

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

CN

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as Pag-IBIG Fund)
Mortgagee,

FORECLOSURE CASE NO. F-242-24

-versus-

MARCELO P. FABIAN is represented by
MILAGROS G.FABIAN as his Attorney-in-Fact,
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, **MARCELO P. FABIAN is represented by MILAGROS G.FABIAN as his Attorney-in-Fact**, with residence and postal address at Blk. 3, Lot 5, Calle 2 Tahanang Yaman Homes, Buenavista 2, Gen. Trias, Cavite and Lot 14, Blk. 3, Sunshine County, Barangay Buenavista, General Trias, Cavite, to satisfy the mortgage indebtedness as of **24 November 2023** amounts to **TWO MILLION SIX HUNDRED SEVENTY SIX THOUSAND ONE HUNDRED FORTY FIVE PESOS & 75/100 (P2,676,145.75)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **13 JUN 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. 057-2014049891

A PARCEL OF LAND (LOT 14 BLK 3 OF THE CONS. SUBD. PLAN PCS-04-020057, BEING A PORTION OF LOTS 2649-B, PSD-04-163932, 2634-A, PSD-04-166639, 3180-A, PSD-04-164100, (LRC) REC. NO. 5964), SITUATED IN BARANGAY OF BUENAVISTA, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 19 BLK 3, ON THE SE., ALONG LINE 2-3 BY LOT 20 BLK 3, ON THE SW., ALONG LINE 3-4 BY LOT 13 BLK 3; ON THE NW., ALONG LINE 4-5 BY ROAD LOT-1; ON THE NE, ALONG LINE 5-1 BY LOT 15 BLK 3, ALL OF THE CONS. SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, X X X CONTAINING AN AREA OF EIGHTY FOUR (84) 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 **27 JUN 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, **09 MAY 2024**

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
The Petron Mega Plaza Building, No. 358
Sen. Gil Puyat Avenue, Makati City

ATTY. SIMEON P. MADRID
S.P. MADRID & ASSOCIATES
5th Floor Bedrock Building, Kayumanggi Center,
Commonwealth Ave., Matandang Balara, Quezon City

MARCELO P. FABIAN is represented by
MILAGROS G.FABIAN as his Attorney-in-Fact
Blk. 3, Lot 5, Calle 2 Tahanang Yaman Homes, Buenavista 2, Gen. Trias, Cavite and
Lot 14, Blk. 3, Sunshine County, Barangay Buenavista, General Trias, Cavite

Publication: o Hagayon
Dates: CAVITE HAGAYON
MAY 13, 20 & 27, 2024

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