

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
OFFICE OF THE CLERK OF COURT  
TRECE MARTIRES CITY

HOME DEVELOPMENT MUTUAL FUND  
Mortgagee,

FORECLOSURE CASE NO. F-1049-23

-versus-

ROWENA BAUTISTA CABAUG  
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**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **ROWENA BAUTISTA CABAUG** with residence and postal address at No. 9049 Gen. Emilio Aguinaldo Highway, San Agustin 1, Dasmarinas City, Cavite and Lot 33 Block 23 Heneral Uno Subdivision, Brgy. Pasong Kawayan II, General Trias, Cavite to satisfy the mortgage indebtedness which as of **25 July 2023** amounts to **THREE HUNDRED EIGHTY THOUSAND TWO HUNDRED THIRTY FOUR PESOS AND 20/100 (P380,234.20)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **24 JAN 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/ies with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2017058350**

A PARCEL OF LAND (LOT 33, BLK 23 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 1, BLK 23; ON THE SE., ALONG LINE 2-3 BY LOT 2, BLK 23; ON THE SW., ALONG LINE 3-4 BY LOT 32, BLK 23; ON THE NW., ALONG LINE 4-5 BY ROAD LOT 4 (6.50 M. WIDE); AND ON THE NE., ALONG LINE 5-1 BY LOT 34, BLK 23 ALL OF THE CONSOLIDATION-SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN XXX CONTAINING AN AREA OF FIFTY SEVEN (57) SQUARE METERS, MORE OR LESS XXX

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 **07 FEB 2024** 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, **DEC 29 2023**

**JOANNAH AVIGAIL C. TIMKANG**  
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND  
The Petron Mega Plaza Building, No. 358  
Sen. Gil Puyat Avenue, Makati City

C/O ATTY. POMPEYO P. MAYNIGO  
Vision Credit & Collection Services Incorporated  
JRDC Building 117 Sen Gil J. Puyat Ave. Pasay City

ROWENA BAUTISTA CABAUG  
No. 9049 Gen. Emilio Aguinaldo Highway, San Agustin 1, Dasmarinas City, Cavite and ,  
Lot 33 Block 23 Heneral Uno Subdivision, Brgy. Pasong Kawayan II, General Trias, Cavite

Publication: **CAVITE KAWAYAN**  
Dates: **JANUARY 1, 2024**

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