

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

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

-versus-

**EXTRA-JUDICIAL FORECLOSURE OF  
REAL ESTATE MORTGAGE UNDER  
ACT 3135 AS AMENDED BY ACT 4118  
FC CASE No. 18656-23**

**LEO S. POTENCION,**  
Mortgagor.

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 office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **LEO S. POTENCION**, mortgagor, with residence and postal address at Lot 19 Blk 5, ACM Woodstock Homes, P-6, Alapan I, Imus Cavite and/or Lot 19 Blk 5, ACM Woodstock Homes, Ph. 6, Bo. of Calsadang Bago Imus, Cavite, to satisfy the mortgage indebtedness which as of September 5, 2023 amounts to **THREE HUNDRED EIGHT THOUSAND ONE HUNDRED FIFTY SEVEN PESOS & 07/100 (P 308,157.07)** Philippine Currency, including interest and penalty charges but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned Shreiff IV will sell at public auction on **November 28, 2023** at 10:00 a.m. or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Bulwagan ng Katarungan, Aguinaldo Highway, Imus, 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. T-857957**

"A parcel of land (Lot 19, Blk. 5 of the cons./subd. plan, Pcs-04-012219, being a portion of the cons. of Lots 1287-A, 1287-B, 1287-C & 1287-D (LRC), Psd-123938, L.R.C. Rec. No. 8843), situated in the Bo. of Calsadang Bago, Mun. of Imus, Prov. of Cavite, Island of Luzon. Bounded on the SE., along line 4-1 by Lot 20, Blk. 5; on the SW., along line 1-2 by Lot 17, Blk. 5; on the NW., along line 2-3 by Rd. Lot 6 and on the NE., along line 3-4 by Lot 21, Blk. 5, all of the cons./subd. plan. xxx containing an area of **FIFTY TWO (52) 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 **December 5, 2023** without prior notice.

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

Imus, Cavite, Philippines, October 10, 2023.

**ISRAEL S. MEDINA**  
Sheriff IV

APPROVED:

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

COPY FURNISHED:

**HOME DEVELOPMENT MUTUAL FUND  
(otherwise known as 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 1,  
784 EDSA West Kamias District, Quezon City

**LEO S. POTENCION**

Lot 19 Blk 5, ACM Woodstock Homes, P-6, Alapan I, Imus  
Cavite and/or

Lot 19 Blk 5, ACM Woodstock Homes, Ph. 6, Bo. of

Calsadang Bago Imus, Cavite

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