

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-2022-142

CECILLE R. LEAÑO,
Respondents-Mortgagors.
x ----- x

NOTICE OF EXTRA-JUDICIAL SALE

WHEREAS, upon extra-Judicial Petition for Sale under Act No.3135, as amended by 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 **CECILLE R. LEAÑO**, Mortgagors with postal address at **530 ST. FRANCIS SUBD., SAN JUAN I, GEN TRIAS CAVITE**, to satisfy the mortgage indebtedness which as of **September 26, 2022** amounted to **FOUR HUNDRED FORTY SIX THOUSAND ONE HUNDRED NINETY FOUR PESOS & 86/100 (P 446,194.86)** Philippine currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **November 11, 2025 at 9:00 in the morning** or soon thereafter at the Regional Trial Court Naic, Cavite, to the highest bidder in **CASH** or in **MANAGER'S CHECK** and in Philippine Currency the property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF
TITLE NO. 057-2019010268

IT IS HEREBY CERTIFIED *that certain land situated in BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:*

LOT NO: 15, **BLOCK NO:** 20, **PLAN NO:** PCS-04-031172
PORTION OF: CONS-SUBD. OF LOTS 2977 & 2978,
FLS-986-D, NAIC ESTATE (VS-04-000597)

LOCATION: BARANGAY OF TIMALAN, MUNICIPALITY
OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 4, BLOCK 20, PCS-04-031172
2-3	NW	LOT 14, BLOCK 20, PCS-04-031172
3-4	NE	ROAD LOT 3, PCS-04-031172
4-1	SE	LOT 16, BLOCK 20, PCS-04-031172

TIE POINT: MON. NO. 17, NAIC ESTATE, PROVINCE OF CAVITE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 48 ° 17' E	1816.15 M.
1-2	N. 41 ° 25' W	3.50 M.
2-3	N. 48 ° 35' E	8.00 M.
3-4	S. 41 ° 25' E	3.50 M.
4-1	S. 48 ° 35' W	8.00 M.

AREA: TWENTY EIGHT SQUARE METERS (28), MORE OR LESS

Prospective bidders So 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 **November 18, 2025** at the same time and at the same place mentioned above without further notice

Municipality of Naic, Province of Cavite, October 1, 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

CECILLE R. LEAÑO
530 ST. FRANCIS SUBD., SAN JUAN I, GEN TRIAS CAVITE
LOT 15 BLK 20 PASINAYA HOMES NORTH PHASE 1
TIMALAN & SABANG NAIC CAVITE

MARIA VICTORIA D. CAPIRAL c/o
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

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