

**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-1130-24

ROSIE P. ARIAS,
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, **ROSIE P. ARIAS**, with residence and postal addresses at 71 BLK. 5, WELFAREVILLE CMPD., MANDALUYONG CITY and LOT 28, BLK. 5, LANDMASS PARK SUBD., BRGY. BIGA, TANZA, CAVITE to satisfy the mortgage indebtedness as of 12 August 2024 amounts to **TWO HUNDRED FIFTY SEVEN THOUSAND FOUR HUNDRED FIFTY EIGHT PESOS & 06/100 (P257,458.06)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **December 19, 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. T-857052

A parcel of land (Lot 28, Blk. 5 of the cons./subd. plan, Pcs-04-012788, being a portion of the cons. of lots 11 to 38, Blk. 3, lots 11 to 38, Blk. 5, lots 10-37, Blk. 7 & lots 3-37, Blk. 9 & Alleys 1,2 & 3, all of Pcs-04-011238, LRC Rec. No.), situated in the Brgy. of Biga, Mun. of Tanza, Prov. of Cavite. Bounded on the N., along line 1-2 by lot 27; on the E., along line 2-3 by lot 30, both of Blk. 5, both the cons./subd. plan; on the S., along line 3-4 by Rd. lot 28 (5.00 m. wide), Pcs-04-011238; on the W., along line 4-1 by lot 26, Blk. 5 of the cons./subd. plan. Beginning at a pt. marked "1" on plan. x x x containing an area of **FORTY (40) SQ. METERS.** 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 and time, it shall be held on **January 9, 2025** 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, November 20, 2024.

RICARDO A. TOLEDO
Sheriff IV

COPY FURNISHED:

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
c/o **ATTY. CAESAR S. EUROPA**
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.
3F Fass Inteli College Bldg., No. 11, Pittsburgh St.,
Brgy. Silangan, Cubao, Quezon City

ROSIE P. ARIAS
71 BLK. 5, WELFAREVILLE CMPD., MANDALUYONG
CITY and
LOT 28, BLK. 5, LANDMASS PARK SUBD., BRGY. BIGA,
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.

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