

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-1255-24

EMMANUEL A. RUIZ II married to RONA D. RUIZ,  
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, **EMMANUEL A. RUIZ II married to RONA D. RUIZ**, with residence and postal addresses at 120 E. DE GUZMAN ST., MALIBAY, PASAY CITY and LOT 8 BLK 18 KALLISTE TANZA SUBDIVISION, BAGTAS, TANZA, CAVITE to satisfy the mortgage indebtedness as of **12 August 2024** amounts to **THREE HUNDRED NINETY THREE THOUSAND NINE HUNDRED FORTY TWO PESOS & 03/100 (P393,942.03)** inclusive of interest and other charges of foreclosure, 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. 057-2017019191**

A PARCEL OF LAND (LOT 8, BLOCK 18, OF THE CONS-SUBDIVISION PLAN, PCS-04-027732, BEING A PORTION OF THE CONS. OF LOT 2054-B, PSD-04-095009; BLOCKS 1, 2 & 3; BLOCK 50; ROAD LOTS 1, 2 & 3, PCS-04-016562, LRC RECORD NO. 5832), SITUATED IN THE BARANGAY OF BAGTAS, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY ROAD LOT 1; ON THE NW., ALONG LINE 2-3 BY LOT 7, BLOCK 18; ON THE NE., ALONG LINE 3-4 BY ROAD LOT 21; AND ON THE SE., ALONG LINE 4-1 BY LOT 9, BLOCK 18; ALL OF THE CONS-SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON THE PLAN, **X X X CONTAINING AN AREA OF THIRTY SIX (36) SQ. M. 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 **10 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**.

**RICARDO A. TOLEDO**  
Sheriff IV

Copy Furnished:

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

EMMANUEL A. RUIZ II married to RONA D. RUIZ  
120 E. DE GUZMAN ST., MALIBAY, PASAY CITY and  
LOT 8 BLK 18 KALLISTE TANZA SUBDIVISION, BAGTAS, TANZA, CAVITE

Publication: **CAVITE NGAYON**  
**NOV. 25, DEC. 28, 9,**  
Dates: **2024**

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