

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-796-24

SPS. ARMANDO BAGAYAS CASABON and  
MA. LOURDES O. CASABON,  
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, **SPS. ARMANDO BAGAYAS CASABON and MA. LOURDES O. CASABON** with residence and postal address at 6446 CAMIA ST., GUADALUPE VIEJO, MAKATI CITY and LOT 12 & LOT 14 BLK 3 SEC 8 PH 3 BELVEDRE TOWNE, PASONG KAWAYAN, GEN. TRIAS, CAVITE to satisfy the mortgage indebtedness as of **APRIL 15, 2024** amounts to **TWO HUNDRED NINETY THOUSAND THREE HUNDRED FORTY NINE PESOS & 28/100 (P 290,349.28)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 SEP 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-803011

A PARCEL OF LAND (LOT 12 BLOCK 3 SECTION 8 of the consolidation subdivision plan PCS-04-012289, being a portion of Lots 2673 & 2674, San Francisco de Malabon Estate, L.R.C. Record No. \_\_\_\_\_), situated in Barangay PASONG KAWAYAN, Municipality of GEN. TRIAS. Province of CAVITE, Island of LUZON. Bounded on the NE along line 1-2 by LOT 14 BLOCK 6 SECTION 8; on the SE along line 2-3 by ROAD 16; on the SW along line 3-4 by LOT 10 BLOCK 3 SECTION 8; and on the NW along line 4-1 by LOT 13 BLOCK 3 SECTION 8, all of the consolidation subdivision plan. Beginning at a point marked "1" on plan X X X containing an area of **THIRTY SIX (36) SQUARE METERS X X X**

TRANSFER CERTIFICATE OF TITLE No. T-803010

A PARCEL OF LAND (LOT 14 BLOCK 3 SECTION 8 of the consolidation subdivision plan PCS-04-012289, being a portion of Lots 2673 & 2674, San Francisco de Malabon Estate, L.R.C. Record No. \_\_\_\_\_), situated in Barangay PASONG KAWAYAN, Municipality of GEN. TRIAS. Province of CAVITE, Island of LUZON. Bounded on the NW along line 1-2 by LOT 15 BLOCK 3 SECTION 8; on the NE along line 2-3 by LOT 16 BLOCK 3 SECTION 8; on the SE along line 3-4 by ROAD 16; and on the SW along line 4-1 by LOT 12 BLOCK 3 SECTION 8, all of the consolidation subdivision plan. Beginning at a point marked "1" on 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 and time, it shall be held on **04 OCT 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, **16 AUG 2024**

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

SPS. ARMANDO BAGAYAS CASABON and MA. LOURDES O. CASABON  
6446 CAMIA ST., GUADALUPE VIEJO, MAKATI CITY and  
LOT 12 & LOT 14 BLK 3 SEC 8 PH 3 BELVEDRE TOWNE, PASONG KAWAYAN, GEN. TRIAS, CAVITE

Publication: **CAVITE NGAYON**  
Dates: **AUG 26, SEPT 2 & 9, 2024**

WARNING: It is absolutely prohibited to  
remove, deface or destroy this Notice of  
Extra Judicial Sale on or before the date of sale