

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

HOME DEVELOPMENT MUTUAL FUND

Mortgagee,

-versus-

FORECLOSURE CASE NO. F-304-23

ANDREW S. SOPENASKY married to

MINERVA C. SOPENASKY,

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**, with business address at The Petron Mega Plaza Building, No. 358, Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **ANDREW S. SOPENASKY married to MINERVA C. SOPENASKY** with residence and postal address at: 1.) Lot 25 Block 58 Modena Street, Villaggio Ignatius, General Trias, Cavite; 2.) Lot 21, Block 60 Villaggio Ignatius, Buenavista, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 22 March 2023 amounts to **NINETY SIX THOUSAND SEVEN HUNDRED SIXTY NINE PESOS and 97/100 (P96,769.97)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **September 13, 2023** 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 of CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2011032713

A PARCEL OF LAND (LOT 21, BLK 60 OF THE CONS. & SUBD. PLAN, PCS-04-016997, BEING A PORTION OF THE CONSL. OF LOTS 2358-B, PSD-04-084259, 2360-A-2 (LRA) PSD-358572, 2360-B-1-A, PSD-04-128145, 2361-A & 2361-8, PSD-04-013941, 2362 (RS-04-002110) & 2363 (RS-04-002487) BOTH OF SAN FRANCISCO DE MALABON ESTATE, L.R.C. RECORD NO. 5964), SIT IN THE BRGY. OF BUENAVISTA, MUN. OF GEN. TRIAS, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 22, BLK. 60; ON THE NW., ALONG LINE 2-3 BY LOT 19, BLK. 60; ON THE NE., ALONG LINE 3-4 BY RD. LOT 36, (8.00 M. WIDE) ON THE SE., ALONG LINE 4-1 VT LOR 23, BLK. 60, ALL OF THE CONS. SUBD. PLAN. BEGINNING AT A PT MARKED "1" ON PLAN. XXX CONTAINING AN AREA OF **EIGHTY (80) SQ. MTS, XXX**

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 **October 4, 2023** 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, August 10, 2023

RICARDO A. TOLEDO
Sheriff IV

COPY FURNISHED:

HOME DEVELOPMENT MUTUAL FUND

ATTY. MELANIO A. BADENAS JR.

Atty.-In-Fact, GCCS & Associates Corp.

Rm. 209 Megastate Bldg., No. 737 G. Araneta Ave.,

Tatalon Quezon City

ANDREW S. SOPENASKY married to

MINERVA C. SOPENASKY

Lot 25 Block 58 Modena Street, Villaggio Ignatius, General Trias, Cavite

Lot 21, Block 60 Villaggio Ignatius, Buenavista, 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 August 21, 28 & September 4, 2023