

**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-1445-23**

**BIENVENIDO D. RUPEREZ**  
married to **NILA D. RUPEREZ,**  
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, **BIENVENIDO D. RUPEREZ married to NILA D. RUPEREZ** with residence and postal address at #103 Tenement Bldg., Taguig, Metro Manila and Lot 54, Block 9, Summercrest Village, Brgy. Sahud Ulan, Tanza, Cavite to satisfy the mortgage indebtedness which as of 27 October, 2023 amounts to **ONE HUNDRED SIXTY SIX THOUSAND SIX HUNDRED THIRTY EIGHT PESOS & 20/100 (P166,638.20)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **April 18, 2024** at 10:00 o'clock in the morning at the main entrance of the Government Center Bldg. 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-581208**

A parcel of land (Lot 54 Blk 9 of the subd. plan Psd-04-077610, being a portion of Lot 2690, Sta. Cruz de Malabon Estate, LRC Rec. No. ), situated in the Mun. of Tanza, prov. of Cavite, Is. of Luzon. Bounded on the NW., along line 1-2 by Lot 56, Blk. 9; on the NE., along line 2-3 by Road Lot 11; on the SE., along line 3-4 by Lot 52, & on the SW., along line 4-1 by Lot 49, both of Blk. 9, all of the subd. plan. Beginning at a pt. marked "1" on plan **xxx containing an area of THIRTY FIVE (35) 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 **May 2, 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, March 5, 2023

**ANDRES B. ESPINA**  
Sheriff IV

COPY FURNISHED:  
**HOME DEVELOPMENT MUTUAL FUND**  
c/o **ATTY. ANTONIO E. ESCOBER**  
**Attorney-in-fact, Consortium (Tagayuna Panopio Escobar Law Firm, ESP Collection Agency, Panopio Escobar Law Offices)**  
2/F AZPHI Bldg., Ma. Aurora St., cor. E. Zobel St.,  
Brgy. Poblacion, Makati City

**BIENVENIDO D. RUPEREZ**  
married to **NILA D. RUPEREZ**  
#103 Tenement Bldg., Taguig, Metro Manila  
Lot 54, Block 9, Summercrest Village, Brgy. Sahud Ulan,  
Tanza, 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** March 11, 18 & 25, 2024