

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

HOME DEVELOPMENT MUTUAL FUND,  
Mortgagee,

Foreclosure Case No. F-771-23

-versus-

JUSTIMBASTE, PAOLO D.,

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 Ave. Makati City against the Mortgagor, **JUSTIMBASTE, PAOLO D.** with residence and postal address at Block 25, Lot 14, Boungainvilla St., Sta. Cruz, Almanza, Las Piñas City and Lot 5, Block 95, Wellington Place (Marycris Complex) Phase 12-A. Santiago, Gen. Trias, Cavite to satisfy the mortgage indebtedness as of **4 July 2023** amounts to **SEVEN HUNDRED SEVENTY THREE THOUSAND FIVE HUNDRED FIFTY SIX PESOS & 83/100 (P773,556.83)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **23 JAN 2024** at 10:00 o'clock in the morning 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. 057-2016034891**

A PARCEL OF LAND (LOT 5, BLK 95 OF THE CONSOLIDATION AND SUBDIVISION PLAN PCS-04-026496, BEING A PORTION OF THE CONSOLIDATION OF LOT 2532-A-13, PSD-04-041373 (AR); LOT 2535-B, PSD-04-124458; LOT 2637-B, PSD-04-140399; LOTS 21 & 30, BLOCK 21; BLOCK 22 & 43 AND ROAD LOT 21, PCS-04-024827; LOT 2534 (RS-04-004834); LOT 2536 (RS-04-004717) & LOT 2540 (RS-04-002857) ALL OF SAN FRANCISCO DE MALABON ESTATE, L.R.C. RECORD NO. 5964 ) SITUATED IN THE BARANGAY OF SANTIAGO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY ROAD LOT 49; ON THE NE., ALONG LINE 2-3-4-5 BY ROAD LOT 48; ON THE SE., ALONG LINE 5-6 BY LOT 4, BLK 95; ON THE SW., ALONG LINE 6-7 BY LOT 8, BLK 95; ON THE SW., ALONG LINE 7-8 BY LOT 7, BLK 95 AND ON THE SW., ALONG LINE 8-1 BY LOT 6, BLK 95 ALL OF THE CONSOLIDATION AND SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN XXX CONTAINING AN AREA OF **SIXTY (67) SQUARE METERS, MORE OR LESS 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 **06 FEB 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

**DEC 29 2023**

**ANDRES B. ESPINA**  
Sheriff IV

Copy Furnished:

Home Development and Mutual Fund  
c/o ATTY. MICHAEL YANCY P. YNGSON  
Attorney-in-Fact, RECEIVERS AND LIQUIDATORS INC.  
Unit C, 10<sup>th</sup> Floor, Strata 2000 Bldg., F. Ortigas Jr. Rd., Ortigas Center, Pasig City

JUSTIMBASTE, PAOLO D.  
Block 25, Lot 14, Boungainvilla St., Sta. Cruz, Almanza, Las Piñas City  
Lot 5, Block 95, Wellington Place (Marycris Complex)  
Phase 12-A. Santiago, Gen. Trias, Cavite

Publication: **CAVITE NGAYON**  
Dates: **JANUARY 1, 2 & 3 2024**

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