

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-1456-24**

**CONSTANCIO J. LAUDIT JR., is herein  
represented by OFELIA J. LAUDIT**  
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, **CONSTANCIO J. LAUDIT JR., is herein represented by OFELIA J. LAUDIT** with residence and postal address at LOT 6 BLOCK 48 PHASE 1-C KAUNLARAN VILLAGE, NAVOTAS CITY and LOT 18 AND LOT 19 BLOCK 1 PHASE 1-A NEW JAVALERA SUBDIVISION, BO. TRACTORA (NOW JAVALERA), GENERAL TRIAS, CAVITE to satisfy the mortgage indebtedness as of August 20, 2024 amounts to **FOUR HUNDRED FIVE THOUSAND FIVE HUNDRED THIRTY EIGHT PESOS & 35/100 (P 405,538.35)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **December 20, 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-1191820**

A parcel of land (Lot 18 Blk. 1 of the subd. plan Psd-04-132156, being a portion of Lot 1 Blk. 147, Pcs-04-012217, L.R.C. Rec. No. 5964), situated in the Bo. of Tractora, Mun. of Gen. Trias, Prov. of Cavite, Island of Luzon. Bounded on the W., along line 1-2 by Rd. lot 2; on the N., along line 2-3 by Lot 19 Blk. 1; on the E., along line 3-4 by Lot 2954, San Francisco de Malabon Estate; on the S., along line 4-1 by lot 17 Blk. 1, all of the subd. plan. Beginning at a pt. marked "1" on plan. X X X containing an area of **SEVENTY FIVE (75) SQ. METERS. X X X**

**TRANSFER CERTIFICATE OF TITLE No. T-1191821**

A parcel of land (Lot 19 Blk. 1 of the subd. plan Psd-04-132156, being a portion of Lot 1 Blk. 147, Pcs-04-012217, L.R.C. Rec. No. 5964), situated in the Bo. of Tractora, Mun. of Gen. Trias, Prov. of Cavite, Island of Luzon. Bounded on the N., along line 1-2 by lot 20 Blk. 1; on the E., along line 2-3 by Lot 2954, San Francisco de Malabon Estate; on the S., along line 3-4 by Lot 18 Blk. 1; on the W., along line 4-1 by Rd. lot 2, all of the subd. plan. Beginning at a pt. marked "1" on plan. X X X containing an area of **SEVENTY FIVE (75) SQ. 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 **January 10, 2025** 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, November 20, 2024.

**JOANNAH AVIGAIL C. TIMKANG**  
Sheriff IV

COPY FURNISHED:  
**HOME DEVELOPMENT MUTUAL FUND**  
(otherwise known as PAG-IBIG Fund)  
c/o **ATTY. POMPEYO P. MAYNIGO**

**Attorney-In-Fact, Vision Credit & Collection Services  
Incorporated**  
JRDC Building 117 Sen Gil J. Puyat Ave. Pasay City

**CONSTANCIO J. LAUDIT JR., is herein represented by  
OFELIA J. LAUDIT**  
LOT 6 BLOCK 48 PHASE 1-C KAUNLARAN VILLAGE,  
NAVOTAS CITY and  
LOT 18 AND LOT 19 BLOCK 1 PHASE 1-A NEW JAVALERA  
SUBDIVISION, BO. TRACTORA (NOW JAVALERA),  
GENERAL 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** December 2, 9 & 16, 2024