

**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-485-24**

**AL L. VARGAS,**  
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, **AL L. VARGAS**, with residence and postal address at 23 E Jacinto St. West Pembo, Makati City; and Lot 43 Blk 88 Phase 3, Park Lane Country Homes, Santiago, Gen. Trias, Cavite, to satisfy the mortgage indebtedness as of 8 March 2024 amounts to **FIVE HUNDRED NINETY NINE THOUSAND NINETY THREE PESOS & 93/100 (P599,093.93)**, including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will sell at public auction on **July 24, 2024** 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. T-1183689**

A parcel of land (lot 43, Blk. 88 of the subd.plan, Psd-04-095680, being a portion of Blk.76, Psd-04-087331, LRC Rec. No. ) situated in theBo. of Santiago, Mun.of Gen.Trias, Prov. of Cavite. Bounded on the NW.,along line 1-2 by Lot 41, Blk. 88; on the NE., along line 2-3 by Road Lot 16 on the SE., along line 3-4 by Lot 45, Blk.88, on the SW., along line 4-1 by Lot 44, Blk.88; all of the subd.plan. Beginning at a point marked "1" on plan. x x x containing an area of **SIXTY TWO (62) SQ. METERS.** 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 **August 7, 2024** 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, June 18, 2024.

**JOANNAH AVIGAIL C. TIMKANG**  
Sheriff IV

COPY FURNISHED:  
**HOME DEVELOPMENT MUTUAL FUND**  
(otherwise known as **PAG-IBIG Fund**)  
c/o **ATTY. JULIUS VOLTAIRE ROMMEL C. CUBELO**  
**Attorney-in-Fact, 24K ACCOUNTS CONSULTANT, INC.**  
3F Fass Inteli College Bldg., No. 11, Pittsburgh St.,  
Brgy. Silangan, cubao, Quezon City

**AL L. VARGAS**  
23 E Jacinto St. West Pembo, Makati City; and  
Lot 43 Blk 88 Phase 3, Park Lane Country Homes, Santiago,  
Gen. Trias, 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** June 24, July 1 & 8, 2024