

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

HOME DEVELOPMENT MUTUAL FUND

Mortgagee,

-versus-

FORECLOSURE CASE NO. F-876-23

LUZ S. MAESTRADO

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, **LUZ S. MAESTRADO** with residence and postal address at #23 Sta. Escolastica St., Pasay City, Metro, Manila and , Lot 18 Blk 65, Ph. 3 La Trinidad Subd., Brgy. Quintana, Trece to satisfy the mortgage indebtedness which as of **05 July 2023** amounts to **TWO HUNDRED SIXTYNINE THOUSAND NINE HUNDRED EIGHTY PESOS AND 47/100 (P269,980.47)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **January 23, 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/ies with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-367332-

A parcel of land (Lot 18, Blk. 65 of the cons./subd. Plan, Pcs-04-011495, being a portion of the cons. Of Lots 9, 11, 13, 15, 17, 21, 23 to 27, Blk. 27; 1 to 24, Blk. 28; 1, 4, 6 to 33, 35, 37, 39 & 41, Blk. 29; 3, 6, 8, 9, 10, 14, 16 to 22, 25 to 31, 33, 35, 37 & 39, Blk. 30; 3 to 12, 14, 16, 18, 20 to 28, 30, 32, 34, 36, to 39, Blk. 31; 1-21, Blk. 46; 1-18, Blk. 47; 1 to 34, Blk. 48; 1-38, Blk. 52; 1-22, Blk. 53; 1-26, Blk. 54; 1-18, Blk. 55; 1-18, Blk. 57; & rd. Lots 14, 16 to 21, all of (LRC) Psd-45360, LRC Rec. No.), situated in the Brgy. Quintana, City of Trece Martires, Prov. of Cavite. Bounded on the SE., along line 1-2 by Lot 20, Blk. 65; on the SW., along line 2-3 by Rd. 73; on the NW., along line 3-4 by Lot 16; on the NE., along line 4-1 by Lot 17, both Blk-65, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan **XXX CONTAINING AN AREA OF FIFTY (50) 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 and time, it shall be held on **February 6, 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, December 29, 2023.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
The Petron Mega Plaza Building, No. 358
Sen. Gil Puyat Avenue, Makati City

C/O ATTY. SIMEON P. MADRID
S.P. MADRID & ASSOCIATES
Unit 2010, 20/F Herrera Tower
V.A. Rufino cor. Valero Streets, Makati City

LUZ S. MAESTRADO
#23 Sta. Escolastica St., Pasay City, Metro, Manila and ,
Lot 18 Blk 65, Ph. 3 La Trinidad Subd., Brgy. Quintana,
Trece

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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