

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

HOME DEVELOPMENT MUTUAL FUND

Mortgagee,

-versus-

FORECLOSURE CASE NO. F-970-23

**MARCELINO C. GALINDEZ,
MARRIED TO LENY S. GALINDEZ**

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, **MARCELINO C. GALINDEZ, MARRIED TO LENY S. GALINDEZ** with residence and postal address at Lot 18, Block 31, Phase 1, Paramount Homes, Brgy. Navarro, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of **4 July 2023** amounts to **TWO HUNDRED TWENTY FIVE THOUSAND SIX HUNDRED EIGHTY PESOS & 64/100 (P225,680.64)** exclusive of interest and other 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 with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-872722

A parcel of land (Lot 18, Blk. 31 of the subd. plan, Psd-04-104526, being a portion of Lot 1742, San Francisco de Malabon Estate, Rs-04-002673, LRC Rec. No. 5964), situated in the Brgy. of Navarro, Mun. of Gen. Trias, Prov. of Cavite Island of Luzon. Bounded on the SW., along line 1-2 by Lot 17, Blk. 31; on the NW., along line 2-3 by Lot 16, Blk. 31; on the NE., along line 3-4 by Rd. Lot 5 (5.00 m. wide); on the SE., along line 4-1 by Lot 20, B1k. 31; all of the subd. plan. Beginning at a pt. marked "1" on plan **XXX containing an area of THIRTY TWO (32) 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

ATTY. MAYBELLE JOY E. BERNALES
ANCHOR COLLECTION SERVICES INC.

Bldg. #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan,
Quezon City

MARCELINO C. GALINDEZ, MARRIED TO LENY S. GALINDEZ
Lot 18, Block 31, Phase 1, Paramount Homes, Brgy.
Navarro, Gen. Trias, 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 January 8, 15 & 22, 2024