

**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-445-24

JOSEPH A. VARGAS,

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, **JOSEPH A. VARGAS**, with residence and postal address at 285 ZAPOTE 1, BACOR, CAVITE and LOT 24 BLOCK 50, WELLINGTON TANZA RESIDENCES, PHASE 4, BARANGAY TRES CRUSES, TANZA, CAVITE to satisfy the mortgage indebtedness as of 20 March 2024 amounts to **FIVE HUNDRED SIXTY SIX THOUSAND FIVE HUNDRED TWENTY THREE PESOS AND 23/100 (P 566,523.23)** including interest, penalties, expenses and other charges 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. 057-2018024170

**LOT NO: 24 BLOCK NO: 50 PLAN NO: PCS-04-028445
PORTION OF: LOTS 1, 2, 3, & 4 (LRA) PCS-31859 & LOTS
3731, 3732, & 3733, FLS-2424;**

**LOCATION: BARANGAY OF TRES CRUSES,
MUNICIPALITY OF TANZA, PROVINCE OF CAVITE,
ISLAND OF LUZON**

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	SE	LOT 27, BLOCK 50, PCS-04-028445
2-3	SW	LOT 25, BLOCK 50, PCS-04-028445
3-4	NW	ROAD LOT 48, PCS-04-028445
4-1	NE	LOT 23, BLOCK 50, PCS-04-028445

AREA: THIRTY EIGHT SQUARE METERS (38), 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

(otherwise known as PAG-IBIG Fund)

c/o ATTY. RIZALDY F. DE LEON

Attorney-in-Fact, Bernales & Associates

Suite 6 Third Floor, A. Francisco Gold Condominium 1,

784 EDSA West Kamias District, Quezon City

JOSEPH A. VARGAS

285 ZAPOTE 1, BACOR, CAVITE and

LOT 24 BLOCK 50, WELLINGTON TANZA RESIDENCES,

PHASE 4, BARANGAY TRES CRUSES, TANZA, CAVITE

WARNING: It is absolutely prohibited to remove, deface, or destroy this notice of extra-judicial sale on or before the date of sale.

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