

**REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY**

HOME DEVELOPMENT MUTUAL FUND

Mortgagee,

-versus-

FORECLOSURE CASE NO. F-864-23

FREDDIE SARMIENTO,

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**, with business address at The Petron Mega Plaza Building, No. 358, Sen. Gil Puyat Avenue, Makati City, against the Mortgagor, **FREDDIE SARMIENTO** with residence and postal address at Lot 40, Blk. 37, Fabella St., Wellfareville CMPD., Mandaluyong City, Metro Manila and Lot 42 Blk. 3, Ph 2-A CH-LA Trinidad, Brgy. Quintana, Trece Martires City, Cavite to satisfy the mortgage indebtedness which as of **5 July 2023** amounts to **TWO HUNDRED SIXTY FIVE THOUSAND ONE HUNDRED FIFTY TWO PESOS & 32/100 (P265,152.32)**, Philippine Currency, including interest, penalties, and other charges said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **January 23, 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-23587-

A parcel of land (Lot 42, Blk. 3 of the cons./subd. plan, Pcs-04-011061, being a portion of the cons. of Lots 13-19, 21-28, 59, Blk. 34; Lots 12-26, Blk. 35; Lots 1-17, Blk. 36; Lots 1-10, 12-26, 32-35, Blk. 37; Lots 1-26, Blk. 38; Lots 1-8, Blk. 39; Lots 1-9, Blk. 49; Rd. Lots 28, 29, 30, all of (LRC) Psd-45360, Lot 2, Blk. 14, Blk. 48, 49, all of Pcs-04-010640, LRC Rec. No.), situated in the Brgy. Quintana, City of Trece Martires, Is. of Luzon. Bounded on the NE., along line 1-2 by Lot 45; on the SE., along line 2-3 by Lot 44, both Blk. 3; on the SW., along line 3-4 by Rd. Lot 5, & on the NW., along line 4-1 by Lot 40, Blk. 3; all of the cons./subd. plan. Beginning at a pt. marked "1" on plan **XXX CONTAINING AN AREA OF FIFTY (50) SQ. 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 **February 6, 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, December 29, 2023

ANDRES B. ESPINA
Sheriff IV

COPY FURNISHED:

HOME DEVELOPMENT MUTUAL FUND

C/O ATTY. SIMEON P. MADRID

Attorney-in-Fact, S.P. MADRID & ASSOCIATES

Unit 2010 20/F Herrera Tower, V. A. Rufino cor. Valero
Streets, Makati City

FREDDIE SARMIENTO

Lot 40, Blk. 37, Fabella St., Wellfareville CMPD.,
Mandaluyong City, Metro Manila

Lot 42 Blk. 3, Ph 2-A CH-LA Trinidad, Brgy. Quintana,
Trece Martires City, 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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