

**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-1378-23**

**CORALYN M. BAÑOC** married to  
**ARMANDO T. BANOC**,  
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, **CORALYN M. BAÑOC married to ARMANDO T. BANOC**, with residence and postal address at #40 Balite 1, Silang, Cavite and Lot 13 Blk 10 Ph2, South Square Vill., Pasong Kawayan II, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of September 20, 2023 amounts to **TWO HUNDRED FORTY THOUSAND SEVEN HUNDRED FORTY THREE PESOS AND 04/100 (P240,743.04)**, inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **April 18, 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. 057-2017060040**

A PARCEL OF LAND (LOT 13 BLK. 10 OF THE CONS./ SUBD. PLAN, PCS-04-017278, BEING A PORTION OF LOT 3 BLK. 73, BLOCK 75, PCS-04-013705 & LOT 2330, SAN FRANCISCO DE MALABON ESTATE, L.R.C. REC. NO. 5964), SITUATED IN THE PASONG KAWAYAN II, MUNICIPALITY OF GEN. TRIAS, CAVITE. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 15 BLK. 10; ON THE NE., ALONG LINE 2-3 BY ALLEY 5; ON THE SE., ALONG LINE 3-4 BY LOT 11; AND ON THE SW., ALONG LINE 4-1 BY LOT 14, BOTH OF THE CONS.-SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN **XXX CONTAINING AN AREA OF THIRTY TWO (32) SQUARE 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, 2024

**JOANNAH AVIGAIL C. TIMKANG**  
Sheriff IV

COPY FURNISHED:

**HOME DEVELOPMENT MUTUAL FUND**  
(otherwise known as Pag-IBIG Fund)

The Petron Mega Plaza Building,  
No. 358 Sen. Gil Puyat Avenue, Makati City

**ATTY. JULIUS VOLTAIRE ROMMEL C. CUBELO**  
**Attorney-in-Fact, 24K ACCOUNTS CONSULTANT, INC.**  
3F Fass Inteli College Bldg. No. 11, Pittsburgh St.,  
Brgy. Silangan, Cubao, Quezon City

**CORALYN M. BAÑOC** married to **ARMANDO T. BAÑOC**  
#40 Balite 1, Silang, Cavite and  
Lot 13 Blk 10 Ph2, South Square Vill., Pasong Kawayan II,  
Gen. 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.

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