

**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-500-24**

**ARECSIOLO C. MACABACYAO, married to  
FEMA G. MACABACYAO,**  
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, **ARECSIOLO C. MACABACYAO, married to FEMA G. MACABACYAO**, with residence and postal address at Block 5 Emelda Ave., Zapote 1, Bacoor, Cavite; and Lot 3, Block 33, ACM Paramount Subdivision, Phase 1, Barangay Navarro, Gen. Trias, Cavite, to satisfy the mortgage indebtedness as of 06 March 2024 amounts to **TWO HUNDRED NINETY FOUR THOUSAND ONE HUNDRED THIRTY SEVEN PESOS AND 57/100 (P294,137.57)** 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-930974**

A parcel of land (lot 3 Blk. 33 of the subd.plan, Psd-04-104526, being a portion of Lot 1742, SanFrancisco de Malabon Estate, Rs-04-002673, LRC Rec. No. 5964) situated in the Brgy. of Navarro, Mun.of Gen.Trias, Prov. of Cavite, Island of Luzon. Bounded on the NE., along line 1-2 by lot 2, Blk. 33; on the SE., along line 2-3 by lot 5, Blk. 33; on the SW., along line 3-4 by Alley Lot 30 (4.50m. wide) and on the NW., along line 4-1 by lot 1, Blk. 33; all of the subd. plan. Beginning at a pt.marked "1" on plan. **X X X CONTAINING AN AREA OF THIRTY SEVEN SQ. METERS & FORTY SQ. DECIMETERS (37.40) 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 **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 **PAULINO E. CASES, JR.**

**Attorney-in-Fact, c/o Cases Chun & Associates Law Offices**

6TH Floor JELP Business Solutions Building, 409 Addition Hills, Shaw Boulevard, Mandaluyong City

**ARECSIOLO C. MACABACYAO, married to  
FEMA G. MACABACYAO**

Block 5 Emelda Ave., Zapote 1, Bacoor, Cavite; and Lot 3, Block 33, ACM Paramount Subdivision, Phase 1, Barangay Navarro, 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**