

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. 19103-24

LORENA M. TUSCANO married to
JOEL P. TUSCANO,

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 (PAG-IBIG FUND)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **LORENA M. TUSCANO married to JOEL P. TUSCANO**, mortgagors, with residential and postal address at 736 Aries, B 196, L 13, Pembo, Makati City 1218 and/or Lot 35 Blk 03 Greenplace Homes 3, Malagasang 2, Imus, Cavite, to satisfy the mortgage indebtedness which as of May 15, 2024 amounts to **FIVE HUNDRED FIFTY ONE THOUSAND TWO HUNDRED SIXTY EIGHT PESOS AND 50/100 (Php551,268.50)**, 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 **September 10, 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. 057-2015014480

"A PARCEL OF LAND (LOT 35, BLOCK 3 OF THE CONSOLIDATION-SUBDIVISION PLAN PCS-04-024954 BEING A PORTION OF THE CONSOLIDATION OF LOTS 1848-A-2, PSD-04-080808; 27 & 28, BLOCK 32, PCS-04-023999, L.R.C. REC. NO. 8843), SITUATED IN BARANGAY OF MALAGASANG 2, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 33, BLOCK 3; ON THE NW., ALONG LINE 2-3 BY ROAD LOT 3; ON THE NE., ALONG LINE 3-4 BY LOT 37, BLOCK 3 AND ON THE SE., ALONG LINE 4-1 BY LOT 36, BLOCK 3 ALL OF THE CONS.-SUBD. PLAN. XXX CONTAINING AN AREA OF **FIFTY FOUR (54) SQUARE METERS, MORE OR LESS. 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 **September 17, 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.

City of Imus, Cavite, Philippines, July 31, 2024.

EMMANUELLE H. FRANCISCO

Sheriff IV
Branch 4-FC

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

PAULINO E. CASES, JR.

Attorney-in-Fact, **CASES COLLECTION MANAGEMENT, INC.**
c/o **Cases Chun & Associates Law Offices**
6th Floor JELP Business Solutions Building,
409 Addition Hills, Shaw Boulevard, Mandaluyong City

LORENA M. TUSCANO married to JOEL P. TUSCANO

736 Aries, B 196, L 13, Pembo, Makati City 1218
Lot 35 Blk 03 Greenplace Homes 3, Malagasang 2, Imus,
Cavite

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