

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-784-24

VIOLETA V. VIVAR,

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, **VIOLETA V. VIVAR**, with residence and postal address at BLK 23 LOT 37 PARAMOUNT HOMES P-1, BRGY. NAVARRO, GEN. TRIAS, CAVITE and LOT 37 BLK 23 PH 1 PARAMOUNT HOMES BRGY. NAVARRO GEN. TRIAS, CAVITE to satisfy the mortgage indebtedness as of **APRIL 29, 2024** amounts to **TWO HUNDRED TWENTY TWO THOUSAND SEVEN HUNDRED SIXTY FOUR PESOS & 04/100 (P 222,764.04)** 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-871532

A parcel of land (Lot 37, Blk. 23 of the subd. plan, Psd-04-104526, being a portion of Lot 1742, San Francisco de Malabon Estate, Rs-04-002673, LRC. Rec. No. 5964) situated in the Brgy. of Navarro, Mun. of Gen. Trias, Prov. of Cavite, Island of Luzon. Bounded on the SE., along line 1-2 by Lot 39, Blk. 23; on the SW., along line 2-3 by Alley Lot 13 (4.50 m. wide); on the NW., along line 3-4 by Lot 35, Blk. 23, and on the NE., along line by Lot 36, Blk. 23; all of the subd. plan. Beginning at a pt. marked "1" on plan X X X containing an area of **THIRTY TWO (32) SQ. 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 **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**

ANDRES B. ESPINA  
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 Intel College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

VIRGINIA N. REFUERZO married to ALAN A. REFUERZO  
BLK 15 LOT 32, 33 AND 34 HAPENIRIA ST., CAPITOL HILLS EXEC. SUBD.,  
TRECE MARTIRES CITY, CAVITE and  
LOT 32 LOT 33 and LOT 34 BLK 15 PHASE 2, HAPENIRIA ST., CAPITOL HILLS  
EXEC. SUBD., LAPIDARIO TRECE MARTIRES CAVITE

Publication: **CAVITE NGAYON**  
**AUG 26, SEPT 2 & 9,**  
Dates: **2024**

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