

**REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
FOURTH JUDICIAL REGION  
OFFICE OF THE CLERK OF COURT  
CITY OF IMUS, CAVITE**

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

Mortgagee,

-versus-

**EXTRA-JUDICIAL FORECLOSURE OF  
REAL ESTATE MORTGAGE UNDER  
ACT 3135 AS AMENDED BY ACT 4118  
FC CASE No. 18383-23**

**ROY I. MEJIAS,**

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 (otherwise known as PAG-IBIG FUND)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **ROY I. MEJIAS**, mortgagor, with residential and postal address at 188 Marseilla St. Bagbag II, Rosario, Cavite AND/OR Lot 32 Blk. 16, GreenPlace Homes 2, Malagasang 2, Imus, Cavite, to satisfy the mortgage indebtedness which as of April 28, 2023 amounts to **SIX HUNDRED FIFTY FOUR THOUSAND NINE HUNDRED FIFTY SEVEN PESOS & 96/100 (Php654,957.96)**, Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **November 28, 2023** at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Hall of Justice, Aguinaldo Highway, Imus City, 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. 057-2015005756**

"A PARCEL OF LAND (LOT 32, BLOCK 16 OF THE CONS. SUBD. PLAN PCS-04-024955, BEING A PORTION OF THE CONS. OF LOTS 1846-A, PSD-28429 & 1845-A-2, (LRC) PSD-223425, L.R.C. RECORD NO. 8843), SITUATED IN BARANGAY OF MALAGASANG 2, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 31, BLOCK 16; ON THE NE., ALONG LINE 2-3 BY LOT 34, BLOCK 16; ON THE SE., ALONG LINE 3-4 BY ROAD LOT 30 AND ON THE SW., ALONG LINE 4-1 BY LOT 30 BLOCK 16 ALL OF THE CONS.-SUBD. PLAN. X X X **CONTAINING AN AREA OF THIRTY SIX (36) SQUARE 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, it shall be held on **December 5, 2023** at 10:00 o'clock in the morning without prior notice.

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

City of Imus, Cavite, Philippines, October 5, 2023.

**MHINARD SANTOS**

Sheriff IV

RTC Branch 122

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. JULIUS VOLTAIRE ROMMEL C. CUBELO**

**Attorney-in-Fact, 24K ACCOUNTS CONSULTANT, INC.**

3F Fass Inteli College Bldg., No. 11 Pittsburgh St.,

Brgy. Silangan, Cubao, Quezon City

**ROY I. MEJIAS**

188 Marseilla St. Bagbag II, Rosario, Cavite and/or

Lot 32 Blk. 16, GreenPlace Homes 2, Malagasang 2, Imus,

Cavite

**Publication: HANEP November 6, 13 & 20, 2023**