

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-1617-24

GILMOUR B. CALINAO; GILMOUR CALINAO is herein represented  
by HERMY A. BAUTISTA as his Atty-In-Fact,  
Mortgagor/s.

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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, **GILMOUR B. CALINAO; GILMOUR CALINAO is herein represented by HERMY A. BAUTISTA as his Atty-In-Fact**, with residence and postal addresses at 122 BLK 17 OLD SITE, BASECO MANILA and LOT 19 BLK 17 PALMERSTON LAMBINGAN TANZA, CAVITE to satisfy the mortgage indebtedness as of **DECEMBER 6, 2024**; amounts to **EIGHT HUNDRED EIGHTY THOUSAND SIX HUNDRED SEVENTY SEVEN PESOS & 94/100 (P 880,677.94)** 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. 057-2019048513**

<b>LOT NO:</b> 19	<b>BLOCK NO:</b> 17	<b>PLAN NO:</b> PSD-04-246451
<b>PORTION OF:</b> LOT 1867, RS-04-003844; LRC RECORD NO. 6832		
<b>LOCATION:</b> BARANGAY OF CAPIPIZA NOW BRGY. LAMBINGAN, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON		
<b>BOUNDARIES:</b>		
<b>LINE</b>	<b>DIRECTION</b>	<b>ADJOINING LOT(S)</b>
1-2	NW	LOT 20, BLOCK 17, PSD-04-246451
2-3	NE	ROAD LOT-15, PSD-04-246451
3-4	SE	LOT 18, BLOCK 17, PSD-04-246451
4-1	SW	LOT 8, BLOCK 17, PSD-04-246451

**AREA: THIRTY SIX SQUARE METERS (36), MORE OR LESS**

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 MAR 13 2025 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

**JOSELITO L. ARANDA**  
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

GILMOUR B. CALINAO; GILMOUR CALINAO is herein represented  
by HERMY A. BAUTISTA as his Atty-In-Fact,  
122 BLK 17 OLD SITE, BASECO MANILA and  
LOT 19 BLK 17 PALMERSTON LAMBINGAN TANZA, 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