

**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-952-24

**AMELIA R. PANGAN married to
DENNIS M. PANGAN,**
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, **AMELIA R. PANGAN married to DENNIS M. PANGAN**, with residence and postal at address **NO. 1983 N KATAMANAN ST., TONDO, MANILA** and **LOT 23 BLOCK 134 PHASE 4 MARY CRIS COMPLEX, BO. ALANG-ILANG, GENERAL TRIAS, CAVITE** to satisfy the mortgage indebtedness as of 2 July 2024 amounts to **THREE HUNDRED TWENTY FIVE THOUSAND SIX HUNDRED NINE PESOS & 43/100 (P325,609.45)**, including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **October 29, 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-820344

A PARCEL OF LAND (Lot 23 Block 134) of the subdivision plan Psd-04-093013, being a portion of Lot 2533 SFD MALABON EST, situated in the barrio of ALANG-ILANG, municipality of GEN. TRIAS, province of CAVITE, island of LUZON. Bounded on the SW, along line 1-2 by Lot 2 Block 134, on the NW, along line 2-3 by Lot 24 Block 134, on the NE, along line 3-4 by Lot ALLEY97, and on the SE, along line 4-1 by Lot 22 Block 134, all of the subdivision plan. Beginning at a point marked "1" on plan, x x x containing an area of **THIRTY SIX (36) SQUARE 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 **November 12, 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, September 25, 2024.

RICARDO TOLEDO
Sheriff IV

COPY FURNISHED:
HOME DEVELOPMENT MUTUAL FUND
(otherwise known as **PAG-IBIG Fund**)
c/o **POMPEYO P. MAYNIGO**
Attorney-In-Fact, Vision Credit & Collection
Services Incorporated
JRDC Building 117 Sen Gil. J. Puyat Ave., Pasay City

AMELIA R. PANGAN married to DENNIS M. PANGAN
NO. 1983 N KATAMANAN ST., TONDO, MANILA and
LOT 23 BLOCK 134 PHASE 4 MARY CRIS COMPLEX, BO.
ALANG-ILANG, GENERAL 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.

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