



**Civil No. 16-1352 (GAG)**

1 notified the Defendant at her address on October 17, 2017. *Id.* Yet it does not specify if it was  
2 through certified mail—or how she was notified at all. Moreover, Plaintiff claims that “the Notice  
3 of Sale was duly sent by certified mail to Defendants.” (Docket No. 34 at 2). But the supporting  
4 Exhibit 3, which contains the letters and certified mail receipts, shows that the letters were sent via  
5 certified mail on October 20, 2017. (Docket No. 34-3). This is more than five days after publishing  
6 the Sale Notice. “Rule 51.7 establishes the procedure in [cases of judicial sale] that must be strictly  
7 complied with under penalty of the judicial sale’s annulment.” RAFAEL HERNÁNDEZ COLÓN,  
8 PRÁCTICA JURÍDICA DE PUERTO RICO: DERECHO PROCESAL CIVIL § 6310 (6th ed. 2017) (translation  
9 ours). Therefore, the Court hereby **DENIES** Plaintiff’s Motion for Confirmation of Judicial Sale  
10 at Docket No. 34 because Plaintiff failed to notify Defendant within five days of publication as  
11 required.

12 **SO ORDERED.**

13 In San Juan, Puerto Rico this 19th day of December, 2017.

14  
15 *s/ Gustavo A. Gelpí*  
16 GUSTAVO A. GELPI  
17 United States District Judge  
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