

**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-1140-24**

**JUNARDO D. ALTARES,**  
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, **JUNARDO D. ALTARES** with residence and postal address at #433 3RD ST., COR. HONRADES EXT., SAMPALOC, MANILA and LOT 24, BLK. 121, PH. 7 CARISSA HOMES-TANZA, BRGY. PUNTA, TANZA, CAVITE to satisfy the mortgage indebtedness as of August 12, 2024 amounts to **TWO HUNDRED FORTY EIGHT THOUSAND TWO PESOS & 53/100 (P 248,002.53)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **December 19, 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-759386**

A parcel of land ( Lot-24,, Block 121,of the subd. plan, Psd-04-099961, being a portion of lot 3100, Sta Cruz de Malabon Estate (Rs-04-002222 ), GLRO Record No. 6832 ) situated in Brgy. of Punta, Mun. of Tanza, Province of Cavite, Island of Luzon. Bounded on the NW., along line 1-2 by Lot 23, Blk. 121; on the NE., along line 2-3 by Rd. Lot 24, both of the subd. plan on the SE., along line 3-4 by Alley 98; & on the SW., along line 4-1 by Lot 22, Blk. 121, all of the subd. plan. Beginning at a pt. marked "1" on plan. x x x containing an area of **FORTY (40) SQUARE METERS more or less** 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 9, 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.

**RICARDO A. TOLEDO**  
Sheriff IV

COPY FURNISHED:  
**HOME DEVELOPMENT MUTUAL FUND**  
(otherwise known as **PAG-IBIG Fund**)  
c/o **ATTY. CAESAR S. EUROPA**  
**Attorney-In-Fact, Legal Counsel, 24K ACCOUNTS**  
**CONSULTANT, INC.**  
3F Fass Inteli College Bldg., No. 11, Pittsburgh St.,  
Brgy. Silangan, Cubao, Quezon City

**JUNARDO D. ALTARES**  
#433 3RD ST., COR. HONRADES EXT., SAMPALOC,  
MANILA and  
LOT 24, BLK. 121, PH. 7 CARISSA HOMES-TANZA, BRGY.  
PUNTA, 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.

**Publication: HANEP** December 2, 9 & 16, 2024