

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-787-24

PEDRO A. ROYO married to EDEN M. ROYO,

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, **PEDRO A. ROYO married to EDEN M. ROYO**, with residence and postal addresses at 445 REAL ST., TALON 1, LAS PIÑAS, METRO MANILA and LOT 44 BLK 39 PH 7, CARISSA HOMES, PUNTA, TANZA, CAVITE to satisfy the mortgage indebtedness as of **April 15, 2024** amounts to **TWO HUNDRED TWENTY TWO THOUSAND TWO HUNDRED FORTY THREE PESOS & 87/100 (P222,243.87)**, 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-741989

A PARCEL OF LAND (Lot 44 Blk. 39 of the subdivision plan, Psd-04-099961, being a portion of Lot 3100, Sta Cruz de Malabon Estate (Rs-04-002222) GLRO Record No. 6832) situated in Barangay of Punta, Municipality of Tanza, Province of Cavite, Island of Luzon. Bounded on the NE., along line 1-2 by Lot 45, Blk. 39; on the SE., along line 3-4 by Lot 46, Blk. 39; on the SW., along line 3-4 by Alley 33; and on the NW., along line 4-1 by Lot 42, Blk. 39, all of the subdivision plan. Beginning at a point marked "1" on plan, **x x x containing an area of THIRTY THREE (33) SQUARE METERS more or less. 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**.

RICARDO A. TOLEDO
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 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

PEDRO A. ROYO married to EDEN M. ROYO
445 REAL ST., TALON 1, LAS PIÑAS, METRO MANILA and
LOT 44 BLK 39 PH 7, CARISSA HOMES, PUNTA, TANZA, 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