

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-545-23

AURORA B. REDULFIN,

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, **AURORA B. REDULFIN** with residence and postal address at Lot 40, Lot 41, Lot 42 Blk 16, Cattleya St., Capitol Hills Executive Subdivision Lapidario, Trece Martires City, Cavite to satisfy the mortgage indebtedness which as of 10 April 2023 amounts to **FIVE HUNDRED SIXTY NINE THOUSAND TWO HUNDRED EIGHTY ONE PESOS AND 78/100 (P569,281.78)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **October 26, 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. T-50240

A parcel of land (Lot 41, Blk. 16), of the cons./subd. plan. Pcs-04-011239, being a portion of the cons. of Lots 23 & 46 B1, all lots of Blks. 3 to 11, 13 to 24, 26, 27, 37 to 44, 47, 16-35, B12, Rd. Lots 1 to 22, 31, 33, 41, 42, & Alley 1, all of Pcs-04-042122-008951, situated in the Bo. of Lapidario, Mun. of Trece Martires, Prov. of Cavite, Is. of Luzon. Bounded on the SW., along line 1-2 by Rd. Lot 18 (6m. wide); on the NW., along line 2-3 by Lot 40, Blk. 16; on the NE., along line 3-4 by Lot 17, Blk. 16, & on the SE., along line 4-1 by Lot 42, Blk. 16, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan. **xxx containing an area of THIRTY NINE 39) SQ. METERS. xxx**

TRANSFER CERTIFICATE OF TITLE No. T-50239

A parcel of land (Lot 40, Blk. 16), of the cons.-subd. plan. Pcs-04-011239, being a portion of the cons. of Lots 23 & 46 B1, all lots of Blks. 3 to 11, 13 to 24, 26, 27, 37 to 44, 47, 16 to 35, B12, Rd. Lots 1 to 22, 31, 33, 41, 42, & Alley 1, all of Pcs-04-042122-008951, situated in the Bo. of Lapidario, Mun. of Trece Martires, Prov. of Cavite, Is. of Luzon. Bounded on the SW., along line 1-2 by Rd. Lot 18 (6m. wide); on the NW., along line 2-3 by Lot 39, Blk. 16; on the NE., along line 3-4 by Lot 16, Blk. 16, & on the SE., along line 4-1 by Lot 41, Blk. 16, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan. **xxx containing an area of THIRTY NINE 39) SQ. METERS. xxx**

TRANSFER CERTIFICATE OF TITLE No. T-50241

A parcel of land (Lot 42, Blk. 16), of the cons./subd. plan. Pcs-04-011239, being a portion of the cons. of Lots 23 & 46 B1, all lots of Blks. 3 to 11, 13 to 24, 26, 27, 37 to 44, 47, 16 to 35, B12, Rd. Lots 1 to 22, 31, 33, 41, 42, & Alley 1, all of Pcs-04-042122-008951, situated in the Bo. of Lapidario, Mun. of Trece Martires, Prov. of Cavite, Is. of Luzon. Bounded on the SW., along line 1-2 by Rd. Lot 18 (6 m. w.); on the NW., along line 2-3 by Lot 41, Blk-16; & on the NE., along line 3-4 by Lot 18, Blk. 16, & on the SE., along line 4-1 by Lot 43, Blk. 16, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan. **xxx containing an area of THIRTY NINE 39) SQ. METERS. 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 **November 9, 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, September 12, 2023

**ANDRES B. ESPINA**  
Sheriff IV

COPY FURNISHED:  
**HOME DEVELOPMENT MUTUAL FUND**  
**C/O ATTY. CAESAR S. EUROPA**  
**Attorney-in-Fact, 24K ACCOUNTS CONSULTANT, INC.**  
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy.  
Silangan, Cubao, Quezon City

**AURORA B. REDULFIN**  
Lot 40, Lot 41, Lot 42 Blk 16 Capitol Hills Executive  
Subdivision Lapidario, Trece Martires City, 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** September 18, 25 & October 2, 2023