

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-1650-24

JOSEPHINE MERAMBEL CRESOSTOMO,
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, **JOSEPHINE MERAMBEL CRESOSTOMO**, with residence and postal address at LOT 2, BLOCK 12, VIEJO GAHAK, KAWIT, CAVITE and LOT 27, BLOCK 8, PHASE 1, LAVANYA SUBDIVISION, BARANGAY BACAO, GEN. TRIAS, CAVITE, to satisfy the mortgage indebtedness as of **NOVEMBER 12, 2024** amounts to **THREE HUNDRED TWELVE THOUSAND EIGHT HUNDRED TWENTY FOUR PESOS AND 07/100 (P312,824.07)**, including interest, penalties, expenses 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. 057-2012006365

A PARCEL OF LAND (LOT 27 BLOCK 8 OF THE SUBD. PLAN PSD-04-192648, BEING A PORTION OF LOT 1, PCS-04-023484, (LRC) RECORD NO. 5964), SITUATED IN BARANGAY OF BACAO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 28, BLOCK. 8; OF THE SUBD. PLAN; ON THE SW., ALONG LINE 2-3 BY LOT 2, PCS-04-023484; ON THE NW., ALONG LINE 3-4 BY LOT 26, BLOCK 8; AND ON THE NE., ALONG LINE 4-1 BY ROAD LOT 7, BOTH OF THE SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, **X X X CONTAINING AN AREA OF THIRTY SIX (36) SQUARE 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 **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**.

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
c/o PAULINO E. CASES, JR.
CASES COLLECTION MANAGEMENT, INC.
Attorney-In-Fact c/o Cases Chun & Associates Law Offices
6TH Floor JELP Business Solutions Building,
409 Addition Hills, Shaw Boulevard, Mandaluyong City

JOSEPHINE MERAMBEL CRESOSTOMO
LOT 2, BLOCK 12, VIEJO GAHAK, KAWIT, CAVITE and
LOT 27, BLOCK 8, PHASE 1, LAVANYA SUBDIVISION, BARANGAY BACAO, GEN. TRIAS, CAVITE

Publication: **CAVITE NGAYON**
Dates: **FEB. 3, 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