

**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-1554-24**

**JEFFREY MILNARDO ARZAGA,**  
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, **JEFFREY MILNARDO ARZAGA** with residence and postal addresses at B 176 L 14 IRM RD. MAHARLIKA VILLAGE, TAGUIG CITY and LOT 6 BLK 8 SUNSHINE COUNTRY BRGY BUENAVISTA GEN. TRIAS, CAVITE 4107 to satisfy the mortgage indebtedness as of **November 27, 2024** amounts to **TWO HUNDRED NINE THOUSAND ONE HUNDRED TEN PESOS & 40/100 (P 209,110.40)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **February 27, 2025** 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. 057-2016035852**

A PARCEL OF LAND ( LOT 6 BLK 8 OF THE CONS. SUBD. PLAN PCS-04-020057, BEING A PORTION OF LOTS 2649-B, PSD-04-163932; 2634-A, \PSD-04-166639; 3180-A, PSD-04- 164100; (LRC) REC. NO. 5964 ), SITUATED IN BARANGAY OF BUENAVISTA, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 9 BLK 8, ON THE NE., ALONG LINE 2-3 BY LOT 7 BLK 8, ON THE SE., ALONG LINE 3-4 BY ROAD LOT-7; ON THE SW., ALONG LINE 4-1 BY LOT 5 BLK 8, ALL OF THE CONS. SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN. X X X CONTAINING AN AREA OF **EIGHTY (80) 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 and time, it shall be held on **March 13, 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, January 30, 2025.

**JOANNAH AVIGAIL C. TIMKANG**  
Sheriff IV

COPY FURNISHED:

**HOME DEVELOPMENT MUTUAL FUND**  
(otherwise known as **PAG-IBIG Fund**)  
The Petron Mega Plaza Building,  
No. 358 Sen. Gil Puyat Avenue, Makati City

**ATTY. J.V. ROMMEL C. CUBELO**  
**Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.**  
3F Fass Inteli College Bldg., No. 11, Pittsburgh St.,  
Brgy. Silangan, Cubao, Quezon City

**JEFFREY MILNARDO ARZAGA**  
B 176 L 14 IRM RD. MAHARLIKA VILLAGE, TAGUIG  
CITY and LOT 6 BLK 8 SUNSHINE COUNTRY BRGY  
BUENAVISTA GEN. TRIAS, CAVITE 4107

**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** February 10, 17 & 24, 2025