

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

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

-versus-

Foreclosure Case No. F-1592-24

BAYANI S. MENDOZA, married to
FRANCISCA M. MENDOZA,
Mortgagor/s.

x ----- x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358, Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **BAYANI S. MENDOZA, married to FRANCISCA M. MENDOZA** with residence and postal address at 167 SITIO NARRA BRGY. STA LUCIA DOLORES QUEZON CITY and LOT 23 BLK 12, LUCKY PRINCE HOMES, BRGY. SAN AGUSTIN, TRECE MARTIRES CITY, CAVITE to satisfy the mortgage indebtedness as of **November 27, 2024** amounts to **SIX HUNDRED TWENTY FIVE THOUSAND EIGHT HUNDRED NINETY SEVEN PESOS & 12/100 (P625,897.12)** including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025** at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 077-2022001478

A PARCEL OF LAND (LOT 23 BLK. 12 OF THE CONS-SUBD. PLAN, PCS-04-026034, BEING A PORTION OF THE CONS. OF LOTS 2839 & 2882, FLS-1828, S.C. DE MALABON ESTATE LRC REC. NO. 6832), SITUATED IN THE BRGY. OF SAN AGUSTIN, TRECE MARTIRES CITY, CAVITE, IS. OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 6; ON THE NE., ALONG LINE 2-3 BY LOT 22 BOTH OF BLK. 12; ON THE SE., ALONG LINE 3-4 BY PATHWALK 9 (4.00 M. W.); AND ON THE SW, ALONG LINE 4-1 BY LOT 24 BLK. 12, ALL OF THE CONS-SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN. X X X CONTAINING AN AREA OF **FIFTY FIVE (55) SQ. METERS, MORE OR LESS. 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 and time, it shall be held on **March 13, 2025** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.

Trece Martires City, January 30, 2025.

ANDRES B. ESPINA
Sheriff IV

COPY FURNISHED:

Home Development Mutual Fund
(otherwise known as Pag-IBIG Fund)
c/o **ATTY. AIRISA FE ESPERANZA D. MOLLAER-NIGRO**
Attorney-In-Fact, **ALEXIS A. MOLLAER LAW OFFICES**
Lex Citadel Bldg., No. 7 La Salle St.
Brgy. Silangan, Cubao, Quezon City 1102

BAYANI S. MENDOZA, married to
FRANCISCA M. MENDOZA
167 SITIO NARRA BRGY. STA LUCIA DOLORES QUEZON CITY and
LOT 23 BLK 12, LUCKY PRINCE HOMES, BRGY. SAN AGUSTIN, TRECE MARTIRES CITY, CAVITE

WARNING: It is absolutely prohibited to remove, deface or destroy this notice of extra judicial sale on or before the date of sale.

Publication: HANEP February 10, 17 & 24, 2025