

**REPUBLIC OF THE PHILIPPINES**  
**Fourth Judicial Region**  
**Regional Trial Court**  
**Office of the Clerk of Court**  
**Imus, Cavite**

**HOME DEVELOPMENT MUTUAL FUND**  
**(PAG-IBIG Fund),**

Mortgagee,

-versus-

Extra-Judicial Foreclosure of Real  
Estate Mortgage Under Act No. 3135,  
as Amended, Republic Act. No. 4118  
**FC CASE No. 19077-24**

**ROSAN B. PECSON,**

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 office business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **ROSAN B. PECSON**, mortgagor, with residence address at 13 Pag asa St. Malhacan Meycawayan Bulacan and/or Lot 78 Block 2, The Istana (Barklane), Malagasang, Imus, Cavite, to satisfy the mortgage indebtedness which as of May 23, 2024 amounts to **FOUR HUNDRED EIGHTY EIGHT THOUSAND FIVE HUNDRED SIXTY ONE PESOS & 73/100 (P 488,561.73)** Philippine Currency, including interest and penalty charges, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at Public Auction on **September 24, 2024** at 10:00 a.m. or soon thereafter at the main entrance of the Office of the Clerk of Court, Bulwagan ng Katarungan, Aguinaldo Highway, Imus, Cavite, to the highest bidder, for cash and in Philippine Currency, the following property with all the improvements therein, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2012027631**

A PARCEL OF LAND (LOT 78 BLOCK 2 OF THE CONS.-SUBD. PLAN, PCS-04-024408, BEING A PORTION OF LOT 2382-F, (LRC) PSD-207775, LOT 2384-A, PSD-04-198262 AND LOT 5896, IMUS ESTATE (RS-04-004664) SITUATED IN MALAGASANG, IMUS, CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY ROAD LOT 4; ON THE SE., ALONG LINE 2-3 BY LOT 79 BLOCK 2; ON THE SW., ALONG LINE 3-4 BY LOT 115 BLOCK 2, ON THE NW., ALONG LINE 4-1 BY LOT 77, BLOCK 2 ALL OF THE CONS.-SUBD. PLAN. xxxx CONTAINING AN AREA OF **THIRTY SIX (36) 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, it shall be held on **October 1, 2024** at 10:00 a.m. without prior notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrance therein if any there be.

Imus, Cavite, Philippines, August 6, 2024.

**ANSELMO P. PAGUNSAN, JR.**

Sheriff IV

APPROVED:

**ARMIE A. FRANCISCO**

Clerk of Court VI

COPY FURNISHED:

**HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**

The Petron Mega Plaza Building,  
No. 358 Sen. Gil Puyat Avenue, Makati City

**ATTY. JESUS ANGELO P. GOMEZ**  
**AIF, ALEXIS A. MOLLAER LAW OFFICES**

Lex Citadel Bldg., No. 7 La Salle St.  
Brgy. Silangan, Cubao, Quezon City

**ROSAN B. PECSON**

13 Pag asa St. Malhacan Meycawayan Bulacan  
Lot 78 Block 2, The Istana (Barklane), Malagasang, Imus,  
Cavite

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