

**REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
FOURTH JUDICIAL REGION  
OFFICE OF THE CLERK OF COURT  
TRECE MARTIRES CITY**

**HOME DEVELOPMENT MUTUAL FUND  
(otherwise known as PAG-IBIG Fund)**  
Mortgagee,

-versus-

**FORECLOSURE CASE NO. F-1017-24**

**ROMINA D. ABAD married to TOMMY T. ABAD;  
TOMMY T. ABAD is herein represented by his wife  
ROMINA D. ABAD as his Attorney-in-Fact,**  
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 (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358, Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **ROMINA D. ABAD married to TOMMY T. ABAD; TOMMY T. ABAD is herein represented by his wife ROMINA D. ABAD as his Attorney-in-Fact** with residence and postal address at 2511 W. AURORA ST., SAN ROQUE DISTRICT, GALVEZ COMPOUND, PASAY CITY and LOT 44 BLOCK 17 THE ISTANA TANZA SUBDIVISION, AMAYA, TANZA, CAVITE to satisfy the mortgage indebtedness as of July 17, 2024 amounts to **EIGHT HUNDRED SEVENTY FIVE THOUSAND THREE HUNDRED FIFTY EIGHT PESOS & 87/100 (P 875,358.87)**, including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **October 29, 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 with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE No. 057-2021025150**

**LOT NO: 44 BLOCK NO: 17 PLAN NO: PCS-04-029390  
PORTION OF: LOT 1605-B, (LRC) PSD-119973, LOTS  
2376, 2377 & 1607, STA. CRUZ DE MALABON ESTATE  
LOCATION: AMAYA, TANZA, CAVITE, ISLAND OF LUZON  
BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	ROAD LOT 5, PCS-04-029390
2-3	SE	LOT 45, BLOCK 17, PCS-04-029390
3-4	SW	LOT 1606, STA. CRUZ DE MALABON ESTATE
4-1	NW	LOT 43, BLOCK 17, PCS-04-029390

**AREA: FORTY (40) SQUARE METERS**

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 **November 12, 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, September 25, 2024.

**ANDRES B. ESPINA**  
Sheriff IV

COPY FURNISHED:

**HOME DEVELOPMENT MUTUAL FUND  
(otherwise known as PAG-IBIG Fund)  
c/o ATTY. MELANIO A. BADENAS JR.  
Attorney-In-Fact, GCCS & Associates Corp.  
RM. 209 Megastate Bldg., No. 737  
G. Araneta Ave., Tatalon, Quezon City**

**ROMINA D. ABAD married to TOMMY T. ABAD; TOMMY T. ABAD is herein represented by his wife ROMINA D. ABAD as his Attorney-in-Fact**  
2511 W. AURORA ST., SAN ROQUE DISTRICT, GALVEZ COMPOUND, PASAY CITY and LOT 44 BLOCK 17 THE ISTANA TANZA SUBDIVISION, AMAYA, TANZA, 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 October 7, 14 & 21, 2024**