

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-1643-24

LEONARD V. ORIAS married to ARLEEN A. ORIAS
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, **LEONARD V. ORIAS married to ARLEEN A. ORIAS** with residence and postal addresses at 820 POBLACION II, GMA, CAVITE and LOT 40 BLK. 35 SAMPAGUITA VILLAGE BO. INOCENCIO, TRECE MARTIRES CITY, CAVITE to satisfy the mortgage indebtedness as of **DECEMBER 6, 2024** amounts to **SIXTY ONE THOUSAND FOUR HUNDRED FORTY PESOS & 50/100 (P 61,440.50)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on 27 FEB 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. T-75643

A parcel of land (Lot 40, blk. 35 of the cons/subd. plan, Pcs-04-011578, being a portion of the cons. of Lots 3521,3524,3526 & 3528, all of Fls-1839, Sta Cruz de Malabon Estate, LRC Rec. No.), situated in the Brgy. of Inocencio, Trece Martires City, Is. of Luzon, Bounded on the N., along line 1-2 by Lot 39; on the E., along line 2-3 by Lot 42, both of blk. 35; on the S., along line 3-4 by Rd. cons/subd. plan. Beginning at a pt. marked "1" on plan **X X X containing an area of FORTY (40) SQ. METERS. X X X**

All sealed bids must be submitted to the undersigned on the above-stated time and date.

MAR 13 2025 In the event the public auction should not take place on the said date and time, it shall be held on 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, JAN 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

LEONARD V. ORIAS married to ARLEEN A. ORIAS
820 POBLACION II, GMA, CAVITE and
LOT 40 BLK. 35 SAMPAGUITA VILLAGE BO. INOCENCIO, TRECE MARTIRES CITY, CAVITE

Publication: CAVITE NGAYON
Dates: FEB 3, 10 & 17,
2025

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