

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/Assignee,

-versus-

EXTRA-JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER
ACT 3135 AS AMENDED BY ACT 4118

FC CASE No. 18242-23

JEANETTE A. BAYLONGO,

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 at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **JEANETTE A. BAYLONGO**, mortgagor, with residence and postal address at 3431 Dimasalang St., Baclaran, Paranaque City and Lot 25 Blk. 2, Green Place Homes Annex A, Malagasang II, Imus, Cavite, to satisfy the mortgage indebtedness which as of April 28, 2023 amounts to **FIVE HUNDRED SIXTY THOUSAND FIVE HUNDRED TWELVE PESOS & 80/100 (Php560,512.80)**, Philippine Currency, including interest but excluding penalties, attorney's fees, sheriff's fees, and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at public auction on **October 3, 2023** at 10:00 a.m. or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Bulwagan ng Katarungan, 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. 057-2014018370**

"A PARCEL OF LAND (LOT 25 BLOCK 2, OF THE SUBD. PLAN, PSD-04-213603, BEING A PORTION OF LOT 1869, IMUS ESTATE, LRC REC. NO. 8843), SITUATED IN THE BARANGAY OF MALAGASANG II, MUNICIPALITY OF IMUS, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SOUTH., ALONG LINE 1-2 BY LOT 27, BLOCK 2; ON THE WEST., ALONG LINE 2-3 BY ROAD LOT 1; ON THE NORTH., ALONG LINE 3-4 BY LOT 23; AND ON THE EAST., ALONG LINE 4-1 BY LOT 26, BOTH OF BLOCK 2, ALL OF THE SUBD. PLAN. X X X CONTAINING AN AREA OF **THIRTY SIX (36) SQ. 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 **October 10, 2023** at 10:00 a.m. without prior notice.

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

Imus, Cavite, Philippines, July 21, 2023.

BENITO A. CARRASCAL
Sheriff IV
RTC Branch 120

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. CAESAR S. EUROPA
24K ACCOUNTS CONSULTANT, INC.
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy.
Silangan, Cubao, Quezon City

JEANETTE A. BAYLONGO
3431 Dimasalang St., Baclaran, Paranaque City
Lot 25 Blk. 2, Green Place Homes Annex A, Malagasang II,
Imus, Cavite

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