

**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-861-23**

**MARIA VENUS S. VALENCIA,**  
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, **MARIA VENUS S. VALENCIA** with residence and postal address at #25 18th St., Pacita Complex-I, San Pedro, Laguna and Lot 42 Blk. 9 Phase 2 West Plains Subdivision, Bo. De Ocampo (San Agustin), Trece Martires City, Cavite to satisfy the mortgage indebtedness which as of **05 July 2023** amounts to **TWO HUNDRED EIGHTY THOUSAND TWO HUNDRED NINETY FOUR PESOS AND 83/100 (P280,294.83)**, 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-81232**

A parcel of land (Lot 42, Blk. 9 of the subd. plan, Psd-04-122178, being a portion of Lot 2831, Fls-1828, S. C. de Malabon Estate, LRC Rec. No. ), situated in the City of Trece Martires, Prov. of Cavite, Is. of Luzon. Bounded on the SE., along line 1-2 by Lot 44, blk. 9, on the SW., along line 2-3 by Rd. Lot 10 (6.50 m. w.); on the NW., along line 3-4 by Lot 40, blk. 9; and on the NE., along line 4-1 by Lot 41, blk. 9; all of the subd. plan. Beginning at a pt. marked "1" on plan **XXX CONTAINING AN AREA OF FORTY ONE SQ. METERS & TWENTY SQ. DEC. (41.20). 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

**MARIA VENUS S. VALENCIA**

#25 18th St., Pacita Complex-I, San Pedro, Laguna and  
Lot 42 Blk. 9 Phase 2 West Plains Subdivision,

Bo. De Ocampo (San Agustin), 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.

**Publication: HANEP January 8, 15 & 22, 2024**