

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-1463-23

-versus-

MARLON M. ABIVA,

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 Ave. Makati City against the Mortgagor, **MARLON M. ABIVA** with residence and postal address at Blk. 5, Lot 6, Libra St., Carmel V Subd., Tandang Sora, Quezon City, Metro Manila and Lot 48, Blk 11, West Governor Height II, Brgy. Cabuco, Trece Martires City, Cavite to satisfy the mortgage indebtedness as of **27 October 2023** amounts to **FIVE HUNDRED SEVENTY NINE THOUSAND SIX HUNDRED TEN PESOS & 49/100 (P579,610.49)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **18 APR 2024** at 10:00 o'clock in the morning at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 077-2014001336

A PARCEL OF LAND (LOT 48, BLK. 11 OF THE CONS-SUBD. PLAN, PCS-04-023167, BEING A PORTION OF LOTS 2455-N, 3615 & 3619-B, FLS-1839, S.C. DE MALABON ESTATE), SIT. IN THE BRGY. OF CABUCO, CITY OF TRECE MARTIRES CITY, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 50, BLK. 11 ON THE SW., ALONG LINE 2-3 BY RD. LOT 14; ON THE NW., ALONG LINE 3-4 BY LOT 46, BLK. 11; AND ON THE NE., ALONG LINE 4-1 BY LOT 4, BLK. 11, ALL OF THE CONS-SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN XXX CONTAINING AN AREA OF FIFTY (50) SQ. METERS XXX

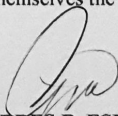
All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event the public auction should not take place on the said date and time, it shall be held on

02 MAY 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 **05 MAR 2024**


ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

Home Development and Mutual Fund
c/o SIMEON P. MADRID
Attorney-in-Fact, S.P. MADRID & ASSOCIATES
5th Floor Bedrock Building, Kayumanggi Center,
Commonwealth Ave., Matandang Balara, Quezon City

MARLON M. ABIVA
Blk. 5, Lot 6, Libra St., Carmel V Subd., Tandang Sora, Quezon City, Metro Manila
Lot 48, Blk 11, West Governor Height II, Brgy. Cabuco, Trece Martires City, Cavite

CAVITE NGAYON

Publication: **MAR. 18, 2024**
Dates: **APRIL 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**