

**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. 18408-23**

GERALD F. FADEROGAO,

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 **GERALD F. FADEROGAO**, mortgagor, with residential and postal address at Blk 20 Lot 4, Pacific Woods, Imus, Cavite AND/OR Blk. 11 Lot 5, The Istana, Malagasang, Imus, Cavite, to satisfy the mortgage indebtedness which as of July 10, 2023 amounts to **SEVEN HUNDRED EIGHTY-FIVE THOUSAND ONE HUNDRED TEN PESOS & 62/100 (Php785,110.62)**, 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 **November 28, 2023** 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. 057-2015037436

"A PARCEL OF LAND (LOT 5, BLOCK 11 OF THE CONS.-SUBD. PLAN PCS-04-024408, BEING A PORTION OF LOT 2382-F (LRC) , PSD-207775, LOT 2384-A, PSD-04-198162 AND LOT 5896, IMUS ESTATE (RS-04-004664) SITUATED IN MALAGASANG, IMUS, CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY ROAD LOT 18; ON THE SE., ALONG LINE 2-3 BY LOT 7, BLOCK 11 ON THE SW., ALONG LINE 3-4 BY LOT 6, BLOCK 11, ON THE NW., ALONG LINE 4-1 BY LOT 3 BLOCK 11 ALL OF THE CONS.-SUBD. PLAN. X X X **CONTAINING AN AREA OF THIRTY SIX (36) SQUARE 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, it shall be held on **December 5, 2023** at 10:00 o'clock in the morning without prior notice.

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

City of Imus, Cavite, Philippines, October 6, 2023.

MHINARD SANTOS

Sheriff IV

RTC Branch 122

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. JOHN LINCOLN F. LAURON

Attorney-in-Fact, The Firm of Kauron Delos Reyes and Partners
Unit 1003 Union Square Condominium, # 145 15th Avenue,
Cubao, Quezon City

GERALD F. FADEROGAO

Blk 20 Lot 4, Pacific Woods, Imus, Cavite and/or
Blk. 11 Lot 5, The Istana, Malagasang, Imus, Cavite

Publication: HANEP November 6, 13 & 20, 2023