

**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 2023-417**

**JUVY NEBRAN DELFINO,**  
Respondent-Mortgagor.

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**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 **JUVY NEBRAN DELFINO**, Mortgagor, with postal address at Blk.20, Lot 3, Greece St., SMC Salawag, Dasmarinas, Cavite and/or Lot 10, Block 3, Ciudad Nuevo Subd., Ph3B, Barangay Timalan, Naic, Cavite, to satisfy the mortgage indebtedness which as of April 24, 2023, amounted to **TWO HUNDRED TWENTY THOUSAND FIVE HUNDRED FIFTY SEVEN PESOS AND 67/100 (Php.220,557.67)** Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **September 28, 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 wt:

**TRANSFER CERTIFICATE OF  
TITLE NO. 057-2013036583**

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 10 BLOCK 3 OF THE CONSOLIDATION SUBD. PLAN PCS-04-024419, BEING A PORTION OF LOT 2975-B, PSD-04-199020; LOT 2969-A, PSD-04-199021 AND LOT 2974-B, PSD-04-199022, L.R.C. RECORD NO.\_\_\_\_), SITUATED IN BARANGAY TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON x x x AREA: **THIRTY SIX (36) SQUARE METERS, MORE OR LESS.**

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 **October 5, 2023** at same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, July 22, 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

**JUVY NEBRAN DELFINO**  
Blk.20, Lot 3, Greece St., SMC Salawag, Dasmarinas,  
Cavite and/or  
Lot 10, Block 3, Ciudad Nuevo Subd., Ph3B, Barangay  
Timalan, Naic

**Jeffrey A. Ramietas- Great Source Corporation,**  
2546 A. Bonifacio St., Bangkal, Makati City

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