

**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-955-24

**LHANCY LHOT D. GUMARANG, married to
KENNET G. GUMARANG,**
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, **LHANCY LHOT D. GUMARANG, married to KENNET G. GUMARANG**, with residence and postal address at BLK 55, LOT 20A, LA PAZ HOMES II, BRGY. CABEZAS, TRECE MARTIRES CITY, CAVITE and LOT 6, BLOCK 56, LA PAZ HOMES 2, BRGY. CABEZAS, TRECE MARTIRES CITY, CAVITE to satisfy the mortgage indebtedness as of 23 July 2024 amounts to **FOUR HUNDRED FIFTY THREE THOUSAND FOUR HUNDRED FOUR PESOS AND 13/100 (P 453,404.13)**, including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **October 29, 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. 077-2017000546

LOT NO: 6 PLAN NO: (LRA) PCS-E2014000495
PORTION OF: PORTION OF CONS. & SUBD. OF LOTS
22, 23 & 24; ALL OF BLOCK 56, PSD-042122-053619;
(LRC (CLR) REC. NO.) 5964

LOCATION: BO. OF CABEZAS, CITY OF TRECE
MARTIRES PROV. OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	BLOCK 88 (EXCLUDED AREA), PSD-042122-053619
2-3	SE	LOT 60 (ALLEY), BLOCK 56, PSD-042122-053619
3-4	SW	ROAD 53 (6.50 M WIDE), PSD-042122-053619
4-1	NW	LOT 5, (LRA) PCS-E2014000495

AREA: FORTY EIGHT SQUARE METERS (48), MORE OR LESS

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 **November 12, 2024** 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, September 25, 2024.

ANDRES B. ESPINA
Sheriff IV

COPY FURNISHED:

**HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)**
c/o **ATTY. YANCY P. YNGSON**
Attorney-In-Fact, RECEIVERS AND LIQUIDATORS INC.
Unit C, 10th Floor, Strata 2000 Bldg.,
F. Ortigas Jr. Rd., Ortigas Center, Pasig City

**LHANCY LHOT D. GUMARANG, married to
KENNET G. GUMARANG**
BLK 55, LOT 20A, LA PAZ HOMES II, BRGY. CABEZAS,
TRECE MARTIRES CITY, CAVITE and LOT 6, BLOCK 56,
LA PAZ HOMES 2, BRGY. CABEZAS, TRECE MARTIRES
CITY, CAVITE

WARNING: It is absolutely prohibited to remove, deface, or destroy this notice of extra-judicial sale on or before the date of sale.

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