

**REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
NAIC CAVITE
OFFICE OF THE CLERK OF COURT
AND EX-OFFICIO SHERIFF**

HOME DEVELOPMENT MUTUAL FUND (HDMF)
Petitioner-Mortgagee,

-versus-

FNC 2023-316

JEROME S. MENDOZA
Respondents-Mortgagors.
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

WHEREAS, upon Extra-Judicial Petition for Sale under Act No. 3135 as amended by the Act No. 4118, filed by **HOME DEVELOPMENT MUTUAL FUND (HDMF)** Mortgagee, with postal address at The Petron Mega Plaza Building, No. 358 Sen Gil Puyat Avenue, Makati City, against **JEROME S. MENDOZA** with postal address at #464 LABANOS EXT., NAPICO, MANGGAHAN, PASIG CITY, METRO MANILA and LOT 30, BLK. 15, HILLSVIEW ROYALE SUBD., BRGY. TIMALAN, NAIC, CAVITE, to satisfy the mortgage indebtedness which as of Marc 31, 2023 amounted to **THREE HUNDRED FIVE THOUSAND TWO HUNDRED EIGHTY TWO PESOS & 44/100 (P305,282.44)** Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **August 4, 2025** at 9:00 in the morning or soon thereafter at the Regional Trial Court, Naic, Cavite, to the highest bidder in CASH or MANAGER'S CHECK and in Philippine Currency the property with all the improvements thereon, to wt:

TRANSFER CERTIFICATE OF TITLE NO. 057-2017029324

IT IS HEREBY CERTIFIED that certain land situated in BRGY. TIMALAN, MUN. OF NAIC, PROV. OF CAVITE, ISLAND OF LUZON, bounded and described as follows:
A PARCEL OF LAND (LOT 30 BLK 15 OF THE SUBD. PLAN PSD-04-196108 BEING A PORTION OF PLAN PCN-04-001968 LRC NO. 8340), SITUATED IN THE BRGY. TIMALAN, MUN. OF NAIC, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 29 BLK. 15; ON THE SW., ALONG LINE 2-3 BY RD. LOT 20 (6.50 M. WIDE); ON THE NW., ALONG LINE 3-4 BY LOT 31; AND ON THE NE., ALONG LINE 4-1 BY LOT 15 BOTH OF BLK. 15; ALL OF THE SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN BEING S. 58-29'E., 1734.45 M. FROM MON. NO. 17 NAIC ESTATE. THENCE S. 58-31'W., 10.00 M. TO PT. 2; THENCE N. 31-29'W., 4.00 M. TO PT. 3; THENCE N. 58-31'E., 10.00 M. TO PT. 4; THENCE S. 31-29'E., 4.00 M. TO THE PT. OF BEGINNING, **CONTAINING AN AREA OF FORTY (40) SQ. METERS.**

Prospective bidders are hereby enjoined to investigate for themselves, the title of the above-described property and to the encumbrance existing thereon, if any there be.

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 **August 11, 2025** at the same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, June 30, 2025

JANELLE V. LAGADON, MBA
Sheriff, IV

Copy furnished:
HOME DEVELOPMENT MUTUAL FUND (HDMF)
The Petron Mega Plaza Building,
No. 358 Sen Gil Puyat Avenue, Makati City

JEROME S. MENDOZA
#464 LABANOS EXT., NAPICO, MANGGAHAN, PASIG CITY, METRO MANILA
LOT 30, BLK. 15, HILLSVIEW ROYALE SUBD., BRGY. TIMALAN, NAIC, CAVITE

MARIA VICTORIA D. CAPIRAL
c/o **ATTY. SIMEON P. MADRID**, Attorney-in-Fact,
S.P. MADRID & ASSOCIATES - Unit 2010 20/F Herrera
Tower, V.A. Rufino cor. Valero Streets, Makati City

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