

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

**HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)**
Mortgagee,

-versus-

FORECLOSURE CASE NO. F-988-24

**MARIA ELENA ESPIRITU is herein represented
CYNTHIA ESPIRITU by her Attorney-In-Fact,
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, **MARIA ELENA ESPIRITU is herein represented CYNTHIA ESPIRITU by her Attorney-In-Fact**, with residence and postal address at 122 VILLARUEL ST., F.B. HARRISON, PASAY CITY and LOT 17 BLK 9 CARISSA HOMES LA TRINIDAD QUINTANA, TRECE MARTIRES CITY, CAVITE to satisfy the mortgage indebtedness as of 15 July 2024 amounts to **THREE HUNDRED TEN THOUSAND THREE HUNDRED FORTY SIX PESOS & 46/100 (P 310,346.46)**, including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **October 29, 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-17606-

A parcel of Land (Lot 17, Blk. 9 of the cons. & subd. plan, Pcs-04-010640, being a portion of the cons. of Lots 1-9, Blk. 40; 1 to 22, Blk. 41; 1 to 34, Blk. 42; 1 to 50, Blk. 43; 1 to 46; Blk. 44; 10 to 27, Blk. 49; 1 to 22, Blk. 50; 1-2, Blk. 58; Rd. Lots 24, 25, 26, 27 & 31 (LRC) Psd-45360 & Lots 3366, 3367, 3368 & 3369, Sta. Cruz de Malabon Est; LRC Rec. No.), situated in the Brgy. of Quintana, Trece Martires City, Cavite. Bounded on the SW., along line 1-2 by alley-2; on the NW., along line 2-3 by Lot 15; on the NE., along line 3-4 by Lot 18; & on the SE., along line 4-1 by Lot 19, all of Blk. 9, all of the cons. & subd. plan. Beginning at a pt. marked "1" on plan, x x x containing an area of **SEVENTY (70) SQ. METERS. x x x**

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 **November 12, 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, September 25, 2024.

JOSELITO L. ARANDA
Sheriff IV

COPY FURNISHED:

**HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)**

c/o ATTY. CAESAR S. EUROPA

**Attorney-In-Fact, Legal Counsel, 24K ACCOUNTS
CONSULTANT, INC.**

3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

MARIA ELENA ESPIRITU and CYNTHIA ESPIRITU

122 VILLARUEL ST., F.B. HARRISON, PASAY CITY and
LOT 17 BLK 9 CARISSA HOMES LA TRINIDAD QUINTANA,
TRECE MARTIRES CITY, CAVITE

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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