

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,

-versus-

EJF-2026-65
For: EXTRA JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE UNDER
ACT 3135, AS AMENDED BY ACT 4118

MA. THERESA C. GABI (*Principal Borrower*)
and **JOVILITO M. GABI** (*Co-Borrower*)
married to MYRNA C. GABI,
Mortgagors/Borrowers.

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 mortgagors/borrowers, **MA. THERESA C. GABI** (*Principal Borrower*) and **JOVILITO M. GABI** (*Co-Borrower*) *married to MYRNA C. GABI*, with postal address/es at 1.) B28 L12 Filinvest Homesite II-A, Langgam, San Pedro, Laguna; and 2.) Lot 171 Block 50 Alta Tierra Homes Phase 4, Barangay Aldiano Olaes, Gen. Mariano Alvarez, Cavite, and for the satisfaction of the mortgaged debt which as of 18 August, 2026 amounts to **ONE MILLION SEVEN HUNDRED SIX THOUSAND TWO HUNDRED EIGHT PESOS & 61/100 (P1,706,208.61)**, Philippine Currency, 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 **December 3, 2026** at 1:00 o'clock in the afternoon at the Lobby of the Hall of Justice Building, Brgy. Maduya, City of 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. 057-2025053231

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF ALDIANO OLAES, MUNICIPALITY OF GEN. MARIANO ALVAREZ , PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

LOT NO: 171 BLOCK NO: 50 PLAN NO: PSD-04-232877
PORTION OF: PCN-04-003580 ; LRC REC. NO. 2166 & 55349

LOCATION: BARANGAY OF ALDIANO OLAES,
MUNICIPALITY OF GEN. MARIANO ALVAREZ,
PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2-3-4	SW, NW	ROAD LOT 43, (10.00 M. WIDE), PSD-04-232877
4-5-6-7-8-9	NW, NE	ROAD LOT 41, (20.00 M. WIDE), PSD-04-232877
9-1	SE	LOT 170, BLOCK 50, PSD-04- 232877

TIE POINT: BLLM NO. 14, CAD 285 CARMONA
CADASTRE

LINE	BEARING	DISTANCE
TO CORNER 1	S.87 ° 15'W	2447.02 M.
1-2	N.54 ° 33'W	4.41 M.
2-3	N.35 ° 38'W	2.59 M.
3-4	N.02 ° 12'E	2.59 M.
4-5	N.40 ° 02'E	2.59 M.
5-6	N.58 ° 23'E	11.31 M.

6-7	N.69 ° 35'E	1.63 M.
7-8	S.86 ° 52'E	1.63 M.
8-9	S.65 ° 00'E	1.40 M.
9-1	S.35 ° 27'W	18.49 M.

AREA: ONE HUNDRED TEN SQUARE METERS (110), MORE OR LESS

DESCRIPTION OF CORNERS: ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYCL. CONC. MONS. 15X40 CMS

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: AUG. 16, 1940-JULY 31, 1941

DATE OF SUBD/CONS SURVEY: FEB. 1-19, 2013

DATE OF APPROVED SURVEY: MAY 6, 2014

GEODETIC ENGINEER: JEANETTE S. CO

NOTES:

xxxNOTHINGFOLLOWSxxx

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 **December 10, 2026** at the same time and place without further notice.

8th day of october, 2026 at City of Carmona, Cavite.

By:
Sgd)
JOSEPH R. DIOKNO
Sheriff IV

Noted by:

(Sgd)
ATTY. CORINNA B. SALONGA-LOPERA
Clerk of Court VI & Ex- Officio Sheriff

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 JEFFREY A. RAMIENTAS, C.P.A.
Attorney-In-Fact, **GREATSOURCE CORPORATION**
2546 A. Bonifacio St., Bangkal, Makati City
Email Address: fcIncr@greatsourcecorp.com

MA. THERESA C. GABI / JOVILITO M. GABI
m/to MYRNA C. GABI
1.) B28 L12 Filinvest Homesite II-A, Langgam, San Pedro, Laguna
2.) Lot 171, Blk. 50 Alta Tierra Homes Phase 4
Brgy. Aldiano Olaes, GMA, Cavite

Publication: HANEP October 26, November 2 & 9, 2026