

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
BRANCH 15, NAIC, CAVITE
OFFICE OF THE CLERK OF COURT
NAIC, CAVITE

HOME DEVELOPMENT MUTUAL FUND
(PAG-IBIG FUND),

Mortgagee,
-versus-

FNC-2023-493

For: Extra-Judicial Foreclosure of
Real Estate Mortgage under Act
3135, as Amended by Act 4118

CHERIELYN BABO ROMA, single,
Mortgagor.

X ----- X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial petition for sale under Act 3135, as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, mortgagee, with principal office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **CHERIELYN BABO ROMA, single**, with postal address at Brgy. Little Baguio Wawa III, Rosario, Cavite to satisfy the mortgage indebtedness which as of June 13, 2023 amounts to **FOUR HUNDRED FIFTY EIGHT THOUSAND SEVEN HUNDRED THIRTY EIGHT PESOS AND 22/100 (P458,738.22)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **November 21, 2023** at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2018042519

A certain land situated in Barangay of Sabang (Formerly Timalan) Municipality of Naic, Province of Cavite, Island of Luzon, bounded and described as follows:

Lot No: 5, Block No: 83, Plan No: PSD-04-246096

Portion of: Subd. of lot 2937, FLS-986-D, Naic Estate
(VS-04-000597), LRC Record No. 8340

Location: Barangay of Sabang (Formerly Timalan)
Municipality of Naic, Province of Cavite, Island of Luzon

Boundaries:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	Lot 23, Block 83, PSD-04-246096
2-3	SW	Lot 6, Block 83, PSD-04-246096
3-4	NW	Alley Lot 47, PSD-04-246096
4-1	NE	Lot 4, Block 83, PSD-04-246096

X X X X

Area: TWENTY EIGHT SQUARE METERS (28), more or less

Description of Corners: All points are referred on the plan by P.S. Cyl. Conc. Mons. 15x40 CMS

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, it shall be held on **November 28, 2023** without prior notice.

Prospective bidders or buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.

Naic, Cavite, September 15, 2023.

MA. CAROLINA M. POTENTE
Sheriff IV

Copy Furnished:

Maria Victoria D. Capiral

Acting Department Manager III

Foreclosure Department

HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)

The Petron Mega Plaza Building,

No. 358 Sen. Gil Puyat Avenue, Makati City, Metro Manila

CHERIELYN BABO ROMA, single

Brgy. Little Baguio Wawa III, Rosario, Cavite /

Blk 83 Phase 2 Pasinaya Homes

Sabang, Naic, Cavite

Maria Victoria D. Capiral c/o Atty. John Lincoln F. Lauron
Attorney-in-Fact, The Law Firm of Lauron Delos Reyes
and Partners

Unit 1003 Union Square Condominium,
#145 15th Avenue, Cubao, Quezon City

Publication: HANEP October 30, November 6 & 13, 2023