

**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-1550-24**

**EMIE MANLANGIT SANAY,**  
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, **EMIE MANLANGIT SANAY** with residence and postal address at 2975 ME (B) BRGY. BANAYBANAY AMADEO CAVITE and LOT 13 BLK 26, THE ROYAL PARKS AT GROSVENOR PLACE TANAUAN, BO. TAMBOL, TANZA, CAVITE, to satisfy the mortgage indebtedness as of **November 12, 2024** amounts to **THREE HUNDRED NINETY FIVE THOUSAND THREE HUNDRED NINETY EIGHT PESOS & 65/100 (P395,398.65)** inclusive of interest and other charges, attorney's fees and expenses 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. 057-2021002557**

A PARCEL OF LAND (LOT 13 BLK. 26 OF THE SUBD. PLAN PCS-04-015560, BEING A PORTION OF LOTS 2812-B, 2813-A, PSD-04-005467, LOTS 2814-2816, 2819, 2821, 2822, 2826, FLS-1821, STA. CRUZ DE MALABON ESTATE, LOTS 2820, 2823, 2825, STA. CRUZ DE MALABON ESTATE, L.R.C. REC. NO. ), SITUATED IN THE BO. OF TAMBOL, MUN. OF TANZA, PROV. OF CAVITE. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 15 BLK. 26; ON THE SE., ALONG LINE 2-3 BY ALLEY 3; ON THE SW., ALONG LINE 3-4 BY LOT 11 BLK. 26; ON THE NW, ALONG LINE 4-1 BY LOT 14 BLK. 26, ALL OF THE SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN. X X X CONTAINING AN AREA OF **THIRTY TWO (32) SQ. M. 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**  
The Petron Mega Plaza Building,  
No. 358, Sen. Gil Puyat Avenue, Makati City

**ATTY. JESUS ANGELO P. GOMEZ**  
**Attorney-In-Fact, ALEXIS A. MOLAEER LAW OFFICES**  
Lex Citadel Bldg., No. 7 La Salle St.  
Brgy. Silangan, Cubao, Quezon City 1102

**EMIE MANLANGIT SANAY**  
2975 ME (B) BRGY. BANAYBANAY AMADEO CAVITE and  
LOT 13 BLK 26, THE ROYAL PARKS AT GROSVENOR  
PLACE TANAUAN, BO. TAMBOL, TANZA, CAVITE

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

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