

**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-1308-24**

**JOSEPHINE P. FAJUTNAO married to  
DARIUS T. FAJUTNAO,**

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, **JOSEPHINE P. FAJUTNAO married to DARIUS T. FAJUTNAO**, with residence and postal addresses at BLK. 22, LOT 15, NEW BALUBAD SETTLEMENT SITE, NANGKA, MARIKINA CITY, METRO MANILA and LOT 2, BLK. 116, HERITAGE HOMES, BRGY. M. GREGORIO, TRECE MARTIRES CITY, CAVITE to satisfy the mortgage indebtedness as of 12 August 2024 amounts to **FOUR HUNDRED TWO THOUSAND NINE HUNDRED SIXTY NINE PESOS & 76/100 (P402,968.76)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **December 20, 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. T-52440**

A parcel of land (Lot 2, Blk. 116 of the cons./subd. plan, Pcs-042122-009141, being a portion of the cons. of Lot 2845-A, 2845-C, 2845-D (LRC) Psd-13498, LRC Rec. No. ), situated in the Brgy. M. Gregorio, Trece Martires City. Bounded on the SE., along line 1-2 by Lot 1, Blk. 116; on the SW., along line 2-3 by Rd. Lot 3; on the NW., along line 3-4 by Lot 3, Blk. 116; & on the NE., along line 4-1 by Lot 3, Lot 2, both Blk. 111, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan. x x x containing an area of **SEVENTY TWO (72) 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 and time, it shall be held on **January 10, 2025** 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, November 20, 2024.

**ANDRES B. ESPINA**  
Sheriff IV

COPY FURNISHED:

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

**c/o ATTY. SIMEON P. MADRID**

**Attorney-In-Fact, S.P. MADRID & ASSOCIATES**

5th Floor Bedrock Building, Kayumanggi Center,

Commonwealth Ave., Matandang Balara, Quezon City

**JOSEPHINE P. FAJUTNAO married to  
DARIUS T. FAJUTNAO**

BLK. 22, LOT 15, NEW BALUBAD SETTLEMENT SITE,  
NANGKA, MARIKINA CITY, METRO MANILA and  
LOT 2, BLK. 116, HERITAGE HOMES, BRGY. M.  
GREGORIO, TRECE MARTIRES CITY, 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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