

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-320-23

-versus-

DEMETRIO LICOS GANUELAS JR. married to
MA. CARMINA NATI GANUELAS
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, **DEMETRIO LICOS GANUELAS JR. married to MA. CARMINA NATI GANUELAS** with residence and postal address at 20 Everlasting St., Zone 6, Signal Village, Taguig City, Metro Manila and Lot 19, Blk 31, Heneral Uno, Pasong Kawayan, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of **13 April 2023** amounts to **THREE HUNDRED EIGHTY FIVE THOUSAND FIVE HUNDRED EIGHT PESOS AND 75/100 (P385,508.75)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **13 SEP 2023** at 10:00 o'clock in the morning until 12 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. 057-2018024360

A PARCEL OF LAND (LOT 19, BLK 31 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 SW., ALONG LINE 1-2 BY LOT 5, BLK. 31; ON THE NW., ALONG LINE 2-3 BY LOT 18, BLK. 31; ON THE NE., ALONG LINE 3-4 BY ROAD LOT 29 (6.50 M. WIDE); ON THE SE., ALONG LINE 4-5 BY LOT 20, BLK. 31; AND ON THE SW., ALONG LINE 5-1 BY LOT 4, BLK. 31 ALL OF THE CONSOLIDATION-SUBDIVISION PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN XXX CONTAINING AN AREA OF FIFTY SEVEN (57) SQ. METERS 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 **04 OCT 2023** 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, **10 AUG 2023**.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
C/O ATTY. PAULINO E. CASES, JR.
CASES COLLECTION MANAGEMENT, INC.
Unit 408 Cityland Condominium 10 Tower II
154 H.V dela Costa Street, Salcedo Village, Makati City

DEMETRIO LICOS GANUELAS JR. married to
MA. CARMINA NATI GANUELAS
20 Everlasting St., Zone 6, Signal Village, Taguig City, Metro Manila and
Lot 19, Blk 31, Heneral Uno, Pasong Kawayan, Gen. Trias, Cavite

Publication: CAVITE MAGAYON
Dates: AVIGAIL C. TIMKANG 11, 2023

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