

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-1566-24

MIRACLE QUINTANA SABIO,
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, **MIRACLE QUINTANA SABIO**, with residence and postal addresses at 128 BASA II COMPOUND ZAPOTE, LAS PIÑAS CITY and LOT 10, BLOCK 48, HENERAL DOS, HUGO PEREZ (FORMERLY: SAMPALUCAN), TRECE MARTIRES CITY (FORMERLY: GEN. TRIAS), CAVITE to satisfy the mortgage indebtedness as of **NOVEMBER 19, 2024** amounts to **THREE HUNDRED SEVENTY NINE THOUSAND ONE HUNDRED SEVENTY TWO PESOS AND 07/100 (P379,172.07)** 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. 057-2020003594

LOT NO: 10 BLOCK NO: 48 PLAN NO: PSD-04-233311
PORTION OF: LOT 3238 - NEW, FLS-800-D, SAN FRANCISCO DE MALABON ESTATE (RS-04-003882);
LRC REC. 5964
LOCATION: BARANGAY OF HUGO PEREZ (FORMERLY: SAMPALUCAN), MUNICIPALITY OF TRECE MARTIRES (FORMERLY: GEN. TRIAS), PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 9, BLOCK 48, PSD-04-233311
2-3	SE	ROAD LOT 48, PSD-04-233311
3-4	SW	LOT 11, BLOCK 48, PSD-04-233311
4-1	NW	LOT 21, BLOCK 48, PSD-04-233311
AREA: SIXTY SQUARE METERS (60), 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**

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
% ATTY. MICHAEL YANCY P. YNGSON
Attorney-In-Fact, RECEIVERS AND LIQUIDATORS INC.
Unit C, 10th Floor, Strata 2000 Bldg., F. Ortigas Jr. Rd., Ortigas Center, Pasig City

MIRACLE QUINTANA SABIO
128 BASA II COMPOUND ZAPOTE, LAS PIÑAS CITY and
LOT 10, BLOCK 48, HENERAL DOS, HUGO PEREZ
(FORMERLY: SAMPALUCAN), TRECE MARTIRES CITY (FORMERLY: GEN. TRIAS), CAVITE

Publication: **CAVITE NGAYON**
Dates: **FEB 2, 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