

**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,

-versus-

FNC – 2023-636

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

NEIL RYAN LUALHATI CRUZ
married to PAMELA DELOS SANTOS CRUZ,
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 **NEIL RYAN LUALHATI CRUZ married to PAMELA DELOS SANTOS CRUZ**, with postal address at 106 DECIEMBRE STREET, BALTAO, PASAY CITY, METRO MANILA and LOT 31, BLK 5, PHASE 3A, CIUDAD NUEVO, TIMALAN, NAIC, CAVITE 4110 to satisfy the mortgage indebtedness which as of AUGUST 15, 2023 amounts to **FOUR HUNDRED NINE THOUSAND THREE HUNDRED SIXTY SIX PESOS AND 45/100 (P409,366.45)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **February 27, 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. 057-2016020555

A PARCEL OF LAND (LOT 31 BLOCK 5 OF THE CONS. SUBD. PLAN PCS-04-024695, BEING A PORTION OF LOT 2986-C, PSD-04-199019 AND LOT 2969-B, PSD-04-199021; L.R.C. RECORD NO.), SITUATED IN BARANGAY TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW ALONG LINE 1-2 BY LOT 32 BLOCK 5 AND ALONG LINE 2-3 BY FOOTHPATH 4; ON THE NE ALONG LINE 3-4 BY LOT 30, BLOCK 5; ON THE SE ALONG LINE 4-5 BY LOT 15 BLOCK 5, ALONG LINE 5-6 BY LOT 14, BLOCK 5, AND ALONG LINE 6-7 BY LOT 13 BLOCK 5, AND ON THE SW ALONG LINE 7-1 BY LOT 204 BLOCK 5, ALL OF THE CONSOLIDATION SUBDIVISION PLAN. **x x x x CONTAINING AN AREA OF FORTY EIGHT (48) SQUARE METERS. x 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, it shall be held on **March 05, 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, January 08, 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

NEIL RYAN LUALHATI CRUZ
married to PAMELA DELOS SANTOS CRUZ
106 DECIEMBRE STREET, BALTAO, PASAY CITY, METRO
MANILA/ LOT 31, BLK 5, PHASE 3A, CIUDAD NUEVO,
TIMALAN, NAIC, CAVITE 4110

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 February 5, 12 & 19, 2024