

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

HOME DEVELOPMENT MUTUAL FUND  
(otherwise known as PAG-IBIG Fund)  
Mortgagee,

-versus-

FORECLOSURE CASE NO. F-644-24

JENALYN C. MONTES; JENALYN CASTILLO  
MONTES IS HEREIN REPRESENTED BY  
GERALDINE CASTILLO MONTES  
AS HER ATTORNEY-IN-FACT,  
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 (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358, Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **JENALYN C. MONTES; JENALYN CASTILLO MONTES IS HEREIN REPRESENTED BY GERALDINE CASTILLO MONTES AS HER ATTORNEY-IN-FACT** with residence and postal address at Pier 86 Legaspi St., Congbalay Legaspi, Kawit, Cavite and Lot 68 Block 17, Phase 1B, Natania Homes, Barangay Pasong Kawayan 2, General Trias, Cavite to satisfy the mortgage indebtedness as of 02 April 2024 amounts to **ONE MILLION THIRTY FOUR THOUSAND SEVEN HUNDRED PESOS AND 71/100 (P1,034,700.71)**, including penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **July 24, 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. 057-2023008387**

**LOT NO: 68 BLOCK NO: 17 PLAN NO: PCS-04-030153  
PORTION OF: THE CONS/SUBD OF LOTS 3232-A TO 3232-E, PSD-04-237708**

**LOCATION: BARANGAY OF PASONG KAWAYAN 2  
MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF  
CAVITE, ISLAND OF LUZON**

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NE	LOT 67, BLOCK 17, PCS-04-030153
2-3	SE	LOT 70, BLOCK 17, PCS-04-030153
3-4	SW	ROAD LOT 23, PCS-04-030153
4-1	NW	LOT 66, BLOCK 17, PCS-04-030153

**AREA: FORTY EIGHT SQUARE METERS (48), MORE OR LESS**

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 **August 7, 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, June 18, 2024.

**JOANNAH AVIGAIL C. TIMKANG**  
Sheriff IV

COPY FURNISHED:

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

**C/O ATTY. JESUS ANGELO P. GOMEZ**  
**ALEXIS A. MOLLAER LAW OFFICES**  
Lex Citadel Bldg., No. 7 La Salle St.,  
Brgy. Silangan, Cubao, Quezon City

**JENALYN C. MONTES;**  
**GERALDINE CASTILLO MONTES**  
Pier 86 Legaspi St., Congbalay Legaspi, Kawit, Cavite  
Lot 68 Block 17, Phase 1B, Natania Homes, Barangay  
Pasong Kawayan 2, General Trias, 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 June 24, July 1 & 8, 2024**