

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-1029-24

ARTEMIO M. AROMIN JR. married to NELLY G. AROMIN  
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, **ARTEMIO M. AROMIN JR. married to NELLY G. AROMIN** with residence and postal address at 2504 TAFT AVE., PASAY CITY and LOT 20 BLOCK 32 CH-TIERRA NEVADA, SAN FRANCISCO, GEN. TRIAS, CAVITE to satisfy the mortgage indebtedness as of **July 17, 2024** amounts to **THREE HUNDRED THIRTY THOUSAND ONE HUNDRED SIXTEEN PESOS & 88/100 (P 330,116.88)** including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **29 OCT 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. T-713624**

A parcel of land (Lot 20, Blk. 32 of the cons./subd. plan, Pcs-04-011037, being a portion of the cons. of Lots 2617-A & 2617-C, Psd-042108-063339, LRC Rec. No. ), situated in the Brgy. of San Francisco, Mun. of Gen. Trias, Prov. of Cavite. Bounded on the E., along line 1-2 by Lot 19; on the S., along line 2-3 by Lot 22 both of Blk. 32; on the W., along line 3-4 by Alley 14; on the N., along line 4-1 by Lot 18, Blk. 32, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan **X X X containing an area of FIFTY FIVE (55) SQ.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 **12 NOV 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, **25 SEP 2024**

**JOANNAH AVIGAIL C. TIMKANG**  
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND  
(otherwise known as PAG-IBIG Fund)  
% ATTY. MELANIO A. BADENAS JR.  
Attorney-in-Fact, GCCS & Associates Corp.  
RM. 209 Megastate Bldg., No. 737  
G. Araneta Ave., Tatalon, Quezon City

ARTEMIO M. AROMIN JR. married to NELLY G. AROMIN  
2504 TAFT AVE., PASAY CITY and  
LOT 20 BLOCK 32 CH-TIERRA NEVADA, SAN FRANCISCO, GEN. TRIAS, CAVITE

Publication: **CAVITE NGAYON**  
Dates: **SEP 30, OCT 7 & 14, 2024**

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