

**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-296-23**

**MAUREEN SIBAL FRIGILLANA married to  
ALLAN ESPENOCILLA FRIGILLANA,**  
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, **MAUREEN SIBAL FRIGILLANA married to ALLAN ESPENOCILLA FRIGILLANA** with residence and postal address at: 1.) Block 18 Lot 15 Brgy. San Isidro Lab. II, Dasmariñas City, Cavite; and 2.) Lot 28, Blk 45 Heneral Uno Pasong Kawayan, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 10 April 2023 amounts to **THREE HUNDRED EIGHTY EIGHT THOUSAND NINE HUNDRED SEVENTY TWO PESOS and 04/100 (P388,972.04)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **September 13, 2023** 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 of CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE No. 057-2017010534**

A PARCEL OF LAND (LOT 28, BLK 45 OF THE CONSOLIDATION-SUBDIVISION PLAN, PCS-04-027483, BEING A PORTION OF LOT 3183, SAN FRANCISCO DE MALABON ESTATE, RS-04-002268 AND LOT 3299, SAN FRANCISCO DE MALABON ESTATE, RS-04-001981 ) SITUATED IN THE BARANGAY OF PASONG KAWAYAN, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 16, BLK. 45; ON THE SW., ALONG LINE 2-3 BY LOT 17, BLK. 45; ON THE NW., ALONG LINE 3-4 BY LOT 27, BLK. 45; ON THE NE., ALONG LINE 4-5 BY ROAD LOT 50 (6.50 M. WIDE); AND ON THE SE., ALONG LINE 5-1 BY LOT 29, BLK. 45 ALL OF THE CONSOLIDATION-SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN. XXX CONTAINING AN AREA OF **FIFTY SEVEN (57) SQUARE 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 **October 4, 2023** 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, August 10, 2023

**RICARDO A. TOLEDO**  
Sheriff IV

COPY FURNISHED:

**HOME DEVELOPMENT MUTUAL FUND**

c/o **ATTY. CAESAR S. EUROPA**

**24K Accounts Consultant, Inc.**

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

**MAUREEN SIBAL FRIGILLANA married to  
ALLAN ESPENOCILLA FRIGILLANA**

Block 18 Lot 15 Brgy. San Isidro Lab. II, Dasmariñas City,  
Cavite

Lot 28, Blk Heneral Uno Pasong Kawayan, 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 August 21, 28 & September 4, 2023**