

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

HOME DEVELOPMENT MUTUAL FUND  
Mortgagee,

FORECLOSURE CASE NO. F-776-23

-versus-

CABALE, ESTER ANN M.,  
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, **CABALE, ESTER ANN M.**, with residence and postal address at No. 8333, Rosal Street, Brgy. Sto. Niño, Parañaque City and Lot 3, Block 6, Phase 1B, Mary Cris Complex, Santiago, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of **4 July 2023** amounts to **SEVEN HUNDRED SIXTY SIX THOUSAND FIVE HUNDRED FIFTY NINE PESOS AND 54/100 (P766,559.54)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **23 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 with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2017047413**

LOT NO: 3	BLOCK NO: 6	PLAN NO: PCS-04-236835
PORTION OF: LOT 2559-A, PSD-04-120133; LRC REC. NO. 5964		
LOCATION: BARANGAY OF SANTIAGO, CITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON		
BOUNDARIES:		
LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 4, BLOCK 6, PSD-04-236835
2-3	SE	ROAD LOT-6, PCS-04-236835
3-4	SW	LOT 2, BLOCK 6, PSD-04-236835
4-1	NW	LOT 11, BLOCK 6, PCS-04-236835

**AREA: THIRTY SIX SQUARE METERS (36), MORE OR LESS**

All sealed bids must be submitted to the undersigned on the above-stated time and date.

**06 FEB 2024** In the event the public auction should not take place on the said date and time, it shall be held on 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  
(otherwise known as Pag-IBIG Fund)  
The Petron Mega Plaza Building, No. 358 Sen Gil. Puyat Avenue, Makati City,

ATTY. MAYBELLE JOY E. BERNALES  
ANCHOR COLLECTION SERVICES INC.  
Bldg. #2 Malakas cor. Mapagmahal St. Brgy. Pinyahan Quezon City

CABALE, ESTER ANN M.,  
No. 8333, Rosal Street, Brgy. Sto. Niño, Parañaque City  
Lot 3, Block 6, Phase 1-B, Mary Cris Complex, Santiago, Gen. Trias, Cavite

Publication: **CAVITE NGAYON**  
Dates: **JANUARY 1, 8 & 15 2024**

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