

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-892-24

SYD ABRAHAM C. CRUZ married to ROSALIE G. CRUZ,
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, **SYD ABRAHAM C. CRUZ married to ROSALIE G. CRUZ** with residence and postal addresses at LOT 44 BLOCK 5 PAMELA HOMES SUBDIVISION, LANGKAAN I, DASMARIÑAS, CAVITE and LOT 39 BLOCK 7 PHASE I KAIA HOMES, PASONG KAWAYAN II, GEN. TRIAS, CAVITE to satisfy the mortgage indebtedness as of **July 15, 2024** amounts to **FOUR HUNDRED ELEVEN THOUSAND THREE HUNDRED TWENTY THREE PESOS & 17/100 (P 411,323.17)** 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. 057-2022037463

LOT NO: 39	BLOCK NO: 7	PLAN NO: PCS-04-029795
PORTION OF: CONSOLIDATION-SUBDIVISION OF LOTS 3300, 3371 & 3372, SAN FRANCISCO DE MALABON ESTATE (ALL COVERED BY RS-04-005070) LRC RECORD NO. 5964		
LOCATION: BARANGAY OF PASONG KAWAYAN II, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE		
BOUNDARIES:		
LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 40, BLOCK 7, PCS-04-029795
2-3	NW	LOT 3305-NEW, SAN FRANCISCO DE MALABON ESTATE (RS-04-003882)
3-4	NE	LOT 38, BLOCK 7, PCS-04-029795
4-1	SE	ROAD LOT 5, PCS-04-029795

AREA: THIRTY SIX (36) SQUARE METERS

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**

JOANNAH AVIGAIL C. TIMKANG
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. MELANIO A. BADENAS JR.
Attorney-in-Fact, GCCS & Associates Corp.
RM. 209 Megastate Bldg., No. 737
G. Araneta Ave., Tatalon, Quezon City

SYD ABRAHAM C. CRUZ married to ROSALIE G. CRUZ
LOT 44 BLOCK 5 PAMELA HOMES SUBDIVISION, LANGKAAN I, DASMARIÑAS, CAVITE and
LOT 39 BLOCK 7 PHASE I KAIA HOMES, PASONG KAWAYAN II, GEN. TRIAS, CAVITE

Publication: _____
Dates: _____

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