

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
BRANCH 15, NAIC, CAVITE  
OFFICE OF THE CLERK OF COURT  
NAIC, CAVITE

HOME DEVELOPMENT MUTUAL  
FUND (PAG-IBIG FUND),

Mortgagee/Petitioner,

-versus-

**FNC-2023-539**

For: Extra-Judicial Foreclosure of  
Real Estate Mortgage under Act  
3135, as Amended by Act 4118

**LILIBETH C. BAYOBAY, single**  
herein represented by her Attorney-in-Fact  
**MARIA EDEN M. MAGDADARO**

Mortgagor/Respondent.

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 (PAG-IBIG FUND)**, mortgagee/petitioner, with principal office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **LILIBETH C. BAYOBAY, single**, with postal address at Lot 5 Blk. 11, Hillview Royale, Timalan, Lontoc, Naic, Cavite, **herein represented by her Attorney-in-Fact MARIA EDEN M. MAGDADARO**, to satisfy the mortgage indebtedness which as of June 13, 2023 amounts to **FOUR HUNDRED SEVEN THOUSAND FOUR HUNDRED TWENTY FOUR PESOS AND 44/100 (P407,424.44)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **November 28, 2023** at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2021024166**

It is hereby certified that a certain land situated in Barangay of Timalan Balsahan, Municipality of Naic, Province of Cavite, Island of Luzon, bounded and described as follows:

**Lot No: 21, Block No: 19, Plan No: PSD-04-236234**

**Portion of: PCN-04-001973 LRC Rec. No. 8340**

**Location: Barangay of Timalan Balsahan, Municipality of Naic, Province of Cavite, Island of Luzon**

**Boundaries:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	Lot 92, Block 19, PSD-04-236234
2-3	NW	Lot 20, Block 19, PSD-04-236234
3-4	NE	Road Lot 16, (6.50 m. wide), PSD-04-236234
4-1	SE	Lot 22, Block 19, PSD-04-236234

x x x x

**Area: FIFTY SQUARE METERS (50), more or less**

**Description of Corners:** All points referred to are indicated on the plan and are marked on the ground by P.S. Cyl. Conc. Mons. 15x40 cms.

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

Naic, Cavite, September 28, 2023.

**MA. CAROLINA M. POTENTE**

Sheriff IV

Copy Furnished:

**Maria Victoria D. Capiral**

**Acting Department Manager III**

**Foreclosure Department**

**HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**

The Petron Mega Plaza Building,

No. 358 Sen. Gil Puyat Avenue, Makati City, Metro Manila

**LILIBETH C. BAYOBAY, single**

Herein represented by her Attorney-in-Fact

**MARIA EDEN M. MAGDADARO**

Lot 5 Blk. 11, Hillview Royale, Timalan, Lontoc, Naic, Cavite /  
Lot 21, Block 19, Hillview Royale, Phase 3 Barangay Timalan  
Balsahan, Naic, Cavite

**Maria Victoria D. Capiral c/o 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

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