

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
OFFICE OF THE CLERK OF COURT  
TRECE MARTIRES CITY CAVITE

HOME DEVELOPMENT MUTUAL FUND,  
Mortgagee,

Foreclosure Case No. F -1537-23

-versus-

ESMERALDO BAJA,  
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**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil. Puyat Avenue, Makati City against the Mortgagor/s, **ESMERALDO BAJA** with residence and postal address at: 1.) 1345 F. SANTOS AVE., ZAPOTE, LAS PIÑAS, METRO MANILA; and 2.) LOT 13, BLOCK 22, CARISSA HOMES, PH. 2, BRGY, BAGTAS, TANZA, CAVITE. to satisfy the mortgage indebtedness as of 27 October 2023 amounts to **ONE HUNDRED SEVENTY NINE THOUSAND THREE HUNDRED EIGHTY FIVE PESOS & 86/100 (Php 179,385.86)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on 19 APR 2024 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE No. T-638528**

A parcel of land (Lot 13, Blk. 22 of the cons./subd. plan, Pcs-04-010708, being a portion of cons. of Lot 2053-A, Psd-04-079731 & Lot 2052-A-2, Psd-04-079522, L.R.C. Rec. No. ), situated in the Brgy. of Bagtas, Mun. of Tanza, Province. of Cavite. Bounded on the SE., along line 1-2 by Lot 11; on the SW., along line 2-3 by Lot 12, both of Blk. 22; on the NW., along line 3-4 by Alley 24; on the NE., along line 4-1 by Lot 14, Blk. 22, all of the cons./subd. plan. Beginning at pt. marked "1" on plan. XXX containing an area of **THIRTY FIVE (35) SQUARE METERS, XXX**

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

03 MAY 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 05 MAR 2024.

RICARDO A. TOLEDO  
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND  
c/o ATTY. JEFFREY A. RAMIENTAS, C.P.A.  
Attorney-in-Fact, Great Source Corporation  
2546 A. Bonifacio St., Bangkal, Makati City.

ESMERALDO BAJA,  
1345 F. SANTOS AVE., ZAPOTE, LAS PIÑAS, METRO MANILA  
LOT 13 BLOCK 22, CARISSA HOMES, PH. 2, BRGY, BAGTAS, TANZA, CAVITE

Publication: CAVITE NGAYON  
Dates: MAR. 18, 2024  
APRIL 1, 2024

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE  
DEFACE, OR DESTROY THIS NOTICE OF EXTRA-  
JUDICIAL SALE ON OR BEFORE THE DATE OF SALE**