

**REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
FOURTH JUDICIAL REGION  
OFFICE OF THE CLERK OF COURT  
CITY OF IMUS, CAVITE**

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

Mortgagee,

-versus-

**EXTRA-JUDICIAL FORECLOSURE OF  
REAL ESTATE MORTGAGE UNDER  
ACT 3135 AS AMENDED BY ACT 4118  
FC CASE No. 18792-23**

**FELIX P. LABOLA JR.,**

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 (otherwise known as PAG-IBIG FUND)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **FELIX P. LABOLA JR.**, mortgagor, with residential and postal address at No. 1361 Sitio BuroI Tejeros Convention, Rosario, Cavite and/or Lot 2 Block 50 Phase 2 Greengate Townhomes, Bo. Malagasang II, Imus, Cavite, to satisfy the mortgage indebtedness which as of **October 9, 2023** amounts to **FIVE HUNDRED TWENTY FOUR THOUSAND TWO HUNDRED TWELVE PESOS & 06/100 (P524,212.06)**, Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **February 6, 2024** at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all the improvements therein, to wit:

**TRANSFER CERTIFICATE OF TITLE No. 057-2013029674**

"A PARCEL OF LAND (LOT 2, BLK. 50 OF THE CONSOL. AND SUBD. PLAN, PCS-04-023999, BEING A PORTION OF THE CONSOL. OF LOTS 1846-B, PSD-28429; 1848-B-2, (LRC) PSD-358499 & LOTS 1847 & 1849, IMUS ESTATE, L.R.C. REC. NO. 8843), SITUATED IN BO. OF MALAGASANG 2, MUN. OF IMUS, PROV. CAVITE, IS. OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 4, BLK. 50; ON THE SE., & SW., ALONG LINE 2 TO 6 BY RD. LOT 36; ON THE SW., ALONG LINE 6-7 BY RD. LOT 7 AND ON THE NW., ALONG LINE 7-1 BY LOT 1, BLK. 50 ALL OF THE CONSOL. AND SUBD. PLAN. **XXX CONTAINING AN AREA OF THIRTY SIX (36) SQ. METERS, MORE OR LESS. 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, it shall be held on **February 13, 2024** at 10:00 o'clock in the morning without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrance therein if any there be.

City of Imus, Cavite, Philippines, December 15, 2023.

**ROSVIDA C. NOCUM**  
Sheriff IV

APPROVED:

**ARMIE A. FRANCISCO**  
Clerk of Court VI

COPY FURNISHED:

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

**ATTY. POMPEYO P. MAYNIGO**

**Atty-In-Fact, Vision Credit & Collection Services  
Incorporated**

JRDC Building 117 Sen. Gil J. Puyat Ave., Pasay City

**FELIX P. LABOLA JR.**

No. 1361 Sitio BuroI Tejeros Convention, Rosario, Cavite  
and/or Lot 2 Block 50 Phase 2 Greengate Townhomes,  
Bo. Malagasang II, Imus, Cavite

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