

**REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
OFFICE OF THE CLERK OF COURT  
TRECE MARTIRES CITY**

**HOME DEVELOPMENT MUTUAL FUND**

Mortgagee,

**Foreclosure Case No. F-210-24**

-versus-

**LIGAYA M. LEMORINAS,**

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**, with business address at The Petron Mega Plaza Building, No. 358, Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **LIGAYA M. LEMORINAS** with residence and postal address at Lot 1B Block 6 Ebony St., Samata Village, Talon V, Las Piñas City and Lot 13 Block 34 Phase 1 Lumina Tanza, Bagtas, Tanza, Cavite to satisfy the mortgage indebtedness which as of 28 November 2023 amounts to **FOUR HUNDRED FORTY SEVEN THOUSAND FIVE HUNDRED TWELVE PESOS & 67/100 (P447,512.67)**, Philippine Currency, inclusive of interest and other charges, as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **June 13, 2024** at 10:00 o'clock in the morning at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE No. 057-2020002756**

**LOT NO: 13 BLOCK NO: 34 PLAN NO: PSD-04-239022**

**PORTION OF: LOT 2-A, PSD-04-239718**

**LOCATION: BARANGAY OF BAGTAS, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON**

**BOUNDARIES:**

**LINE DIRECTION**

**ADJOINING LOT(S)**

1-2 NE LOT 17, BLOCK 33, PSD-04-239022

2-3 SE LOT 12, BLOCK 34, PSD-04-239022

3-4 SE LOT 11, BLOCK 34, PSD-04-239022

4-5 SW LOT 8, BLOCK 34, PSD-04-239022

5-1 NW LOT 14, BLOCK 34, PSD-04-239022

**AREA: THIRTY SIX SQUARE METERS (36), 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 **June 27, 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, May 9, 2024.

**ANDRES B. ESPINA**

Sheriff IV

COPY FURNISHED:

**HOME DEVELOPMENT MUTUAL FUND**

**c/o ATTY. MELANIO A. BADENAS, JR.**

Attorney-In-Fact, **GCCS & Associates Corp.**

Rm 209 Megastate Bldg.,

No. 737 G. Araneta Ave., Tatalon, Quezon City

**LIGAYA M. LEMORINAS**

Lot 1B Block 6 Ebony St., Samata Village, Talon V, Las Piñas City and Lot 13 Block 34 Phase 1 Lumina Tanza, Bagtas, 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 May 20, 27 & June 3, 2024**