

**REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
NAIC, CAVITE
OFFICE OF THE CLERK OF COURT
AND EX-OFFICIO SHERIFF**

HOME DEVELOPMENT MUTUAL FUND,
Petitioner-Mortgagee,

-versus-

FNC-2023-685

JORALYN BATILLES MIRANDA,
Respondent -Mortgagor.

x ----- x

NOTICE OF EXTRA-JUDICIAL SALE

WHEREAS, upon Extra-Judicial Petition for Sale under Act 3135 as amended by the Act No. 4118 filed by **HOME DEVELOPMENT MUTUAL FUND**, Mortgagee, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against **JORALYN BATILLES MIRANDA**, Mortgagor, with postal address at Lot 25 Block 71 Magnolia St., Brgy. Rizal, Makati City, Metro Manila and/ or Lot 27 Block 5 Phase 3A Ciudad Nuevo, Timalan, Naic, Cavite to satisfy the mortgage indebtedness which as of September 20, 2023 amounted to **THREE HUNDRED TWENTY FIVE THOUSAND TWO HUNDRED FIFTY NINE PESOS & 32/100 (Php.325,259.32)** Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **January 16, 2024** at 9:00 in the morning or soon thereafter at the Regional Trial Court, Naic Cavite, to the highest bidder in CASH or MANAGER'S CHECK and in Philippine Currency the property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2017000655

IT IS HEREBY CERTIFIED that a certain land situated in BARANGAY TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows: A PARCEL OF LAND (LOT 27 BLOCK 5 OF THE CONS. SUBD. PLAN PCS-04-024695, BEING A PORTION OF LOT 2968-C, PSD-04-199019 AND LOT 2969-B, PSD-04-199021, L.R.C. RECORD NO.), SITUATED IN BARANGAY TIMALAN, MUNICIPALITY OF NAIC. PROVINCE OF CAVITE, ISLAND OF LUZON. x x x CONTAINING AN AREA OF **THIRTY SIX (36) SQUARE METERS.** x x x

Prospective bidders are hereby enjoined to investigate for themselves the title of the above-described property and to the encumbrance existing thereon, if any there be.

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 **January 23, 2024** at the same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, December 12, 2023.

JANELLE V. LAGADON, MBA
Sheriff IV

Copy Furnished:

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

Joralyn Batilles Miranda

Lot 25 Block 71 Magnolia St., Brgy. Rizal, Makati City, Metro Manila and/or Lot 27 Block 5 Phase 3A Ciudad Nuevo, Timalan, Naic, Cavite

Atty. Melanio A. Badenas Jr.

GCCS & Associates Corp.

Rm. 209 Megastate Bldg., No. 737 G. Araneta Ave., Tatalon, Quezon City

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