

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,

FORECLOSURE CASE NO. F-113-24

-versus-

**TERENCE MARTICIO PEGUERRA married to
SINCERELY A. PEGUERRA,**
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, **TERENCE MARTICIO PEGUERRA married to SINCERELY A. PEGUERRA**, with residence and postal address at Lot 1 Block 4 Daffodil St., Perpetual Village 7, Bacoor, Cavite and Lot 17 Block 44 Parklane Country Homes, Santiago, Gen. Trias, Cavite, to satisfy the mortgage indebtedness as of 24 November 2023 amounts to **ONE HUNDRED THIRTY EIGHT THOUSAND ONE HUNDRED PESOS & 68/100 (P138,100.68)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **June 11, 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-771410

A parcel of land (Lot 17 Blk. 44 of the subd. plan Psd-04-086693, being a portion of Lot 2582, San Francisco de Malabon Estate (Rs-04-002189), LRC Rec. No.), situated in the Brgy. Santiago, Mun. of Gen. Trias, Prov. of Cavite. Bounded on the NW., along line 1-2 by Lot 15 Blk. 44; on the NE., along line 2-3 by Rd. Lot 4; on the SE., along line 3-4 by Lot 19; & on the SW., along line 4-1 by Lot 18 both Blk. 44; all of the subd. plan. Beginning at a pt. marked "1" on plan. X X X containing an area of **THIRTY SIX 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 **June 25, 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, May 9, 2024.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

COPY FURNISHED:

HOME DEVELOPMENT MUTUAL FUND

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

ATTY. MELANIO A. BADENAS, JR.

Attorney-in-Fact, GCCS & Associates Corp.
Rm. 209 Megastate Bldg.,
No. 737 G. Araneta Ave., Tatalon, Quezon City

**TERENCE MARTICIO PEGUERRA married to
SINCERELY A. PEGUERRA**

Lot 1 Block 4 Daffodil St., Perpetual Village 7, Bacoor, Cavite
and Lot 17 Block 44 Parklane Country Homes, Santiago,
Gen. Trias, 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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