

**REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
FOURTH JUDICIAL REGION  
OFFICE OF THE CLERK OF COURT  
AND EX-OFFICIO SHERIFF  
NAIC, CAVITE**

**HOME DEVELOPMENT MUTUAL  
FUND (PAG-IBIG FUND),**  
Petitioner-Mortgagee,

-versus-

**FNC 2022-49**

**BENJIE LAURETA ENCONADO,**  
Respondent-Mortgagor.

X ----- X

**NOTICE OF EXTRA-JUDICIAL SALE**

WHEREAS, upon extra-Judicial Petition for Sale under Act 3135 as amended by Act 4118, filed by **HOME DEVELOPMENT MUTUAL FUND**, Mortgagee, with postal address at the Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **BENJIE LAURETA ENCONADO**, Mortgagor with postal address at Lot 42 Block 6, Phase 2, Greenville Homes, Brgy. Sahud Ulan, Tanza, Cavite and/or Lot 45 Block 24 Pasinaya Homes I Subd. Brgy. Sabang (Formerly Timalan), Naic, Cavite, to satisfy the mortgage indebtedness which as of June 20, 2022 amounted to **FOUR HUNDRED FIFTY ONE THOUSAND NINE HUNDRED NINETY FOUR PESOS AND 40/100 (Php 451,994.40)** Philippine currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **May 30, 2023 at 9:00 in the morning** or soon thereafter at the Regional Trial Court Naic, Cavite, to the highest bidder, in CASH or MANAGER'S CHECK and in Philippine Currency, the property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF  
TITLE NO. 057-2018008703**

*IT IS HEREBY CERTIFIED that certain land situated in SABANG (FORMERLY TIMALAN), NAIC, CAVITE, LUZON, bounded and described as follows: LOT NO. 45, BLOCK NO: 24, PLAN NO: PCS-04-030597, PORTION OF: CONS. SUBD. OF LOTS 2935 AND 2936, FLS-986-D (NAIC ESTATE) (VS-04-000597), LOCATION: SABANG (FORMERLY TIMALAN), NAIC, CAVITE, LUZON x x x AREA: OF TWENTY EIGHT (28) SQUARE METERS, MORE OR LESS x x x.*

Prospective bidders are hereby enjoined to investigate for themselves, the title of the above-described property and to the encumbrance existing thereon, if any there be.

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 on the said date, it shall be held on **June 6, 2023** at the same time and at the same place mentioned above without further notice

Municipality of Naic, Province of Cavite, August 13, 2022

**JANELLE V. LAGADON, MBA**  
Sheriff IV

Copy Furnished:

**HOME DEVELOPMENT MUTUAL FUND**  
The Petron Mega Plaza Building,  
No. 358 Sen. Gil Puyat Avenue, Makati City

**BENJIE LAURETA ENCONADO**  
Lot 42 Block 6, Phase 2, Greenville Homes, Brgy. Sahud Ulan, Tanza, Cavite and/or  
Lot 45 Block 24 Pasinaya Homes I Subd. Brgy. Sabang (Formerly Timalan), Naic, Cavite

**ATTY. NELSON I. GETIGAN**  
Rm. 209 Megastate Bldg.,  
No. 737 G. Araneta Avenue, Tatalon Quezon City

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