

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
OFFICE OF THE CLERK OF COURT  
CITY OF IMUS, CAVITE

HOME DEVELOPMENT MUTUAL FUND  
(PAG-IBIG FUND),

*Mortgagee,*

-versus-

EXTRA-JUDICIAL FORECLOSURE OF  
REAL ESTATE MORTGAGE UNDER  
ACT 3135 AS AMENDED BY ACT 4118  
FC CASE No. 19047-24

SPS. KRISTOFFER L. DE JESUS and  
MELANIE M. DE JESUS,

*Mortgagors.*

x ----- x

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG FUND)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **SPS. KRISTOFFER L. DE JESUS and MELANIE M. DE JESUS** of legal age, Filipino citizens, mortgagor, with residential and postal address at 18 A Duhat St., Doña Josefa Village, Pillar, Las Piñas City and/or Lot 36 Blk. 41, Rosal St. Felizana Estate Subdivision, Brgy. Pasong Buwaya, Imus, Cavite to satisfy the mortgage indebtedness which as of **April 30, 2024** amounts to **SIX HUNDRED THIRTY THOUSAND ONE HUNDRED FORTY TWO PESOS & 10/100 (Php630,142.10)**, Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees, and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **August 13, 2024 at 10:00 o'clock in the morning** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all the improvements therein, to wit:

**TRANSFER CERTIFICATE OF TITLE No. 057-2015025954**

"A PARCEL OF LAND (LOT 36, BLK. 41 OF THE CONS./ SUBD. PLAN, PCS-04-015978, BEING A PORTION OF LOT 5579, 5582 AND 5588 (RS-04-002459) AND LOT 5587 (RS-04-002501), IMUS ESTATE ), SITUATED IN PASONG BUWAYA, IMUS, CAVITE. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 35, BLK. 41 ON THE NE., ALONG LINE 2-3 BY LOT 32, BLK. 41; ON THE SE., ALONG LINE 3-4 BY RD. LOT 33; ON THE SW., ALONG LINE 4-1 BY LOT 39, BLK. 41; ALL OF PCS-04-015978. XXX CONTAINING AN AREA OF **FIFTY FOUR (54) SQ. METERS XXX**"

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 **August 20, 2024** at 10:00 o'clock in the morning without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrance therein if any there be.

Imus, Cavite, Philippines, June 21, 2024.

**MHINARD SANTOS**  
Sheriff IV  
Branch 122

APPROVED:

**ARMIE A. FRANCISCO**  
Clerk of Court VI

COPY FURNISHED:  
**HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**  
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City

**ATTY. RIZALDY F. DE LEON**  
**Attorney-In-Fact, Bernales & Associates**  
Suite 6 Third Floor, A. Francisco Gold Condominium I,  
784 EDSA West Kamias District, Quezon City

**SPS. KRISTOFFER L. DE JESUS and  
MELANIE M. DE JESUS**  
18 A Duhat St., Doña Josefa Village, Pillar, Las Piñas City AND/OR Lot 36 Blk. 41, Rosal St. Felizana Estate Subdivision, Brgy. Pasong Buwaya, Imus, Cavite

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