOPMENT MUTUAL FUND,
(otherwise known as Pag-IBIG Fund),
Mortgagee,

EJF-2025-08

-versus- **For: EXTRA JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE UNDER
ACT 3135, AS AMENDED BY ACT 4118**

ANNA MERCELAINE D. RAZON
married to MICHAEL VINCENT N. RAZON,
Mortgagor/Borrower.

X-----X

NOTICE OF SHERIFF'S SALE

Upon Extra-Judicial petition for sale under Act No. 3135, as amended by Act 4118 filed by the mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund), with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the mortgagor/borrower, **ANNA MERCELAINE D. RAZON married to MICHAEL VINCENT N. RAZON**, with postal address/es at 1.) No. 049 Block 4 Pildera 1 MIA Road, Pasay City; and 2.) Lot 11 Blk 34 Terraverde Phase 2 Residences, Brgy. Bangkal (now Bancal), Carmona, Cavite, and for the satisfaction of the mortgaged debt which as of **20 January, 2025** amounts to **ONE MILLION ONE HUNDRED SEVENTY NINE THOUSAND SIX HUNDRED THIRTEEN PESOS & 08/100 (PhP1,179,613.08)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned or his duly authorized representative will SELL at public auction on **April 24, 2025** at 1:00 o'clock in the afternoon at the Court Room of Branch 109, Regional Trial Court, Hall of Justice Building, Carmona, Cavite to the highest bidder for CASH or MANAGER'S CHECK, in Philippine currency, the mortgaged property/ies with all the improvements thereon to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2020037340

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF BANGKAL, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

LOT NO: 11, BLOCK NO: 34, PLAN NO: PCS-04-030820
PORTION OF: CONS.-SUBD. OF LOTS A-1, A-2, A-3 ALL OF PSD-04-238397 AND LOT 13, BLOCK 29, (RESERVED AREA); PCS-04-030323 LRC RECORD NO. 146623
LOCATION: BARANGAY OF BANGKAL, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 12, BLOCK 34, PCS-04-030820
2-3	SW	LOT 9, BLOCK 34, PCS-04-030820
3-4	NW	ROAD LOT 37, PCS-04-030820
4-5	NE	LOT 13, BLOCK 34, PCS-04-030820
5-1	SE	LOT 14, BLOCK 34, PCS-04-030820

TIE POINT: BLLM NO. 1, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 71 ° 14'W	4136.59 M.
1-2	S. 27 ° 20'W	4.48 M.
2-3	N. 66 ° 15'W	9.02 M.
3-4	N. 27 ° 20'E	7.56 M.
4-5	S. 62 ° 40'E	9.00 M.
5-1	S. 27 ° 20'W	2.52 M.

AREA: SIXTY FIVE SQUARE METERS (65), MORE OR LESS

DESCRIPTION OF CORNERS: ALL POINT ARE REFERRED ON THE PLAN BY P.S. CYL. CONC. MONS. 15X40 CMS

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: AUGUST 22 TO 23, 1917

DATE OF SUBD/CONS SURVEY: JANUARY 5-30, 2017

DATE OF APPROVED SURVEY: JULY 17, 2017

GEODETIC ENGINEER: ELMERITO C. ROBLES

NOTES:

xxxNOTHING FOLLOWSxxx

Prospective buyers and/or bidders are hereby enjoined to investigate for themselves the title of the said 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 public auction should not take place on the said date and time, it shall be held on **April 30, 2025** at the same time and place without further notice.

28th day of February, 2025 at
City of Carmona, Cavite.

BON GERARD D. ASCAÑO
Clerk of Court VI
& Ex-Officio Sheriff

Prepared by:
JOSEPH R. DIOKNO
Sheriff In-Charge

Copy furnished:
HOME DEVELOPMENT MUTUAL FUND
The Petron Mega Plaza Bldg.
No. 358 Sen. Gil Puyat Avenue, Makati City

ATTY. AMELY D. AGMATA c/o POMPEYO P. MAYNIGO
Attorney-In-Fact, **Vision Credit & Collection Services Incorporated**
JRDC Building 117 Sen. Gil J. Puyat Avenue, Pasay City

ANNA MERCELAINE D. RAZON married to MICHAEL VINCENT N. RAZON
1.)No. 049 Block 4 Pildera 1 MIA Road, Pasay City
2.)Lot 11 Blk 34 Terraverde Residences Phase 2 Brgy. Bancal, Carmona, Cavite

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