

**REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
FOURTH JUDICIAL REGION  
NAIC CAVITE  
OFFICE OF THE CLERK OF COURT  
AND EX-OFFICIO SHERIFF**

**HOME DEVELOPMENT MUTUAL FUND**  
Petitioner-Mortgagee,

-versus-

**FNC 2023-404**

**MENCHU BALANLAY DAVID,**  
Respondent-Mortgagor.

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**NOTICE OF EXTRA-JUDICIAL SALE**

WHEREAS, upon Extra-Judicial Petition for Sale under Act No. 3135 as amended by the Act No. 4118, filed by **HOME DEVELOPMENT MUTUAL FUND**, Mortgagee, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against **MENCHU BALANLAY DAVID**, Mortgagor, with postal address at 18th Lilibeth St., Brgy. Bungad, Quezon City, Metro Manila and/or Lot 17, Block 77 Phase 2 Pasinaya Homes, Barangay Sabang (formerly Timalan) Naic, Cavite, to satisfy the mortgage indebtedness which as of June 13, 2023, amounted to **FOUR HUNDRED FIFTY NINE THOUSAND TWO HUNDRED NINE PESOS (Php.459,209.00)** Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **September 12, 2023** at 9:00 in the morning or soon thereafter at the Regional Trial Court, Naic Cavite, to the highest bidder in CASH or MANAGER'S CHECK and in Philippine Currency the property with all the improvements thereon, to wt:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2018046990**

IT IS HEREBY CERTIFIED that a 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: 17 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 x x x AREA: **TWENTY EIGHT (28) SQUARE METERS**, MORE OR LESS.

Prospective bidders are hereby enjoined to investigate for themselves the title of the above-described property and to the encumbrance existing thereon, if any there be.

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 , **September 19,2023** at same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, July 22, 2023

**JANELLE V. LAGADON, MBA**  
Sheriff IV

Copy furnished:  
**HOME DEVELOPMENT MUTUAL FUND**  
The Petron Mega Plaza Building,  
No. 358 Sen. Gil Puyat Avenue, Makati City

**MENCHU BALANLAY DAVID**  
18th Lilibeth St., Brgy. Bungad, Quezon City, Metro Manila and/or Lot 17, Block 77 Phase 2 Pasinaya Homes, Barangay Sabang (formerly Timalan) Naic, Cavite

**Atty. Simeon P. Madrid**  
**S.P. Madrid & Associates,**  
Unit 2010 20/F Herrera Tower V.A. Rufino cor. Valero  
Streets, Makati City

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