

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,

FNC-2024-79

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

MARIA JOANNAH BACHAO PEÑALBA, widow,
Mortgagor.

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 office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **MARIA JOANNAH BACHAO PEÑALBA, widow**, with postal address at 087 BRGY. PULO, INDANG, CAVITE and LOT 25, BLOCK 77, PASINAYA HOMES PHASE 2, SABANG, NAIC, CAVITE, to satisfy the mortgage indebtedness which as of January 23, 2024 amounts to **FOUR HUNDRED THIRTY SIX THOUSAND FOUR HUNDRED TWENTY FIVE PESOS AND 21/100 (P436,425.21)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **June 25, 2024** 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. 057-2018041414

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF SABANG (FORMERLY TIMALAN), MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

Lot No: 25, Block No: 77, Plan No: PSD-04-246096

Portion of: SUBD. OF LOT 2937, FLS-986-D

NAIC ESTATE (VS-04-000597) LRC RECORD NO. 8340

Location: BARANGAY OF SABANG (FORMERLY TIMALAN), MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON.

Boundaries:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 26, BLOCK 77, PSD-04-246096
2-3	SE	ROAD LOT 14, PSD-04-246096
3-4	SW	LOT 24, BLOCK 77, PSD-04-246096
4-5	NW	LOT 20, BLOCK 77, PSD-04-246096
5-1	NW	LOT 19, BLOCK 77, PSD-04-246096

Area: TWENTY EIGHT SQUARE METERS (28), more or less

Description of Corners: All points are referred on the plan 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 **July 02, 2024** 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, April 26, 2024.

MA. CAROLINA M. POTENTE
Sheriff IV

Copy Furnished:

MARIA VICTORIA D. CAPIRAL

c/o ATTY. PAULINO E. CASES JR.

CASES COLLECTION MANAGEMENT, INC.

Attorney-In-Fact, c/o Cases Chun & Associates Law Offices

6th Floor JELP Business Solutions Building,

409 Addition Hills, Shaw Boulevard, Mandaluyong City

MARIA JOANNAH BACHAO PEÑALBA, widow

087 BRGY. PULO, INDANG, CAVITE/

LOT 25, BLOCK 77, PASINAYA HOMES

PHASE 2, SABANG, NAIC, CAVITE

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