

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-

DAVE AUSTEINN MAGPILI MISSION  
Mortgagor/s.

FORECLOSURE CASE NO. F-1307-24

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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, **DAVE AUSTEINN MAGPILI MISSION** with residence and postal address at #133-B, P. ROSALES ST., STA. ANA, PATEROS, METRO MANILA and LOT 29, BLK. 16, HENERAL UNO, BARANGAY PASONG KAWAYAN, GENERAL TRIAS, CAVITE to satisfy the mortgage indebtedness as of **August 12, 2024** amounts to **THREE HUNDRED FIFTY SEVEN THOUSAND FOUR HUNDRED SIXTY FIVE PESOS & 00/100 (P357,465.99)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **20 DEC 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. 057-2016068351**

A PARCEL OF LAND (LOT 29, BLK 16 OF THE CONSOLIDATION-SUBDIVISION PLAN PCS-04-027483, BEING A PORTION OF LOT 3183, SAN FRANCISCO DE MALABON ESTATE, RS-04-002268 AND LOT 3299, SAN FRANCISCO DE MALABON ESTATE, RS-04-001981) *situated in the Barangay of Pasong* KAWAYAN, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 12, BLK 16; ON THE SE., ALONG LINE 2-3 BY LOT 13, 'BLK 16; ON THE SW., ALONG LINE 3-4 BY LOT 28, BLK 16; ON THE NW., ALONG LINE 4-5 BY ROAD LOT 10 (6.50 M. WIDE); AND ON THE NE., ALONG LINE 5-1 BY LOT 30, BLK 16 ALL OF THE CONSOLIDATION-SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN X X X CONTAINING AN AREA OF FIFTY SEVEN (57) SQUARE METERS, MORE OR LESS. X X X

All sealed bids must be submitted to the undersigned on the above-stated time and date.

**10 JAN 2025** In the event the public auction should not take place on the said date and time, it shall be held on 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, **20 NOV 2024**

JOANNAH AVIGAIL C. TIMKANG  
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND  
(otherwise known as PAG-IBIG Fund)  
% ATTY. SIMEON P. MADRID  
Attorney-In-Fact, S.P. MADRID & ASSOCIATES  
5th Floor Bedrock Building, Kayumanggi Center, Commonwealth Ave., Matandang Balara, Quezon City

DAVE AUSTEINN MAGPILI MISSION  
#133-B, P. ROSALES ST., STA. ANA, PATEROS, METRO MANILA and  
LOT 29, BLK. 16, HENERAL UNO, BARANGAY PASONG KAWAYAN, GENERAL TRIAS, CAVITE

Publication: **CAVITE NGAYON**  
Dates: **NOV. 25, DEC. 2 & 9, 2024**

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