

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 – 2023-794**

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

**FORTUNE G. ESTOLANO, 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 **FORTUNE G. ESTOLANO**, single with postal address at #125 BARANGAY MALAGONLONG, LIPA CITY, BATANGAS and LOT 5 BLOCK 24, PHASE 1, PASINAYA HOMES NORTH, TIMALAN NAIC CAVITE to satisfy the mortgage indebtedness which as of November 20, 2023 amounts to **FOUR HUNDRED SEVENTY SIX THOUSAND FIVE HUNDRED NINETY TWO PESOS (P476,592.00)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **March 05, 2024** 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. 057-2019010293**

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

**Lot No: 5, Block No. 24, Plan No: PCS-04-031172**

**Portion of: CONS-SUBD. OF LOTS 2977 & 2978,  
FLS-986-D, NAIC ETATE (VS-04-000597);**

**Location: BARANGAY OF TIMALAN, MUNICIPALITY OF  
NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON.**

**Boundaries:**

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NW	LOT 7, BLOCK 24, PCS-04-031172
2-3	NW	LOT 8, BLOCK 24, PCS-04-031172
3-4	NE	LOT 4, BLOCK 24, PCS-04-031172
4-5	SE	PATHWALK 15, PCS-04-031172
5-1	SW	LOT 6, BLOCK 24, PCS-04-031172

**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 **March 12, 2024** 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, January 26, 2024.

**MA. CAROLINA M. POTENTE**  
Sheriff IV

Copy furnished:

**MARIA VICTORIA D. CAPIRAL**

**c/o ATTY. MICHAEL YANCY P. YNGSON**

**Attorney-In-Fact, RECEIVERS AND LIQUIDATORS INC.**

Unit C, 10th Floor, Strata 2000 Bldg.

F. Ortigas Jr. Rd., Ortigas Center, Pasig City

**FORTUNE G. ESTOLANO, single**

#125 BARANGAY MALAGONLONG

LIPA CITY, BATANGAS /

LOT 5 BLOCK 24, PHASE 1, PASINAYA HOMES

NORTH, TIMALAN NAIC 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 February 5, 12 & 19, 2024**