

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-1137-24

JENNIE ANNE P. ANDRES  
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, **JENNIE ANNE P. ANDRES** with residence and postal address at BLK 254 LOT 8 32 EMERALD ST. ZONE 12 PEMBO, MAKATI CITY and LOT 25 BLK 55 WELLINGTON TANZA RESIDENCES PHASE 4 TRES CRUSES, TANZA, CAVITE to satisfy the mortgage indebtedness as of **August 12, 2024** amounts to **FOUR HUNDRED NINETY FIVE THOUSAND FIVE HUNDRED FIFTY PESOS & 00/100 (P 495,550.00)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **19 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. 057-2018040380

LOT NO: 25                      BLOCK NO: 55                      PLAN NO: PCS-04-028445  
PORTION OF: LOTS 1, 2, 3, & 4 (LRA) PCS-31859 & LOTS 3731, 3732, & 3733, FLS-2424;  
LOCATION: BARANGAY OF TRES CRUSES, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE,  
ISLAND OF LUZON  
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 26, BLOCK 55, PCS-04-028445
2-3-4-5-6-7	SE	ROAD LOT 56, PCS-04-028445
7-8	SW	ROAD LOT 55, PCS-04-028445
8-1	NW	LOT 24, BLOCK 55, PCS-04-028445

AREA: FIFTY ONE SQUARE METERS AND FIFTY SQUARE DECIMETERS (51.50), 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 09 JAN 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, 20 NOV 2024

JOSELITO L. ARANDA  
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND  
(otherwise known as PAG-IBIG Fund)  
% ATTY. CAESAR S. EUROPA  
Attorney-In-Fact, Legal Counsel, 24K ACCOUNTS CONSULTANT, INC.  
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

JENNIE ANNE P. ANDRES  
BLK 254 LOT 8 32 EMERALD ST. ZONE 12 PEMBO, MAKATI CITY and  
LOT 25 BLK 55 WELLINGTON TANZA RESIDENCES PHASE 4 TRES CRUSES, TANZA, CAVITE

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

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