

**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 – 2023-625

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

JESRYL BUCOL AUSTERO, 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 **JESRYL BUCOL AUSTERO**, single with postal address at VP CRUZ STREET, PUROK 5 LOWER BICUTAN, TAGUIG CITY and LOT 46, BLOCK 10, CIUDAD NUEVO PHASE 4, TIMALAN, NAIC, CAVITE to satisfy the mortgage indebtedness which as of AUGUST 15, 2023 amounts to **FOUR HUNDRED SIX THOUSAND THREE HUNDRED FIFTY SEVEN PESOS AND 13/100 (P406,357.13)** 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. 057-2015011189

A PARCEL OF LAND (LOT 46 BLOCK 10 OF THE CONSOLIDATION SUBDIVISION PLAN PCS-04-025578, BEING A PORTION OF LOT 5-A-1, PSD-04-210290; LOT 2962-A-1, PSD-04-0210292; LOT 2965-A-1, PSD-04-210291; LOT 2963 AND 2966, NAIC ESTATE (VS-04-000597), L.R.C. RECORD NO. ___), SITUATED IN BARANGAY TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, BOUNDED ON THE SE ALONG LINE 1-2 BY LOT 9 BLOCK 10; ON THE SW., ALONG LINE 2-3 BY LOT 45 BLOCK 10; ON THE NW ALONG LINE 3-4 BY ROAD LOT 8; AND ON THE NE ALONG LINE 4-1 BY LOT 47 BLOCK 10, ALL OF THE CONS. SUBD. PLAN. x x x x CONTAINING AN AREA OF FIFTY FOUR(54) SQUARE METERS. x 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 **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 08, 2024.

MA. CAROLINA M. POTENTE
Sheriff IV

Copy furnished:

MARIA VICTORIA D. CAPIRAL

c/o **ATTY. PAULINO E. CASES JR.**

CASES COLLECTION MANAGEMENT, INC.

Attorney-In-fact, c/o Cases Chun & Associates Law Offices
6th Floor JELp Business Solutions Building,
409 Addition Hills, Shaw Boulevard, Mandaluyong City

JESRYL BUCOL AUSTERO, single

VP CRUZ STREET, PUROK 5 LOWER BICUTAN, TAGUIG CITY/
LOT 46, BLOCK 10, CIUDAD NUEVO PHASE 4,
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