

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

HOME DEVELOPMENT MUTUAL FUND

Petitioner-Mortgagee,

-versus-

FNC 2022-64

JOSILYN ABAY-ABAY POSTRERO,
Respondent-Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

WHEREAS, upon Extra-Judicial Petition for Sale under Act No. 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 **JOSILYN ABAY-ABAY POSTRERO**, Mortgagor, with postal address at Lot 20, Blk 24, Pragmatic St., Sto. Tomas, Binan, Laguna 4024 and/or Lot 26, Blk 44, Pasinaya Homes Phase 2, Sabang, Naic, Cavite, to satisfy the mortgage indebtedness which as of June 15, 2022, amounted to **FOUR HUNDRED FIFTY SEVEN THOUSAND FOUR HUNDRED EIGHTY NINE PESOS AND 08/100 (Php.457,489.08)** Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **May 2, 2023** 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. 057-2018011681

IT IS HEREBY CERTIFIED that a certain land situated in BARANGAY OF SABANG (FORMERLY TIMALAN), MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

LOT NO. 26 BLOCK NO. 44 PLAN NO: PSD-04-246094 PORTION OF: SUBD.OF BLOCK 32, PCS-04-030597; L.R.C. RECORD NO. 8340

LOCATION: BARANGAY OF SABANG (FORMERLY TIMALAN) MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 25, BLOCK 44, PSD-04-246094
2-3	SE	ROAD LOT 9, PSD-04-246094
3-4	SW	LOT 27, BLOCK 44, PSD-04-246094
4-1	NW	LOT 31, BLOCK 44, PSD-04-246094

TIE POINT: MON. NO. 17, NAIC ESTATE, PROVINCE OF CAVITE

LINE TO CORNER 1	BEARING	DISTANCE
1-2	S.39° 13`E	2639.64 M.
1-2	S. 29° 26`E	8.00 M.
2-3	S. 60° 34`W	3.50 M.
3-4	N. 29° 26`W	8.00 M.
4-1	N. 60° 34`E	3.50 M.

AREA: TWENTY-EIGHT SQUARE METERS (28) MORE OR LESS 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 **May 9, 2023** at same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, March 13, 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

Josilyn Abay-Abay Postrero

Lot 20, Blk 24, Pragmatic St., Sto. Tomas, Binan, Laguna 4024 and/or Lot 26, Blk 44, Pasinaya Homes Phase 2, Sabang, Naic, Cavite

Christina A. Estepa c/o Atty. Raymundo R. Aquino,
ANCHOR COLLECTION SERVICES INC.-Bldg. #2 Malakas
cor. Mapagmahal St. Brgy. Pinyahan, Quezon City

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